

LAND DESCRIPTION: (BLOCK 500)

LOTS 2 THROUGH 16, INCLUSIVE, A PORTION OF LOTS 1, 17, 18 AND 19 AND THAT CERTAIN 15 FOOT VACATED ALLEY LYING WITHIN SAID LOTS, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINES OF SAID LOTS 10 AND 11, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 10, A DISTANCE OF 277.46 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.5 FEET, A CENTRAL ANGLE OF 87°00'49" AND AN ARC DISTANCE OF 99.47 FEET;

THENCE SOUTH 86°38'28" EAST, A DISTANCE OF 112.67 FEET TO A POINT ON A NON-TANGENT CURVE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 19°33'06" WEST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.30 FEET, A CENTRAL ANGLE OF 46°06'19" AND AN ARC DISTANCE OF 23.58 FEET;

THENCE NORTH 24°20'35" WEST ALONG THE WESTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 73.04 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 335.75 FEET, A CENTRAL ANGLE OF 23°57'44" AND AN ARC DISTANCE OF 140.42 FEET (THE LAST DESCRIBED BARING AND DISTANCE IF BEING ALONG THE WEST LINE OF SAID LOTS 16, 15 AND 14);

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID LOTS 13, 12 AND 11, A DISTANCE OF 130.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: (BLOCK 600)

A PORTION OF LOTS 1 AND 2, AND LOTS 3 THROUGH 14, INCLUSIVE, AND LOTS 23 THROUGH 32, INCLUSIVE, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 111.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 73°36'39" AND AN ARC DISTANCE OF 19.27 FEET;

THENCE NORTH 16°45'51" WEST, A DISTANCE OF 51.32 FEET;

THENCE NORTH 11°41'42" WEST, A DISTANCE OF 50.99 FEET;

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 250.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°22'51" WEST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 350.00 FEET;

THENCE NORTH 89°37'00" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 14 THROUGH 11, A DISTANCE OF 200.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 495.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

THIS SITE

LOCATION MAP (NTS)

600 BLOCK AREA = 188,249 SQ. FT.  
500 BLOCK AREA = 85,180 SQ. FT.  
6TH STREET AREA = 12,720 SQ. FT.  
TOTAL SITE AREA = 286,149 SQ. FT.

TOGETHER WITH: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH 89°37'30" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 286,149 SQUARE FEET OR 6.5691 ACRES MORE OR LESS.

TITLE REVIEW (SCHEDULE B-II)

11. ALL MATTERS SHOWN ON THE PLAT OF AMENDED PLAT FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 34. (AFFECTS/PLOTTED)

12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7207, PAGE 610. (PORTIONS OF LOTS 2, 7, 30 AND 31, BLOCK 2) (AFFECTS/PLOTTED)

13. RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7488, PAGE 556. (NORTH 5 FEET OF LOT 7, BLOCK 2) (AFFECTS/PLOTTED)

15. MEMORANDUM OF SUBLEASE (LOTS 27-30, BLOCK 2) BY AND BETWEEN SOUTH BEACH DOCTOR'S HOSPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSOR) AND SOUTH BEACH COMMUNITY HOSPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (SUBLESSEE) AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED FEBRUARY 18, 2005, RECORDED DECEMBER 20, 2005 IN OFFICIAL RECORDS BOOK 24071, PAGE 2012. (LOTS 27-30, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

16. ORDER OF ADJUSTMENT BOARD (NO. 3029) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 236. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

17. ORDER OF ADJUSTMENT BOARD (NO. 3030) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 239. (LOTS 1-4, LESS STREET, LOTS 5-7 AND LOTS 27-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

18. ORDER OF ADJUSTMENT BOARD (NO. 3063) RECORDED JUNE 2, 2005 IN OFFICIAL RECORDS BOOK 23435, PAGE 3969, MODIFIED BY MODIFIED ORDER RECORDED MARCH 20, 2006 IN OFFICIAL RECORDS BOOK 24341, PAGE 1173. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

19. ORDER OF ADJUSTMENT BOARD (NO. 3291) RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 26206, PAGE 877. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

20. CONDITIONAL USE PERMIT OF THE PLANNING BOARD OF THE CITY OF MIAMI BEACH (FILE 1869) RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26402, PAGE 1083, MODIFIED BY MODIFIED CONDITIONAL USE PERMIT RECORDED JANUARY 22, 2009 IN OFFICIAL RECORDS BOOK 26726, PAGE 1824. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)

21. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26560, PAGE 3281 (LOT 22, BLOCK 1). (AFFECTS/NOT PLOTTABLE)

23. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER RECORDED AUGUST 15, 2013 IN OFFICIAL RECORDS BOOK 28774, PAGE 1928. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

24. CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER RECORDED JUNE 27, 2013 IN OFFICIAL RECORDS BOOK 28700, PAGE 2580. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

25. CONDITIONAL USE PERMIT RECORDED MAY 2, 2013 IN OFFICIAL RECORDS BOOK 28610, PAGE 2332. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

CERTIFIED TO:

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA AND WALTER J. HARVEY  
SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE


