

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **5821 PINE TREE DRIVE, MIAMI BEACH, FL.**

LEGEND:

M.D.C.R. .... PALM BEACH COUNTY RECORDS  
L.B. .... LICENSED BUSINESS  
P.B. .... PLAT BOOK  
PG. .... PAGE  
EL. .... ELEVATION  
F.F.E. .... FINISHED FLOOR ELEVATION  
ID. .... IDENTIFICATION  
-OHW- .... OVERHEAD WIRES  
C1 .... CURVE No. 1  
(C) .... CALCULATED  
(P) .... DENOTES INFORMATION BASED ON PLATS OF RECORDS  
L1 .... LINE No. 1  
P.E. .... POOL EQUIPMENT  
A/C .... AIR CONDITIONING UNIT  
E.G. .... ELECTRIC GENERATOR ON CONCRETE PAD  
EL. .... ELEVATION  
PID .... POINT IDENTIFICATION NUMBER  
NAVD 88 .... NORTH AMERICAN VERTICAL DATUM OF 1988  
TRAV. PT. .... TRAVERSE POINT  
249 .... TREE NUMBER 249  
[Symbol] .... WATER METER  
[Symbol] .... GATE CONTROL BOX  
[Symbol] .... WOOD POWER POLE  
[Symbol] .... YARD DRAIN  
[Symbol] .... STORM DRAIN MANHOLE  
[Symbol] .... SANITARY SEWER MANHOLE  
[Symbol] .... CENTERLINE  
[Symbol] .... VIEW 1  
[Symbol] .... BREAK IN SCALE  
[Symbol] .... SURFACE ELEVATION  
F.F.E. .... FINISHED FLOOR ELEVATION



