

NOTE:
SEE SHEET S-1 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION & SURVEYOR'S CERTIFICATION.
SEE SHEET S-3 FOR REMAINDER OF SITE LOCATIONS.

BOUNDARY & TOPOGRAPHIC SURVEY



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NOTE: Lands shown herein were not abstracted for right-of-way and/or easements of record.

ABBREVIATION LEGEND

FND FOUND
F.O.P.B. FIBER OPTIC PULL BOX
LB LICENSE BUSINESS
(C) CALCULATED INFORMATION
(M) MEASURED INFORMATION
(P) PLAT INFORMATION
PESJ POST, BUCKLEY SCHUH & JERNIGAN
O/S OFFSET
I.P. IRON PIPE
N/D NAIL & DISC
(NAD) NORTH AMERICAN DATUM
(NAVD 88) NORTH AMERICAN VERTICAL DATUM OF 1988
NGS NATIONAL GEODETIC SURVEY
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
RCP REINFORCED CONCRETE PIPE
R/W RIGHT-OF-WAY
F.P.L. FLORIDA POWER & LIGHT COMPANY
CONC. CONCRETE
(TYP.) TYPICAL
R.E. RIM ELEVATION
CBS CONCRETE BLOCK WALL
CLF CHAIN LINK FENCE
ELEC. ELECTRIC
W.I.F. WROUGHT-IRON FENCE

SYMBOL LEGEND

BFP BACK FLOW PREVENTOR
BOLLARD
CATV CATV PEDESTAL
CATCH BASIN
CURB INLET
DECORATIVE LIGHT POLE
DOUBLE DETECTOR CHECK VALVE
ELECTRICAL OUTLET
ELECTRICAL PULL BOX
ELECTRICAL MANHOLE
GAS METER
GAS MANHOLE
GAS VALVE
HANDICAP PARKING SPACE
HOSE BIBB (SPIGOT)
IRRIGATION CONTROL VALVE
MONITORING WELL
PARKING LIGHT SINGLE
PARKING LIGHT DOUBLE
PEDESTRIAN SIGNAL
SANITARY MANHOLE
SIAMESE VALVE
SIGN
SPOT-FLOOD LIGHT
SANITARY SEWER CLEAN OUT
STORM MANHOLE
TRAFFIC PULL BOX
TRASH CAN
UNKNOWN MANHOLE
WATER METER
WATER VALVE
WATER VAULT
YARD DRAIN
NYLOPLAST 10" DRAIN BASIN
TELEPHONE MANHOLE
HARD SURFACE ELEVATION
SOFT SURFACE ELEVATION

GPS CONTROL SURVEY NOTE:

THE HORIZONTAL CONTROL SURVEY DATA SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) AND WAS OBTAINED BY UTILIZING "TRIMBLE R8 GNSSOVER, AS OPERATED BY CRAVEN THOMPSON AND ASSOCIATES AND A "TRIMBLE NETRS" REAL TIME KINEMATICS GPS BASE REFERENCE STATION "MIAMI 6 (MIAMI)", AS OPERATED BY FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STATE-WIDE PERMANENT REFERENCE NETWORK.

THE GPS DATA HAS BEEN PROCESSED AND SITE CALIBRATED USING A LEAST SQUARE ADJUSTMENT IS BASED ON A HORIZONTAL BEST FIT MODEL USING TRIMBLE BUSINESS CENTER TO THE FOLLOWING CONTROL POINTS

NATIONAL GEODETIC SURVEY
FIDUCIAL (TID 203514)
North: 524,167,130
East: 932,073,860
Corps of Engineers Brass Disc
In Concrete Stamped "MH-18 1963"

NATIONAL GEODETIC SURVEY
TUTTLE (TID 203580)
North: 537,624,140
East: 937,177,840
Brass Disc in Concrete
Stamped "Tuttle 1971"

THIS SITE CALIBRATION IS BASED ON A HORIZONTAL ADJUSTMENT SCALE VALUE OF 1.0000018522, A ROTATION ANGLE OF -0.00021" AND A MAXIMUM HORIZONTAL RESIDUAL ERROR OF 0.0991"/- AND MEETS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK CLASSIFICATION, AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17-6.003(3)(B)15.B.II., F.A.C.)

