SYMBOL LEGEND: **BOUNDARY SURVEY** LIGHT POLE TYPICAL STATION UTILITY POLE MAIL BOX **ELECTRIC BOX** TRAFFIC SIGNAL BOX STORM SEWER/CATCH BASIN F.I.P 1/2" Ø (Z-W LS2194) WATER METER / TELEPHONE BOX WATER VALVE LOT 17 BLOCK 6 SOUTH LINE LOT 11 PB 10 PG 3 **ELEVATIONS** F.I.P 1/2" Ø PORTION OF LOT 10 less out portion of lot 10 (LB 6601) CENTER LINE (NO ID.) 164.73' (M & R) MONUMENT LINE 84 ROYAL PALM (24"-60'-15") DIAMETER. ABBREVIATIONS: 12 488 DRIVEWAY TOW STORY C.B.S RES # 3115 PINETREE DR ROYAL PALM MIAMI BEACH, FL 33140 CURB AND GUTTER LOT 18 BLOCK 6 MARBLE DECK **LOCATION MAP** (N.T.S.) DRIVEWAY LEGAL DESCRIPTION A 10.00' MEDIAN ADONIDIA PALM PARCEL 1: TRAVELER PALM LOT 10, LESS THE NORTHERLY 13.45 FEET THEREOF, AND LOT 9 LESS THE SOUTH 66.75 FEET ASPHLAT PAVEMENT 100.00' TOTAL R/W AS MEASURED PERPENDICULAR TO THE SOUTH LINE PF LOT 9, ALL IN BLOCK 6 OF "FLAMINGO P POOL TERRACE SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. POLE POLE SET N & DISO ROYAL POINC ANA PARCEL CONTAINS 18,919 SQUARE FEET MORE OR SET 1/2" Ø (ZW LB0166) (24"-30'-45") LESS OR 0.434 ACRES MORE OR LESS EACH, (ZW LB0166) FLOOD INFORMATION: COMMUNITY NUMBER : 120651 :12086C0317L PARCEL 2: THE SOUTH 66.75 FEET OF LOT9, BLOCK LOT 19 BLOCK 6 6 OF "FLAMINGO TERRACE SUBDIVISION" PB 10 PG 3 ROYAL PALM :09-11-2009 ACCORDING TO THE PLAT THEREOF AS FIRM ZONE RECORDED IN PLAT BOOK 10 AT PAGE 3, OF THE POOL TO BE REMOVED PUBLIC RECORDS OF MIAMI-DADE COUNTY, DATE FIELD WORK :02-15-2016 DATE DRAFTING :02-16-2016 PARCEL CONTAINS 10,025 SQUARE FEET MORE OR 86 P. ROYAL POINCIANA (18"-30"-30") PINE POLE ROYAL POINCIANA (12"-30'-40') A REVISED FOR NEW LOT LINES : 06-17-2016 (8 UNIT) ROYAL POINCIANA POLE :02-13-2017 REVISED FIELD SURVEY (18"-36'-?') (6 UNIT) ROYAL POINCIANA SURVEYOR'S NOTES: BRANCH INTERTWINE ROYAL POINCIANA 2.0' CONC. 1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY. (12"-30'-30') CURB AND GUTTER 2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED 3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS. 4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED. 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS 6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY POLE 7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED LOT 20 BLOCK 6 JOB No. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE. PB 10 PG 3 8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED 9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED FND N & DISC AS VIOLATIONS OR ENCROACHMENTS. FIELD BOOK: POLE 10. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS (NO ID.) J.C.CAREAGA PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC. 11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT 12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHER WISE NOTED 1"=20" LOT 8 BLOCK 6 13. BENCHMARK USED: NO ELEVATION REQUESTED PB 10 PG 3 14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/ 2007 NSRS ADJUSTMENT. 15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS JMR 16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. REVISED: 17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY EAM CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS. REVISIONS RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS. LINEAR: 1 FOOT IN 10,000 FEET COMMERCIAL/HIGH RISK X SUBURBAN LINEAR: 1 FOOT IN 7.500 FEET 02-16-2016 LINEAR: 1 FOOT IN 5,000 FEET RURAL TYPICAL TREE LEGEND: NOTE: THIS SURVEY IS NOT VALID NOR FULL OR SURVEYOR'S CERTIFICATE: COMPLETE WITHOUT (PARCEL 2) AND THE TRUNK DIA-HEIGHT-SPREAD

COMPLETE OVERALL SURVEY

SHEET No.