VIEW 1  
NOT TO SCALE



VIEW 2  
NOT TO SCALE



VIEW 3  
NOT TO SCALE

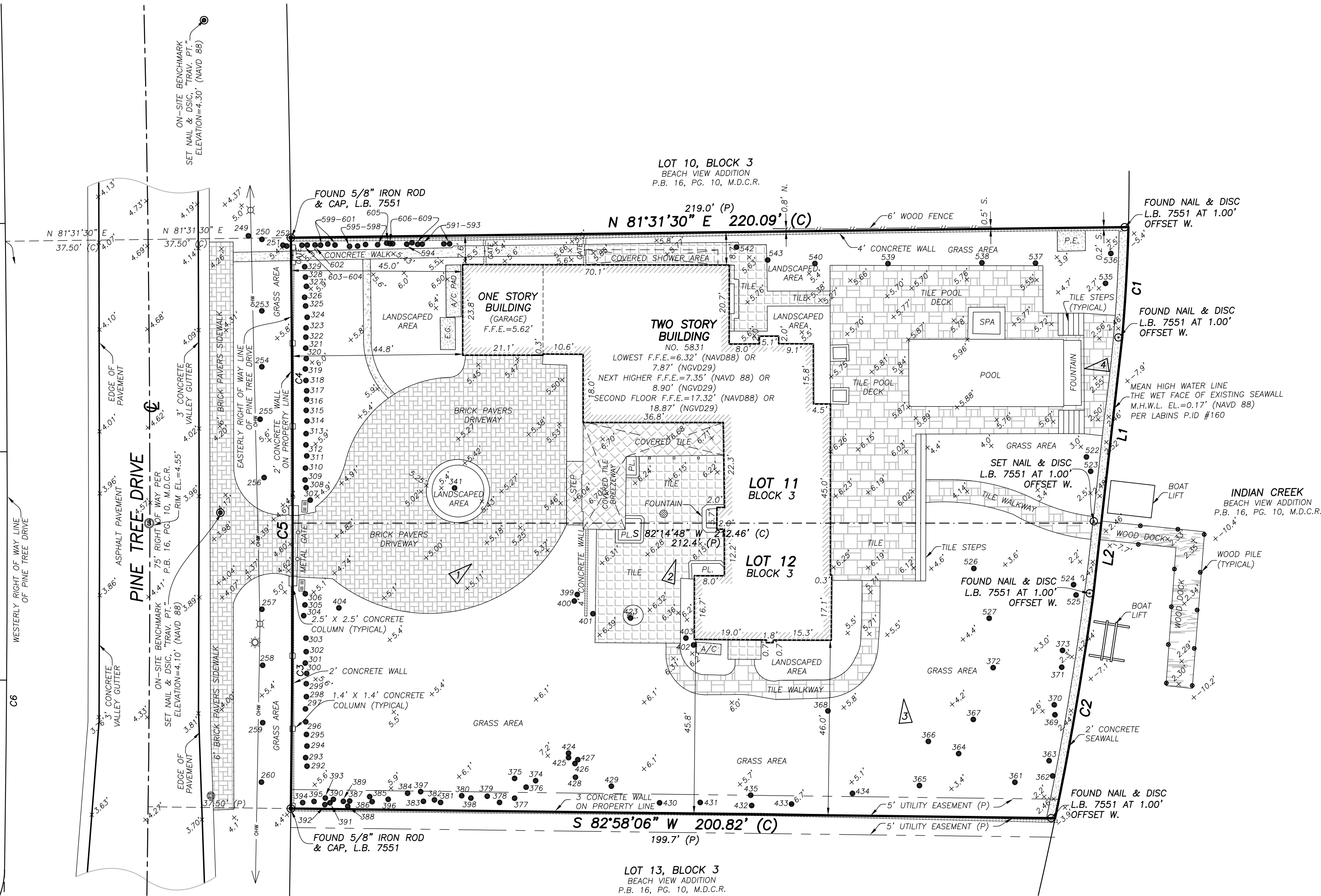


VIEW 4  
NOT TO SCALE

WEST 58th STREET  
60' RIGHT OF WAY PER  
P.B. 16, PG. 10, M.D.C.R.

LOT 8, BLOCK 2  
BEACH VIEW  
P.B. 9, PG. 158, M.D.C.R.

VERTICAL CONVERSION FACTOR:  
TO CONVERT ELEVATIONS FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) ADD A FACTOR OF +1.549 FEET.



LINE TABLE (C)		
LINE	BEARING	DISTANCE
L1	S 01°18'31" E	45.72'
L2	S 01°26'18" E	18.95'

CURE TABLE (C)			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	29.15'	491.53'	123.52°
C2	60.31'	883.07'	354.46°
C3	75.00'	5954.65'	0°43'18"
C4	75.00'	5954.65'	0°43'18"
C5	150.00'	5954.65'	1°12'36"
C6	245.31'	5879.65'	2°23'26"

LEGAL DESCRIPTION:

LOTS 11 AND 12, BLOCK 3, BEACH VIEW ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

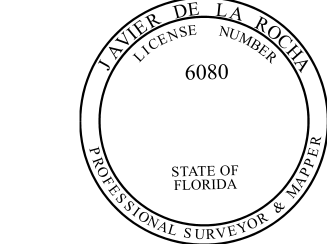
SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A CHORD BEARING OF N.08°48'46"W., ALONG A CALCULATED LINE FROM A FOUND DRILL HOLE AT THE POINT OF INTERSECTION OF THE NORTHEAST CORNER OF BLOCK 2, OF BEACH VIEW PLAT, PLAT BOOK 9, PAGE 158 TO A FOUND 1/2" IRON PIPE, NO. 10, AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, OF BEACH VIEW ADDITION, PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.)
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0328 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC., ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS 32,367 SQUARE FEET (0.74 ACRES), MORE OR LESS. THE AREA SHOWN HEREON WAS CALCULATED TO THE WEST FACE OF THE EXISTING SEAWALL.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- THE MEAN HIGH WATER ELEVATION SHOWN HEREON IS PER POINT IDENTIFICATION NUMBER 160 AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "59-01" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL AND WASHER SET ON CURB WEST SIDE OF LANDSCAPED MEDIAN LOCATED AT THE INTERSECTION OF W. 59TH STREET AND PINE TREE DRIVE. ELEVATION=6.11'.