I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/08/19

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRESCENT HEIGHTS

ALTON ROAD  
MIAMI BEACH, FLORIDA

ASSEMBLAGE SURVEY

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY				09/25/18	-----	AM	REC
REVISED GRAPHIC SCALE				11/26/18	-----	AM	REC
REVISED PER COMMENTS				12/04/18	-----	AM	REC
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS				01/16/19	-----	AM	REC
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK				02/08/19	-----	AM	REC
CONVERTED ELEVATIONS FROM NAVD83 TO NAD83				02/22/19	-----	AM	REC

PROJECT NUMBER : 6844-12

SCALE : N/A

SHEET  
1 OF  
4  
SHEETS

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

SURVEY

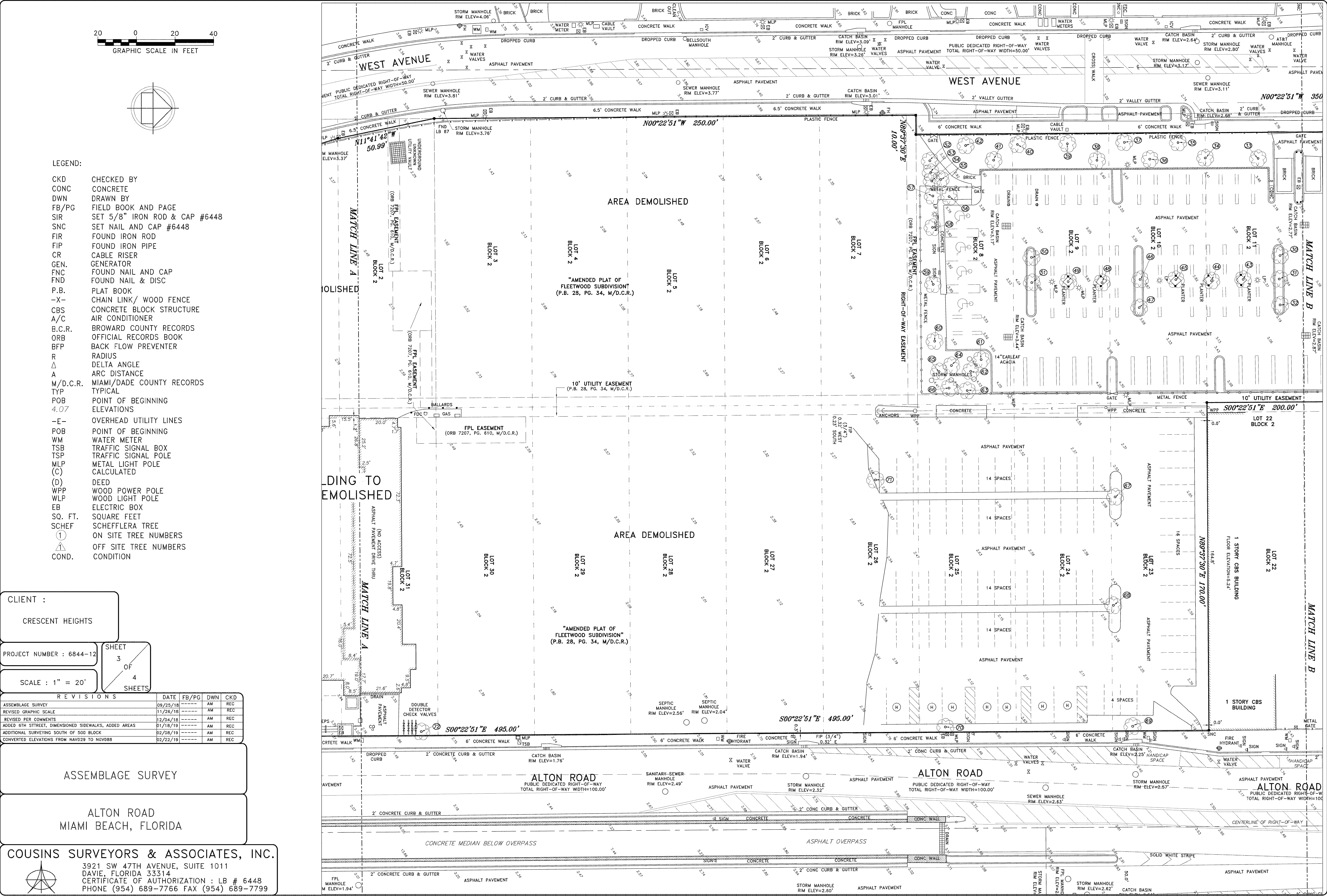
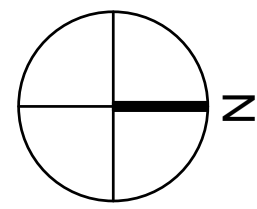
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05/24/2019

