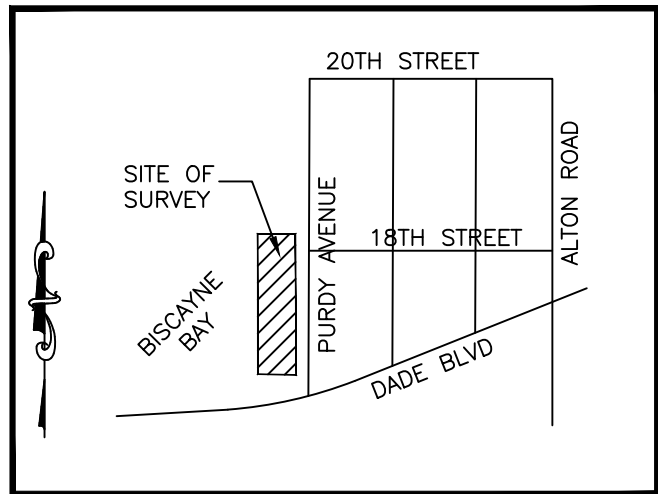
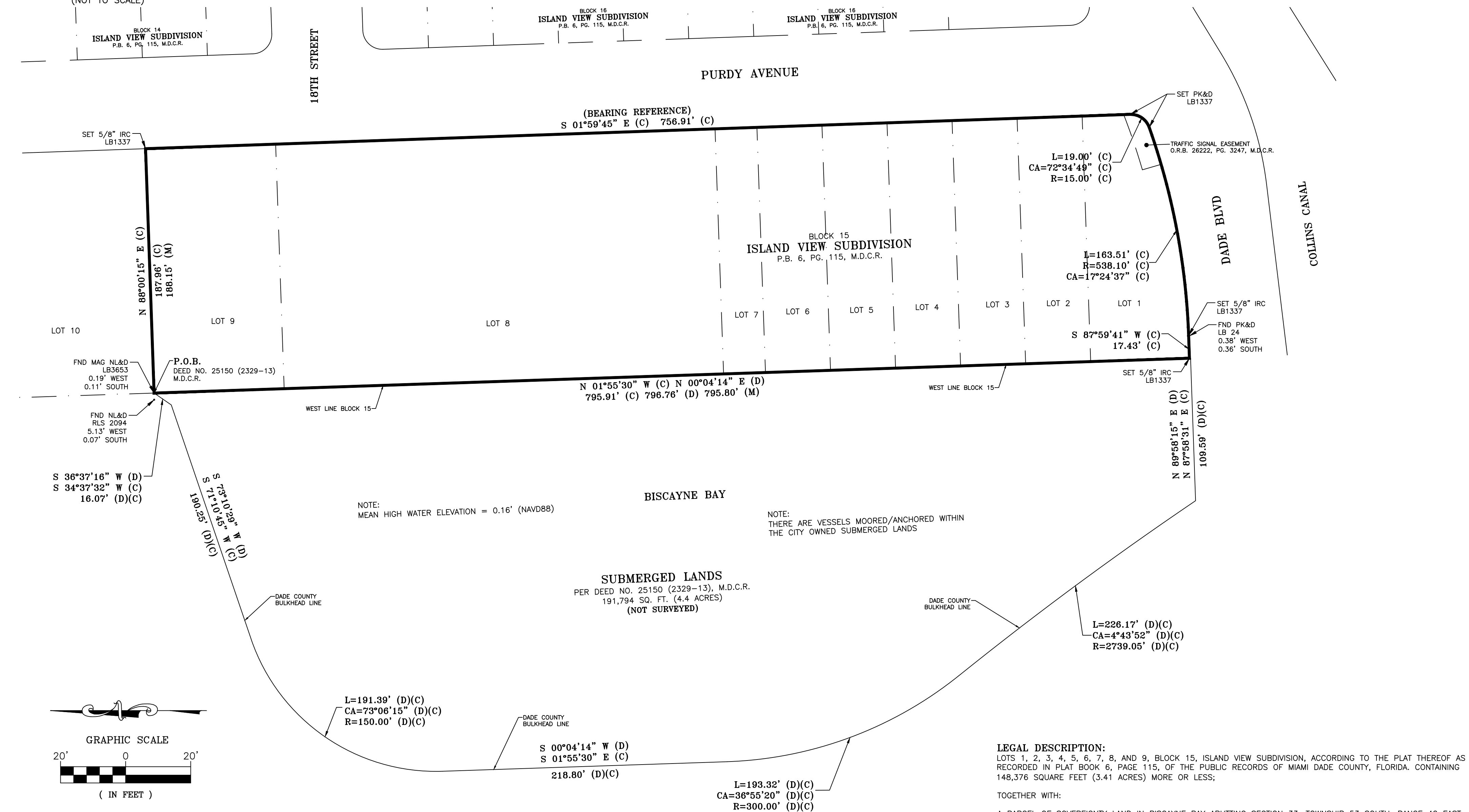