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ON ARE BASED ON NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE). (SEE GPS CONTROL SURVEY NOTE ABOVE)
- THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED TO THIS OFFICE BY THE CLIENT AND APPEARS IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 395058.
- THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER (5J-17, F.A.C.).
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE SITE IMPROVEMENTS AND THEIR RELATIONSHIP TO THE BOUNDARY LINES AS THEY EXISTED ON THE DATE OF THE SURVEY.
- THE TOTAL AREA OF THE SURVEYED PARCEL IS 176,023 SQUARE FEET OR 4.041 ACRES MORE OR LESS.
- THE LIMITS OF THE BOUNDARY FOR THE SIMPLE PARCEL 4 DESCRIBED HEREON WAS NOT DETERMINED OR THE SITE IMPROVEMENTS LOCATED PER THE CLIENTS REQUEST.
- THE TOPOGRAPHICAL LOCATIONS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES AND DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 OF A FOOT.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED. NO EXCAVATION WAS PERFORMED BY CRAVEN THOMPSON AND ASSOCIATES, INC. TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OF CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN SHOWN HEREON MAY EXIST.
- ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF GUMENIK PROPERTIES FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFORESAIDED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFIT TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- SHEET S-1 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER. SHEETS S-2 AND S-3 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- FLOOD ELEVATION HEREON (BASED ON: A) COMMUNITY NUMBER-120651; B) DATE OF FIRM DISC NUMBER-11, 2009; C) DATE OF FIRM MAP-SEPTEMBER 11, 2009; D) FIRM ZONE-AE; E) BASE FLOOD ELEVATION-8; F) PANEL NUMBER-0319; G) SUFFIX-L.
- THE LIMITS SHOWN HEREON FOR PARCELS "A" & "B", SOUTHGATE APARTMENTS LEASE AREAS WAS FURNISHED TO THIS OFFICE BY JOHN GUTTMAN, CONSULTING ENGINEERING & SCIENCES, INC. THE SKETCH & DESCRIPTION WAS PREPARED BY SCHWENKE-SHISKIN & ASSOCIATES, INC., ORDER NO. 201764, DATED 08-27-2013, LAST REVISED APRIL 7, 2016, ORDER NO. 203426.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE FOLLOWING BENCHMARK NATIONAL GEODETIC SURVEY BENCHMARK NO. 238, A BRASS DISC BENCHMARK SET ON THE TOP OF THE NORTH END OF EAST CONCRETE ABUTMENT OF THE MCARTHUR CAUSWAY BRIDGE, 80'± WEST OF THE WEST EDGE OF PAVEMENT FOR WEST AVENUE, ELEVATION = 6.54. NOTE: THE ELEVATION CONVERSION FOR THIS BENCHMARK FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD 29) IS +1.54 FEET.

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6409
FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC.
IN WITNESS WHEREOF, CRAVEN THOMPSON & ASSOCIATES, INC. CONTRACT # 03305

SOUTHGATE TOWERS
900 & 910 WEST AVENUE, MIAMI BEACH, FLORIDA

PREPARED FOR:
Gumenik Properties

SITE LOCATIONS

PROJECT NO.
07-0088-001-11

S-2

SHEET 2 OF 3

NOTE:

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BOUNDARY & TOPOGRAPHIC SURVEY