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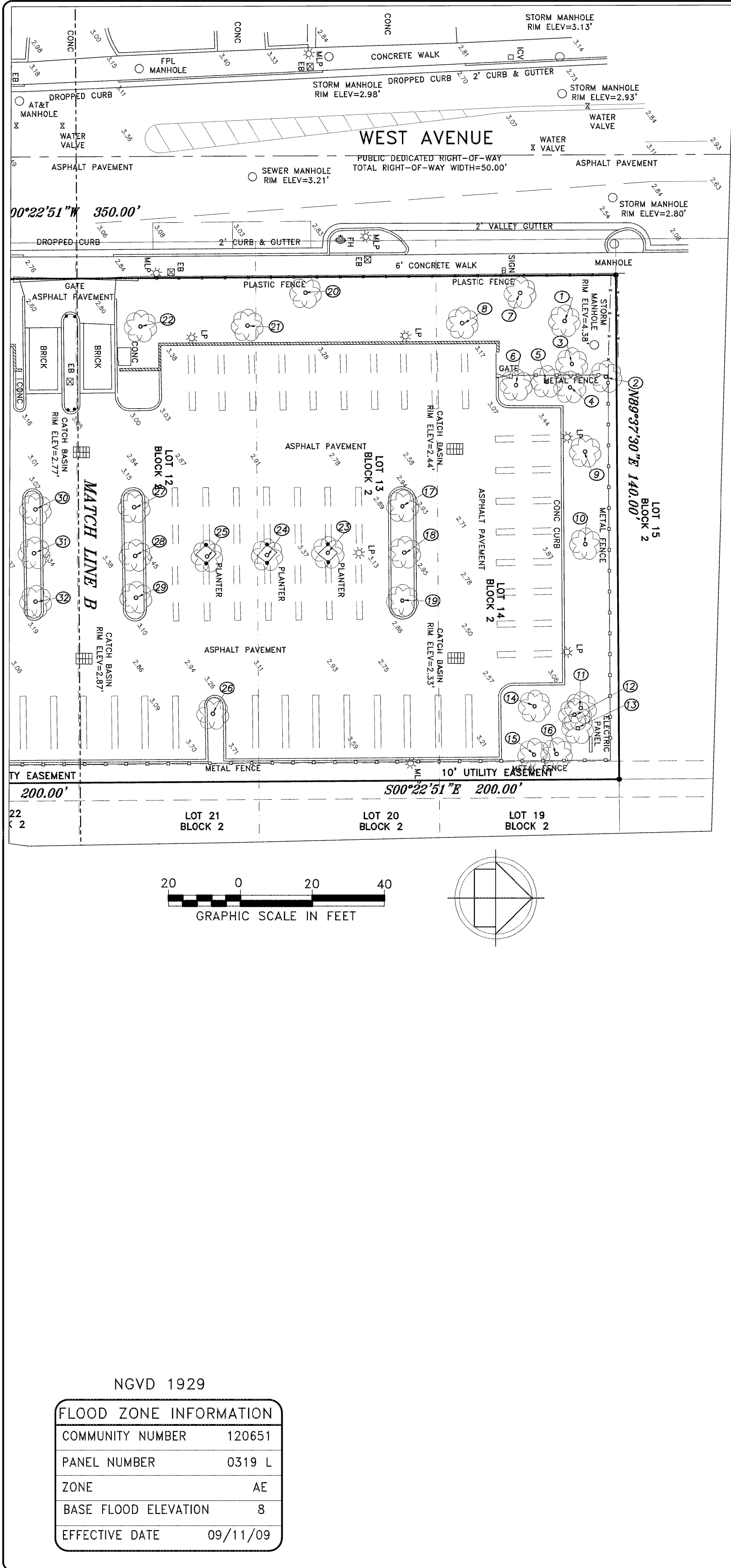












EXISTING TREE SURVEY (ON SITE)

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	COND.
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FT2		
1	PALM		18					
2	SCHEFFLERA		4					
3	PALM		10					
4	PALM		10					
5	PALM		10					
6	EARLEAF ACACIA		14					
7	GRAPE MYRTLE		4					
8	PALM		18					
9	EARLEAF ACACIA		12					
10	EARLEAF ACACIA		12					
11	PALM		8					
12	PALM		8					
13	PALM		8					
14	EARLEAF ACACIA		10					
15	PALM		8					
16	PALM		8					
17	PONGAM		12					
18	PONGAM		10					
19	PONGAM		10					
20	GRAPE MYRTLE		6					
21	PALM		18					
22	PALM		18					
23	PONGAM		8					
24	PONGAM		10					
25	PONGAM		10					
26	EARLEAF ACACIA		16					
27	PONGAM		12					
28	PONGAM		8					
29	PONGAM		8					
30	PONGAM		8					
31	PONGAM		10					
32	PALM		18					
33	PALM		18					
34	PALM		18					
35	GRAPE MYRTLE		6					
36	PALM		18					
37	GRAPE MYRTLE		4					
38	PALM		18					
39	GRAPE MYRTLE		6					
40	GRAPE MYRTLE		6					
41	PALM		18					
42	GRAPE MYRTLE		6					
43	PONGAM		8					
44	PONGAM		8					
45	PONGAM		12					
46	PONGAM		12					
47	PONGAM		12					
48	PONGAM		8					
49	PONGAM		8					
50	PONGAM		6					
51	PONGAM		12					
52	PALM		18					
53	PALM		10					
54	PALM		10					
55	PALM		10					
56	PALM		10					
57	PALM		10					
58	EARLEAF ACACIA		18					
59	EARLEAF ACACIA		14					
60	EARLEAF ACACIA		14					
61	PALM		10					
62	PALM		10					
63	PALM		10					
64	PALM		10					
65	PALM		10					
66	PALM		10					
67	OAK		6					
68	OAK		6					
69	OAK		6					
70	OAK		6					
71	OAK		8					
72	BLACK OLIVE		14					
73	PALM		8					
74	PALM		8					
75	PALM		8					
76	PALM		8					
77	PALM		8					
78	PALM		8					