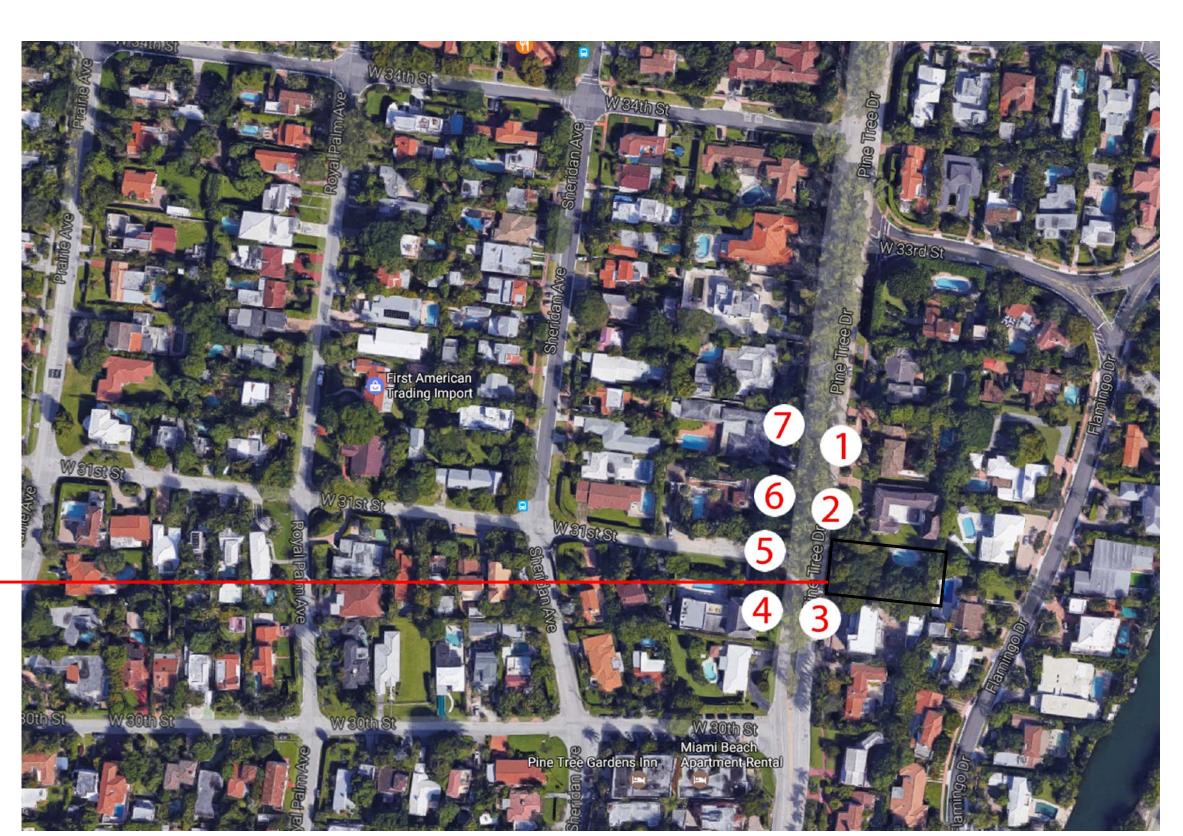
1 OF 3

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE

THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA

ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS SET FORTH BY



SUBJECT PROPERTY



2208 N.E. 26th Street Fort Lauderdale, Florlda 33305 Phone: 954.630.1398 Fax: 954.630.1399

Project Name:
FELLIG RESIDENCE
LOT SPLIT

3115 PINE TREE DRIVE MIAMI BEACH, FLORIDA 33140 Description
Number Date Description

Sheet Information
Date:
Job Number: 1
Drawn By:
Checked By:
Approved: 2/14/17 16 FELLIG - SOLOMON



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Sheet Title

CONTEXTUAL NEIGHBORHOOD MAP

CT-1



1 - 3125 PINETREE DRIVE



2 - 3115 PINETREE DRIVE



SUBJECT PROPERTY



3 - 3009 PINETREE DRIVE



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3115 PINE TREE DRIVE MIAMI BEACH, FLORIDA 33140

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CONTEXTUAL PHOTOS

CT-2



4 - 3014 PINETREE DRIVE



5 - W 31 STREET



6 - 3100 PINETREE DRIVE



7 - 3120 PINETREE DRIVE

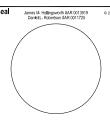


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LOT SPLIT

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Date	Description
2/14/17	PLANNING BOARD
	Date



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CONTEXTUAL PHOTOS

CT-3