COMMENTS FROM SMF LAW AND UNDERWRITER:  
SURVEY PREPARED BY ECS LAND SURVEYORS, INC., DATED JANUARY 10, 2020, UNDER JOB NO. ECS2094, SHOWS THE FOLLOWING:  
- 6" BRICK PAVERS WALKWAY, BRICK PAVERS DRIVEWAY, AND A PORTION OF THE METAL GATE ON BOTH SIDES OF THE BRICK PAVERS DRIVEWAY ENCR OACH INTO THE PINE TREE DRIVE RIGHT OF WAY ON THE WEST BOUNDARY LINE;  
- A CONCRETE SEAWALL ENCR OACHES INTO A 5' UTILITY EASEMENT;  
- A WOOD DOCK AND TWO BOAT LIFTS EXTEND INTO THE INDIAN CREEK WATERWAY ON THE EAST BOUNDARY LINE.

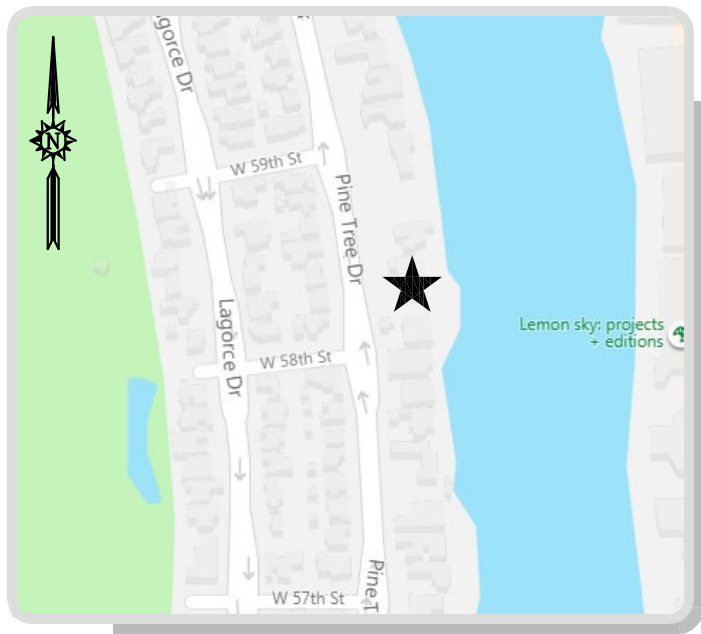
THIS SURVEY IS CERTIFIED TO:  
JASON GREENBERG, AS TRUSTEE OF THE JASON GREENBERG REVOCABLE TRUST DATED JUNE 15, 2015.

CERTIFICATE:  
THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by  
Javier De La Rocha  
Date: 2023.12.06  
11:05:26 -05'00'

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA  
ECS LAND SURVEYORS, INC. L.B. 7551  
EMAIL: JAVIER@ECSLANDSURVEYORS.COM



LOCATION MAP

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770  
**ECS**  
LAND SURVEYORS, INC.  
3450 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY  
AND TOPOGRAPHIC SURVEY  
LOTS 11 AND 12  
BLOCK 3  
BEACH VIEW ADDITION  
PLAT BOOK 16, PAGE 10, M.D.C.R.  
5821 PINE TREE DRIVE, MIAMI BEACH, FL. 33140

MUTCHNIK CONSTRUCTION  
CLIENT: GROSS, INC.  
DATE: 04/01/21  
DRAWN BY: J.E.C.  
CHECKED BY: JDLR  
LAST FIELD DATE: 11/30/23

REVISIONS  
01 BOUNDARY AND TOPOGRAPHIC SURVEY 04/01/21  
02 ELEVATION CERTIFICATE 10/15/21  
03 UPDATE SURVEY 12/05/23

JOB NO.  
**ECS2521**  
**TASK 3**  
SHEET NO.  
01  
OF  
01