(SEE SHEETS 2 & 3 OF 3 FOR SKETCH OF SURVEY)



LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 15, ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, CONTAINING 148,376 SQUARE FEET (3.41 ACRES) MORE OR LESS;

TOGETHER WITH:
A PARCEL OF SOVEREIGNTY LAND IN BISCAYNE BAY ABUTTING SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED NO. 25150 (2329-13) DATED OCTOBER 9, 1970 BETWEEN STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND AND H. P. FORREST, AS TRUSTEE, UNDER THAT CERTAIN LAND TRUST AGREEMENT DATED APRIL 30, 1966, SAID DEED BEING RECORDED IN OFFICIAL RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND ALL LITTORAL OR RIPARIAN RIGHTS WHICH MAY EXIST AS TO THE SUBJECT PROPERTIES.

SAID LANDS LYING IN THE CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA, CONTAINING 340,170 SQUARE FEET (7.81 ACRES) MORE OR LESS.

DEED NO. 25150 (2329-13):
A PARCEL OF SOVEREIGNTY LAND IN BISCAYNE BAY ABUTTING SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID SECTION 33 FOR A DISTANCE OF 836.7 FEET TO A POINT ON THE NORTH LINE OF ISLAND VIEW SUBDIVISION, PLAT BOOK 6 AT PAGE 115 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 89°58'15" WEST, ALONG THE NORTH LINE OF THE SAID ISLAND VIEW SUBDIVISION, FOR A DISTANCE OF 830.1 FEET TO THE WEST RIGHT OF WAY LINE OF PURDY AVENUE, AS THE SAME IS SHOWN ON THE SAID PLAT OF ISLAND VIEW SUBDIVISION; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SAID PURDY AVENUE, FOR A DISTANCE OF 290 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION; THENCE SOUTH 89°58'15" WEST, ALONG THE NORTH LINE OF THE SAID LOT 9 FOR A DISTANCE OF 187.96 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 9, THE SAME BEING A POINT ON THE DADE COUNTY BULKHEAD LINE, A POINT ON THE MEAN HIGH WATER LINE OF BISCAYNE BAY AND THE POINT OF BEGINNING; THENCE SOUTH 36°37'16" WEST, ALONG THE SAID DADE COUNTY BULKHEAD LINE, FOR A DISTANCE OF 16.07 FEET; THENCE SOUTH 73°10'28" WEST, ALONG THE DADE COUNTY BULKHEAD LINE FOR A DISTANCE OF 190.25 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE DADE COUNTY BULKHEAD LINE AND SOUTHWESTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 150 FEET THROUGH A CENTRAL ANGLE OF 73°06'15" FOR AN ARC DISTANCE OF 191.39 FEET TO THE END OF SAID CURVE; THENCE SOUTH 0°04'14" WEST, TANGENT TO THE LAST DESCRIBED CURVE AND ALONG THE DADE COUNTY BULKHEAD LINE FOR A DISTANCE OF 218.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE DADE COUNTY BULKHEAD LINE AND ALONG THE SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET THROUGH A CENTRAL ANGLE OF 36°55'20" FOR AN ARC DISTANCE OF 193.33 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE DADE COUNTY BULKHEAD LINE AND ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,739.05 FEET THROUGH A CENTRAL ANGLE OF 4°43'52" FOR AN ARC DISTANCE OF 226.17 FEET TO ITS POINT OF INTERSECTION WITH THE PROLONGATION WEST OF THE SOUTH LINE OF LOT 1, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION; THENCE NORTH 89°58'15" EAST, ALONG THE PROLONGATION WEST OF THE SOUTH LINE OF THE SAID LOT 1, FOR A DISTANCE OF 109.59 FEET TO THE SOUTHWEST CORNER OF THE SAID LOT 1 AND A POINT ON THE MEAN HIGH WATER LINE OF BISCAYNE BAY; THENCE NORTH 0°04'14" EAST, ALONG THE WEST LINE OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION, AND ALONG THE MEAN HIGH WATER LINE OF BISCAYNE BAY FOR A DISTANCE OF 796.76 FEET TO THE POINT OF BEGINNING, CONTAINING 4.4026 ACRES, MORE OR LESS, AND LYING AND BEING IN THE COUNTY OF DADE, IN THE STATE OF FLORIDA.