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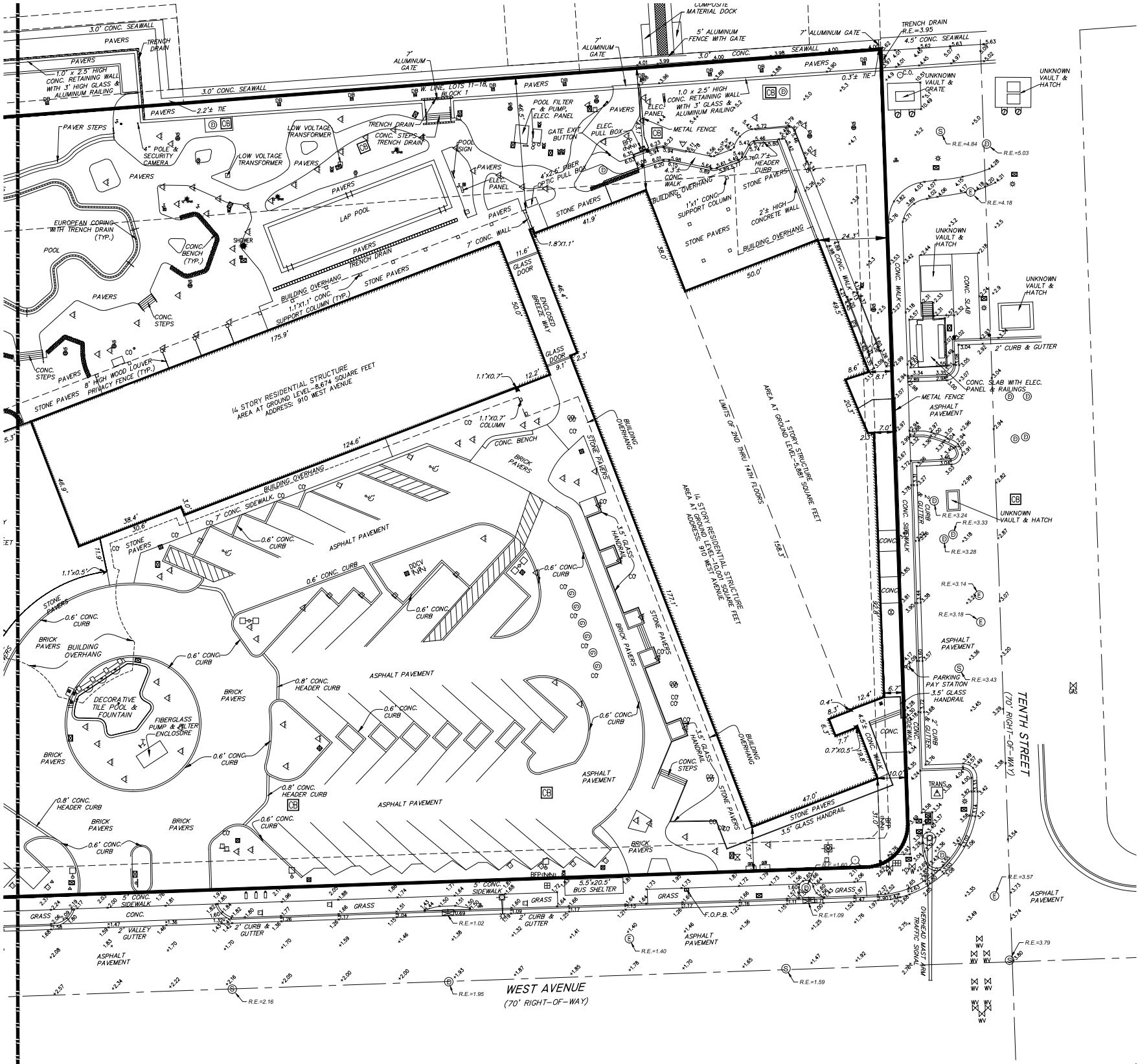
ABBREVIATION LEGEND

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F.O.P.B. FIBER OPTIC PULL BOX
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RIM ELEVATION
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CLF CHAIN LINK FENCE
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SYMBOL LEGEND

BFP BACK FLOW PREVENTOR
• BOLLARD
• CATV PEDESTAL
• CATCH BASIN
• CURB INLET
• DECORATIVE LIGHT POLE
• DOUBLE DETECTOR CHECK VALVE
• ELECTRICAL OUTLET
• ELECTRICAL PULL BOX
• ELECTRICAL MANHOLE
• GAS METER
• GAS MANHOLE
• GAS VALVE
• HANDICAP PARKING SPACE
• HOSE BIBB (SPIGOT)
• IRRIGATION CONTROL VALVE
• MONITORING WELL
• PARKING LIGHT SINGLE
• PARKING LIGHT DOUBLE
• PEDESTRIAN SIGNAL
• SANITARY MANHOLE
• SIAMESE VALVE
• SIGN
• SPOT-FLOOD LIGHT
• SANITARY SEWER CLEAN OUT
• STORM MANHOLE
• TRAFFIC PULL BOX
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• UNKNOWN MANHOLE
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MATCH LINE SEE SHEET S-2