EXISTING TREE SURVEY (OFF SITE)

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	COND.
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FT2		
1	PALM		10					
2	PALM		10					
3	PALM		10					
4	TWIN PALM		10					
5	PALM		10					
6	GUMBO LIMBO		4					
7	PALM		14					
8	TWIN PALM		8					
9	GUMBO LIMBO		4					
10	PALM		14					
11	TWIN PALM		6					
12	GUMBO LIMBO		5					
13	GUMBO LIMBO		5					
14	PALM		6					
15	PALM		6					
16	PALM		6					
17	TWIN PALM		10					
18	TWIN PALM		6					
19	PALM		6					
20	TWIN PALM		6					
21	PALM		2					
22	PALM		2					
23	PALM		16					
24	PALM		16					
25	PALM		16					
26	PALM		16					
27	PALM		16					
28	PALM		16					
29	PALM		16					
30	PALM		16					
31	PALM		16					
32	OAK		5					
33	PALM		17					
34	OAK		5					
35	PALM		17					
36	OAK		8					
37	PALM		16					
38	OAK		8					
39	PALM		16					
40	OAK		8					
41	PALM		20					
42	OAK		5					
43	PALM		16					
44	PALM		18					
45	PALM		16					
46	PALM		16					
47	PALM		16					
48	PALM		16					
49	PALM		16					
50	PALM		16					
51	PALM		16					
52	PALM		10					
53	PALM		10					
54	PALM		10					
55	PALM		10					
56	PALM		10					

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. : 4172842, EFFECTIVE DATE : JULY 09, 2014.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72' (NGVD29) 2.16' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

PER THE CITY OF MIAMI BEACH :  
GRADE : 4.46' (NGVD 1929)  
BASE FLOOD : 8.00' (NGVD 1929)  
ADJUSTED GRADE : 6.23' (NGVD 1929)

ZONING: CD-2  
SUBTERRANEAN

FRONT 0 FEET  
SIDE INTERIOR 0 FEET  
SIDE FACING STREET 0 FEET  
REAR 0 FEET

COUSINS SURVEYORS & ASSOCIATES, INC.  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
CRESCENT HEIGHTS

ALTON ROAD  
MIAMI BEACH, FLORIDA

ASSEMBLAGE SURVEY

R E V I S I O N S				DATE	FB	PG	DWN	CKD
ASSEMBLAGE SURVEY				09/25/18	----	----	----	----
REVISED GRAPHIC SCALE				11/26/18	----	----	----	----
REVISED PER COMMENTS				12/04/18	----	----	----	----
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS				01/18/19	----	----	----	----
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK				02/08/19	----	----	----	----
CONVERTED ELEVATIONS FROM NAVD83 TO NGVD88				02/22/19	----	----	----	----

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

SHEET  
4 OF  
4  
SHEETS

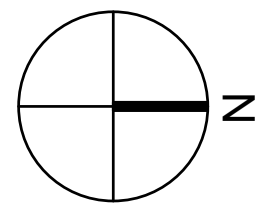
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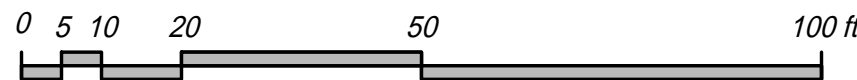
FINAL PB SUBMITTAL  
500-600-700 ALTON ROAD  
MIAMI BEACH, FL 33139