- LEGEND:**
- ALUM ALUMINUM
 - ASPH ASPHALT
 - BFP BACKFLOW PREVENTOR
 - BOL BOLLARD
 - (C) CALCULATED MEASUREMENT
 - CB CATCH BASIN
 - CA CENTRAL ANGLE/DELTA (CURVE)
 - CBS CONCRETE BLOCK STRUCTURE
 - CLF CHAIN LINK FENCE
 - CLP CONCRETE LIGHT POLE
 - CO CLEANOUT
 - CONC CONCRETE
 - CP CONCRETE POLE/POST
 - CPP CONCRETE POWER POLE
 - C&G CURB AND GUTTER
 - CI CURB INLET
 - (D) MEASUREMENT PER DEED
 - DMH DRAINAGE MANHOLE (STORMWATER)
 - DWS DETECTABLE WARNING SURFACE
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP ELECTRIC PANEL
 - EL ELEVATION
 - FH FIRE HYDRANT
 - FND FOUND
 - FOBx FIBER OPTIC BOX
 - FPL FLORIDA POWER AND LIGHT
 - GA GUYWIRE ANCHOR
 - GLT GROUND LIGHT
 - GV GATE VALVE
 - HH HAND HOLE
 - ICB IRRIGATION CONTROL BOX
 - IPC IRON PIPE WITH CAP
 - IRC IRON ROD WITH CAP
 - K&S KEITH & SCHNARS
 - L ARC LENGTH (CURVE)
 - LB LICENSED BUSINESS
 - (M) FIELD MEASUREMENT
 - MAG MAGNETIC
 - MARM MAST ARM
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - MF METAL FENCE
 - MH MANHOLE
 - MLP METAL LIGHT POLE
 - MP METAL POLE
 - MS MULTI-STEM
 - MW MONITORING WELL
 - NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - NL&D NAIL AND DISK
 - OHV OVERHEAD WIRES
 - O.R.B. OFFICIAL RECORDS BOOK
 - PK&D PARKER-KALON NAIL AND DISK
 - PHR PLASTIC HAND RAIL
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.A. PROFESSIONAL ASSOCIATION
 - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 - PS PUMP STATION
 - R RADIUS (CURVE)
 - RLS REGISTERED LAND SURVEYOR
 - SBT&T TELEPHONE AND TELECOMMUNICATIONS
 - STA STATION
 - SLB STREET LIGHT BOX
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 - SP SIGN POST
 - SQ. FT. SQUARE FEET
 - SWP STORM WATER PUMP
 - TRSH TRASH RECEPTACLE
 - TSB TRAFFIC SIGNAL BOX
 - TYP. TYPICAL
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 - WLP WOOD LIGHT POLE
 - WM WATER METER
 - WP WOOD POLE
 - WV WATER VALVE
 - W/ WITH
 - ⊗ FIRE HYDRANT
 - ⊙ SIAMESE CONNECTOR
 - ⊕ GATE VALVE (UNLESS NOTED OTHERWISE)
 - ⊖ WATER METER
 - ⊗ CATCH BASIN
 - ⊕ GUYWIRE ANCHOR
 - ⊖ TREE
 - ⊗ PINE TREE
 - ⊕ PALM TREE
 - ⊖ HEDGE/SHRUB
 - ⊗ SPOTLIGHT AND/OR FLOODLIGHT
 - ⊕ SIGN
 - (S) NUMBER OF PARKING SPACES
 - (H) HANDICAP PARKING SPACE

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON MAY 19, 2016. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

BY: DONALD A. SPICER, P.S.M.
FLORIDA REGISTRATION NO. 4677



DATE	REVISIONS
10/3/16	REVISED PER CITY OF MIAMI BEACH COMMENTS
12/18/16	UPDATED PURDY AVE. & DADE BLVD.

DATE	5/19/2016
SCALE	AS SHOWN
FIELD BOOK	1475/1367
DRAWN BY	DS/BH
CHECKED BY	RKK

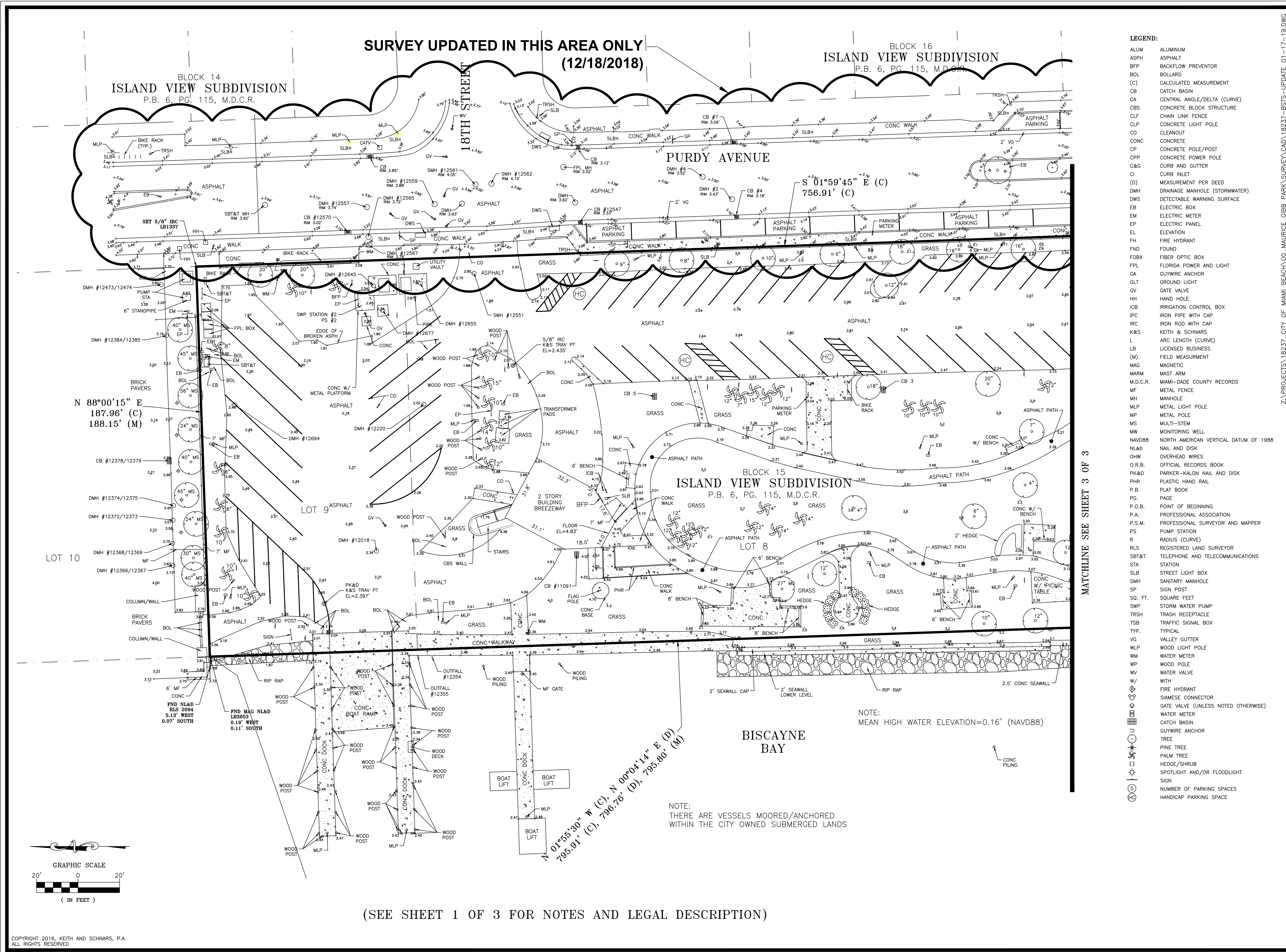
BOUNDARY AND TOPOGRAPHIC SURVEY

CITY OF MIAMI BEACH
MAURICE GIBB MEMORIAL PARK

A PORTION OF ISLAND VIEW SUBDIVISION
P.B. 6, PG. 115, M.D.C.R.

MIAMI-DADE COUNTY, FLORIDA

SHEET NO.	1
OF	3 SHEETS
PROJECT NO.	18237C



- LEGEND:**
- ALUM ALUMINUM
 - ASPH ASPHALT
 - BFP BACKFLOW PREVENTOR
 - BOL BOLLARD
 - (C) CALCULATED MEASUREMENT
 - CB CATCH BASIN
 - CA CENTRAL ANGLE/DELTA (CURVE)
 - CBS CONCRETE BLOCK STRUCTURE
 - CLF CHAIN LINK FENCE
 - CLP CONCRETE LIGHT POLE
 - CO CLEANOUT
 - CONC CONCRETE
 - CP CONCRETE POLE/POST
 - CPP CONCRETE POWER POLE
 - C&G CURB AND GUTTER
 - CI CURB INLET
 - (D) MEASUREMENT PER DEED
 - DMH DRAINAGE MANHOLE (STORMWATER)
 - DWS DETECTABLE WARNING SURFACE