SURVEY



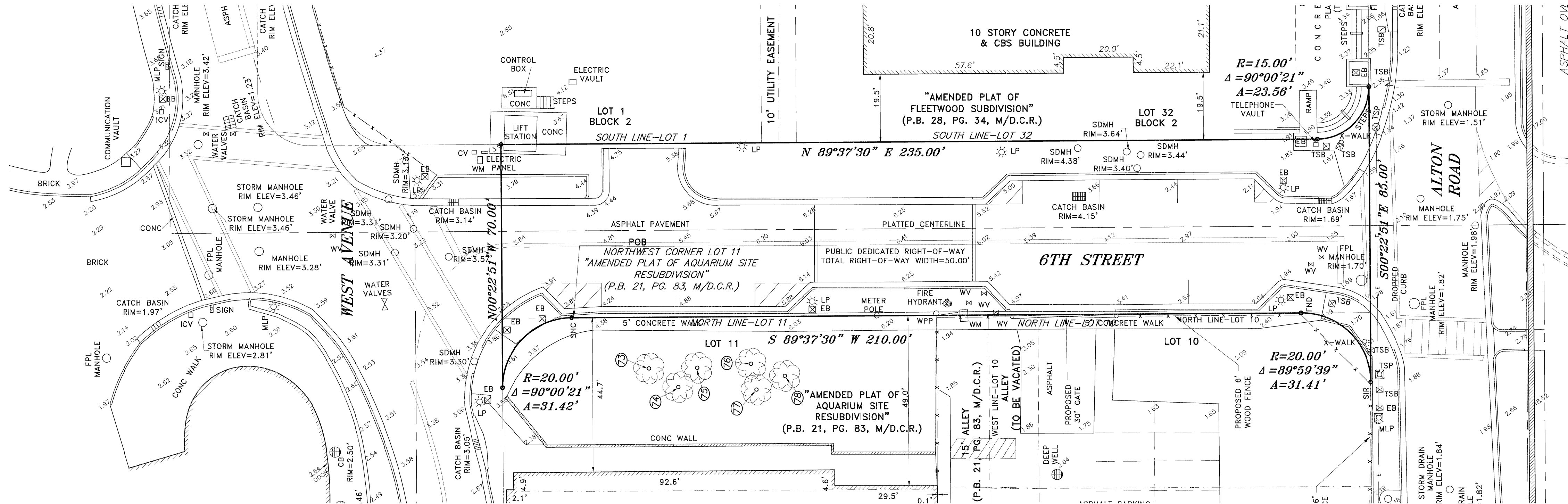
DATE:  
05/24/2019

A0-04A





# SKETCH OF SURVEY



LEGEND:	
CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
□	WOOD FENCE
CLF	CHAIN LINK/ WOOD FENCE
WPP	WOOD POWER POLE
5.62	ELEVATIONS
LP	LIGHT POLE
EB	ELECTRIC BOX
SDMH	STORM DRAINAGE MANHOLE
FPL	FLORIDA POWER & LIGHT
MLP	METAL LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WV	WATER VALVE
WM	WATER METER
R	RADIUS
A	ARC DISTANCE
△	CENTRAL ANGLE
POB	POINT OF BEGINNING

## LAND DESCRIPTION: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 70.00 FEET;

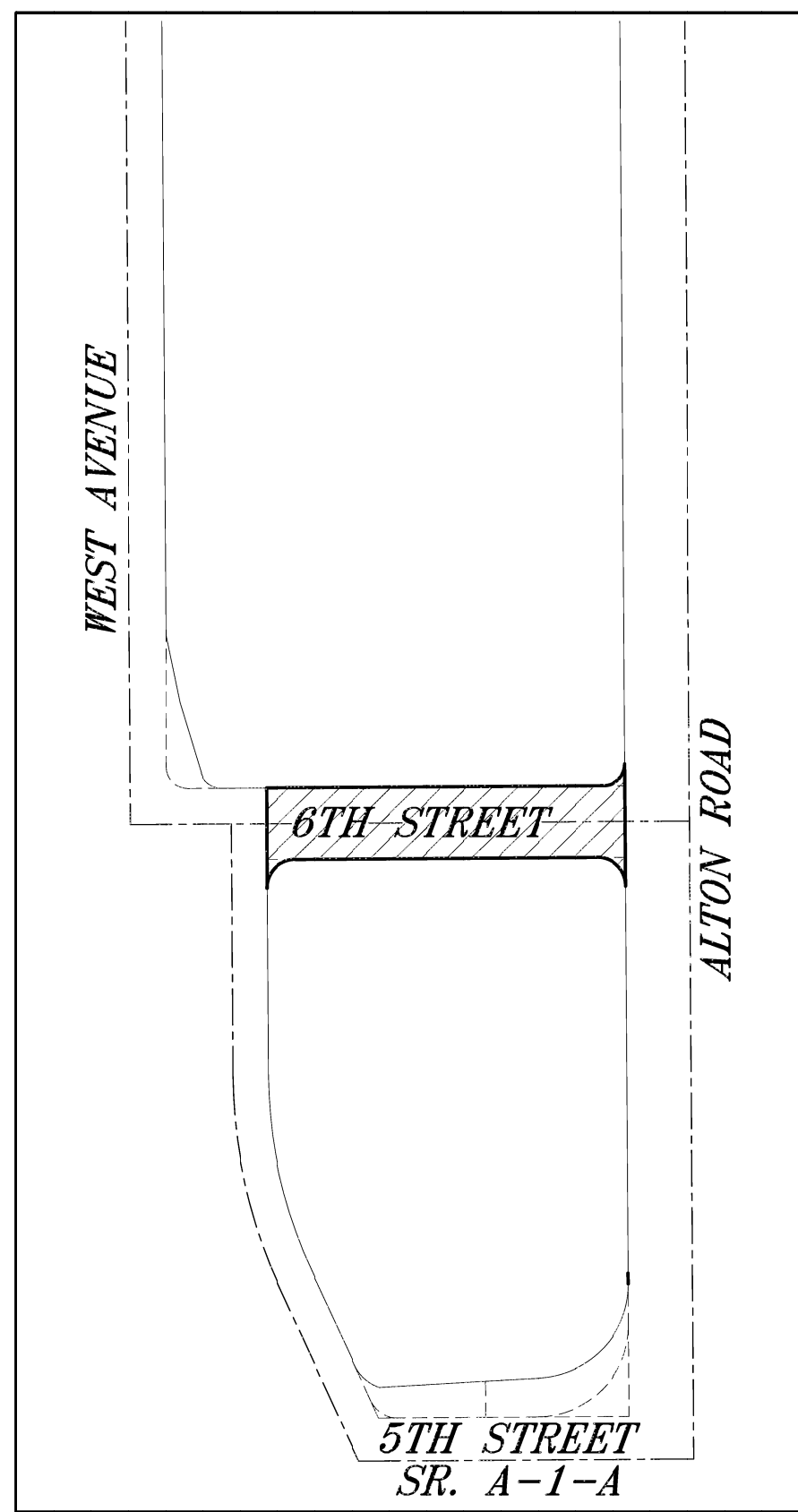
THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH 89°37'30" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 12,720 SQUARE FEET MORE OR LESS.

## NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72'
- BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09



COUSINS SURVEYORS & ASSOCIATES, INC.  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
CRESCENT HEIGHTS

6TH STREET  
MIAMI BEACH, FLORIDA

SKETCH OF SURVEY

R E V I S I O N S		DATE	FB/PG	DWN	CKD
SPECIFIC PURPOSE SURVEY		08/30/18	SKETCH	AM	REC
REVISED LAND DESCRIPTION		16/22/18	SKETCH	AM	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 16'

SHEET  
1  
OF  
1  
SHEET

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/30/18

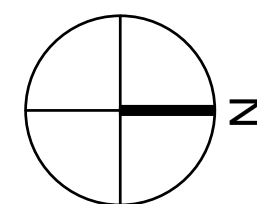
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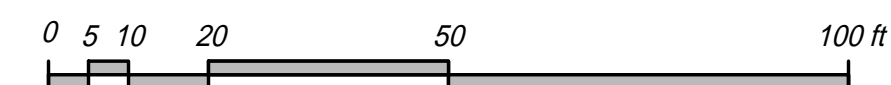
FINAL PB SUBMITTAL  
500-600-700 ALTON ROAD  
MIAMI BEACH, FL 33139

SURVEY

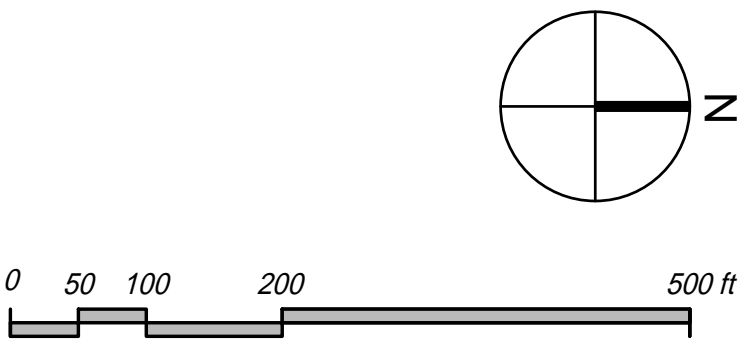
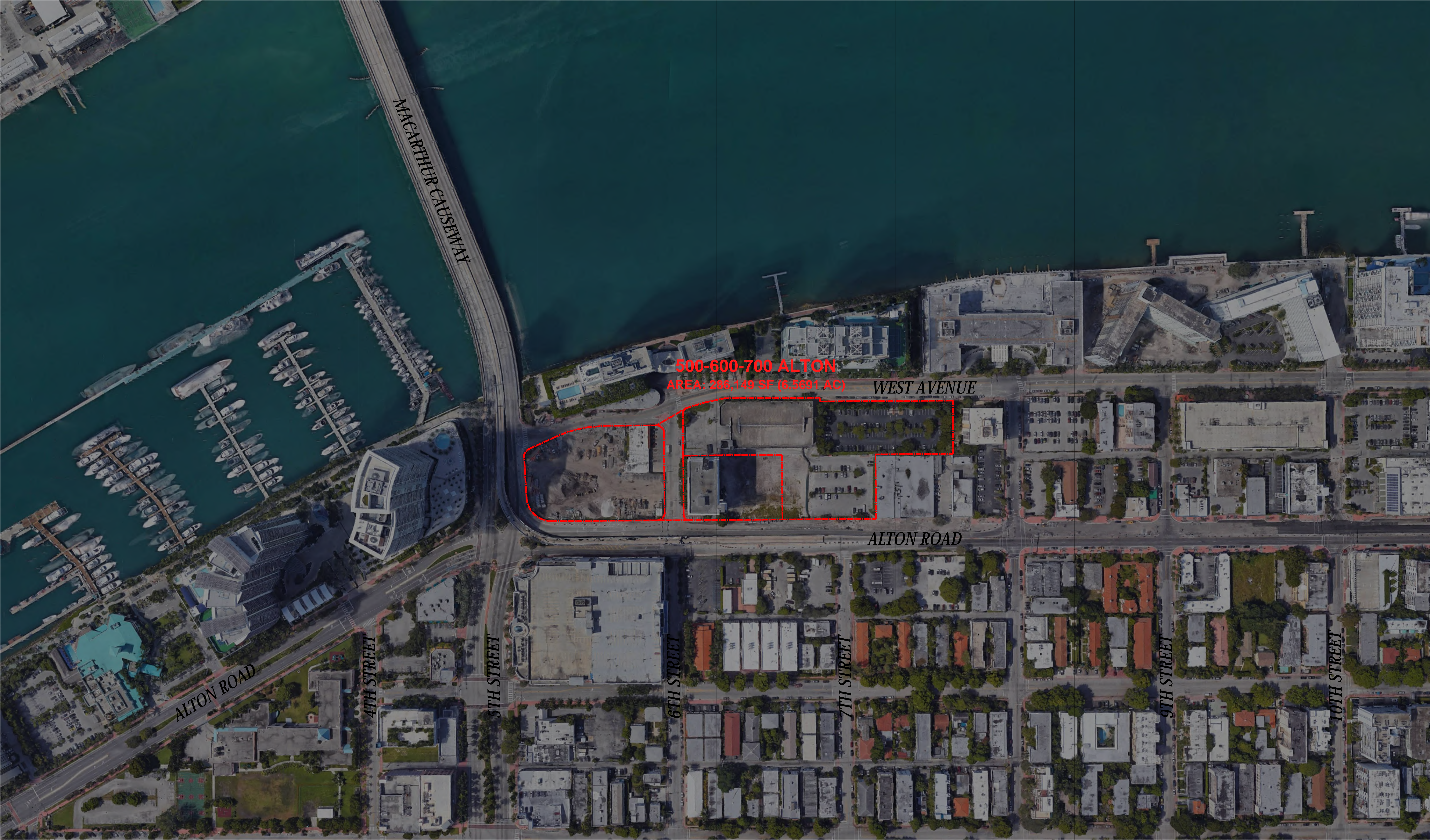