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP ELECTRIC PANEL
 - EL ELEVATION
 - FH FIRE HYDRANT
 - FND FOUND
 - FOBX FIBER OPTIC BOX
 - FPL FLORIDA POWER AND LIGHT
 - GA GUYWIRE ANCHOR
 - GLT GROUND LIGHT
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 - HH HAND HOLE
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 - IRC IRON ROD WITH CAP
 - K&S KEITH & SCHNARS
 - L ARC LENGTH (CURVE)
 - LB LICENSED BUSINESS
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 - MAG MAGNETIC
 - MARM MAST ARM
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 - MH MANHOLE
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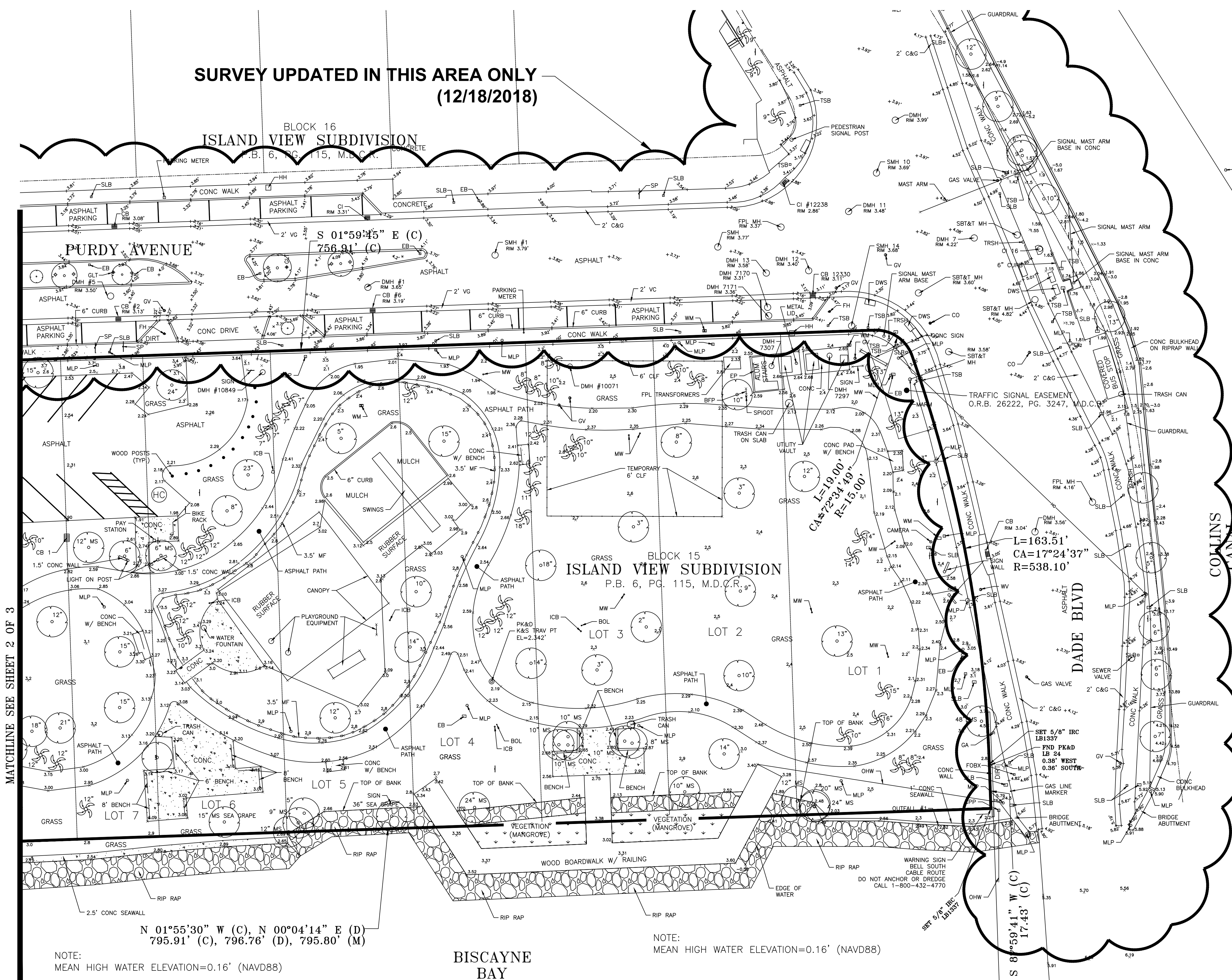
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CITY OF MIAMI BEACH
MAURICE GIBB MEMORIAL PARK
A PORTION OF ISLAND VIEW SUBDIVISION
P.B. 6, PG. 115, M.D.C.R.

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33309-2132 (954)776-1616

DATE	REVISIONS
10/3/16	REVISED PER CITY OF MIAMI BEACH COMMENTS
12/18/18	UPDATED PURDY AVE. & DADE BLVD.

DATE	5/19/2016
SCALE	AS SHOWN
FIELD BOOK	1475/1367
DRAWN BY	DS/BH
CHECKED BY	RKK

SHEET NO. 2
OF 3 SHEETS
PROJECT NO. 18237C

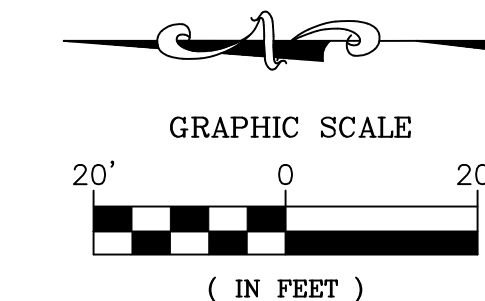


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 - W/ SIGN
 - (5) NUMBER OF PARKING SPACES
 - (HC) HANDICAP PARKING SPACE

NOTE:
MEAN HIGH WATER ELEVATION=0.16' (NAVD88)

NOTE:
THERE ARE VESSELS MOORED/ANCHORED
WITHIN THE CITY OWNED SUBMERGED LANDS

NOTE:
MEAN HIGH WATER ELEVATION=0.16' (NAVD88)



BISCAYNE
BAY

(SEE SHEET 1 OF 3 FOR NOTES AND LEGAL DESCRIPTION)

BOUNDARY AND TOPOGRAPHIC SURVEY

CITY OF MIAMI BEACH

MAURICE GIBB MEMORIAL PARK

A PORTION OF ISLAND VIEW SUBDIVISION

P.B. 6, PG. 115, M.D.C.R.

MIAMI-DADE COUNTY, FLORIDA

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SHEET NO.

3

OF

3

SHEETS

PROJECT NO.

18237C

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