DATE:  
05/24/2019

A0-04B











VIEW TOWARD SOUTHWEST



VIEW TOWARD NORTHWEST

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CONTEXT -  
AERIAL VIEWS

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**A0-07**





CONTEXT STUDY

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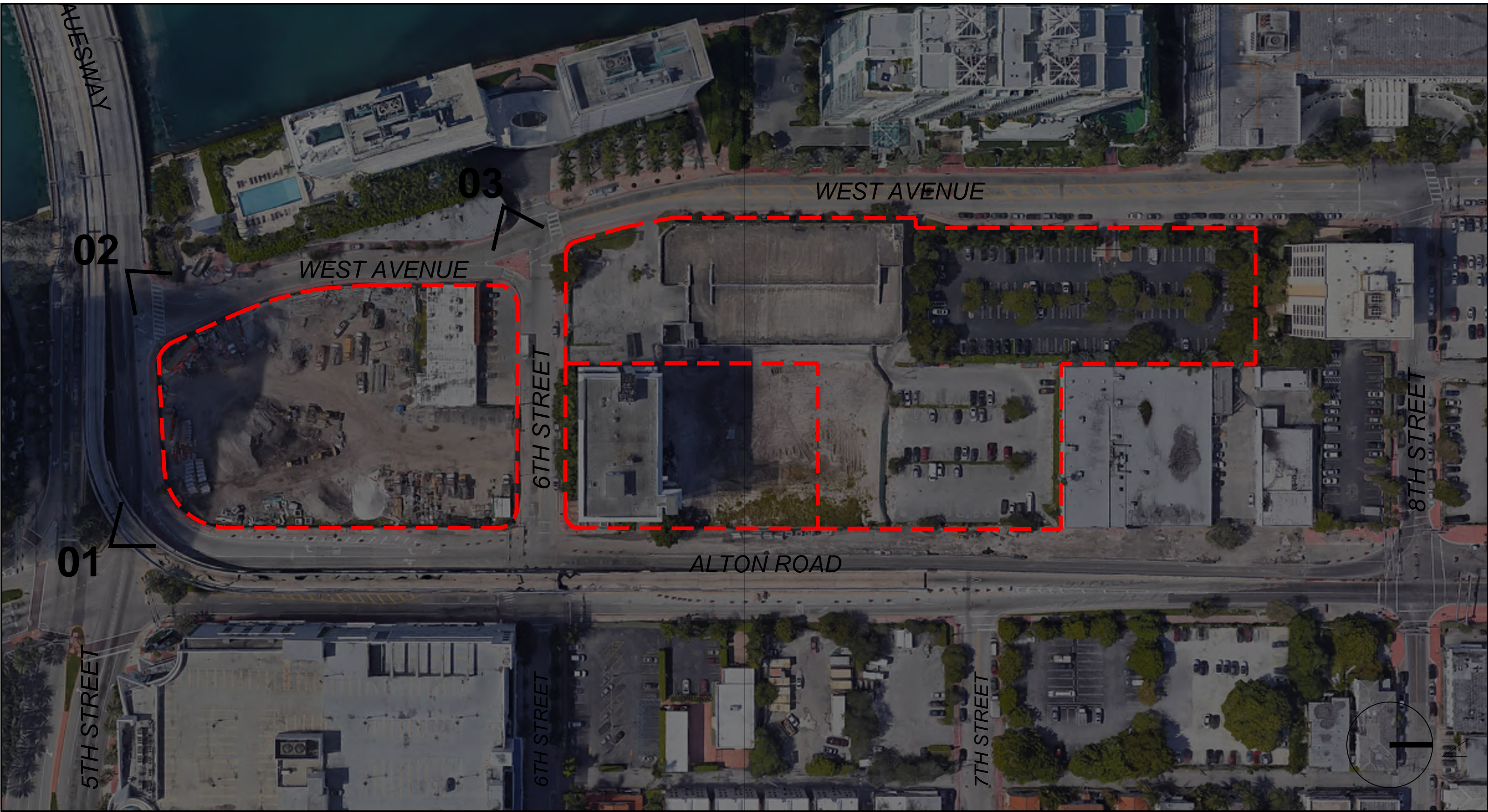
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MIAMI BEACH, FL 33139

CONTEXT STUDY

DATE:  
05/24/2019

A0-08





LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

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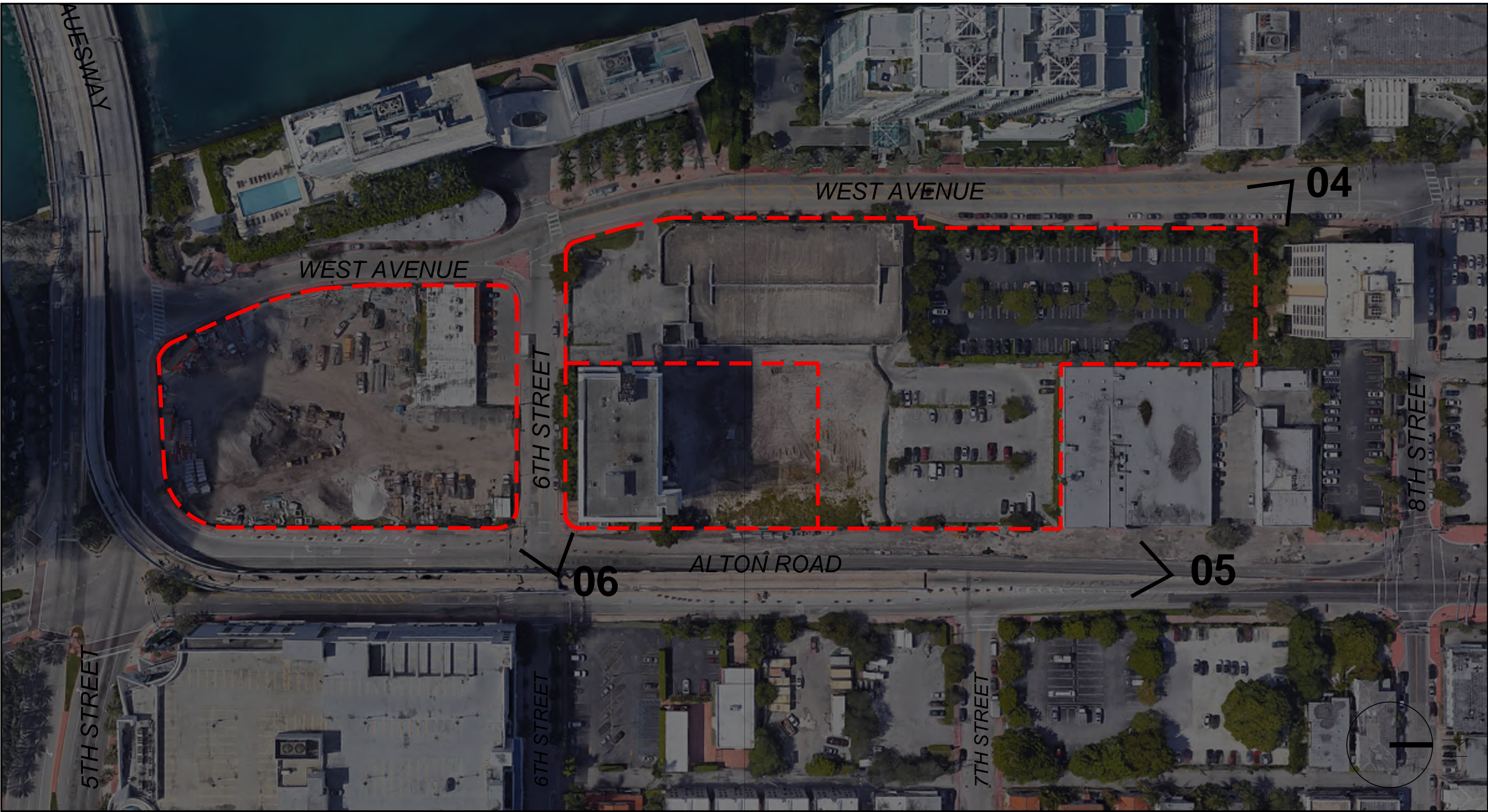
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MIAMI BEACH, FL 33139

CONTEXT -  
STREET VIEWS

DATE:  
05/24/2019

**A0-09**





LOCATION MAP



VIEW 04



VIEW 05



VIEW 06

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CONTEXT -  
STREET VIEWS

DATE:  
05/24/2019

**A0-10**