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SOUTHGATE TOWERS

900 & 910 WEST AVENUE, MIAMI BEACH, FLORIDA

PREPARED FOR:

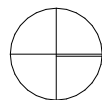
Gumenik Properties

SITE LOCATIONS

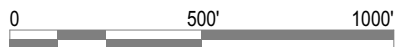
PROJECT NO.
07-0088-001-11

S-3

SHEET 3 OF 3



SCALE: 1" = 500'



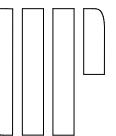
CONTEXT LOCATION PLAN

G-05

910 WEST AVENUE | SGT
D R B

10/12/20

URBAN ROBOT © 2020





1. ENTRY SIGN. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020



2. RETAIL SIGNAGE. PHOTOGRAPH TAKEN ON JULY 8TH, 2020

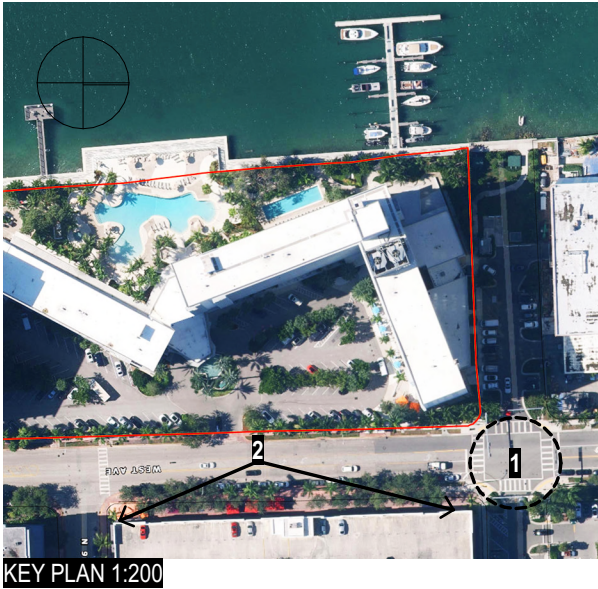


3. WATERFRONT RESTAURANT . PHOTOGRAPH TAKEN ON JULY 8TH, 2020



4. WATERFRONT RESTAURANT. PHOTOGRAPH TAKEN ON JULY 8TH, 2020

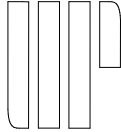


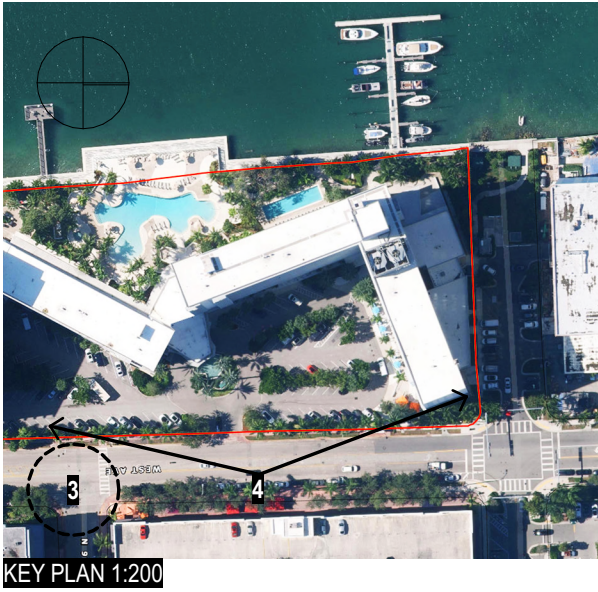


1. WEST AVE AND 10TH ST INTERSECTION. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020



2. RETAIL ACROSS WEST AVENUE. PHOTOGRAPH TAKEN ON JULY 8TH, 2020

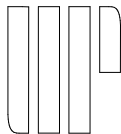




3. WEST AVE AND 9TH ST INTERSECTION. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020



4. EAST FACADE ALONG WEST AVENUE. PHOTOGRAPH TAKEN ON JULY 8TH, 2020

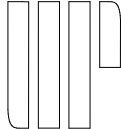


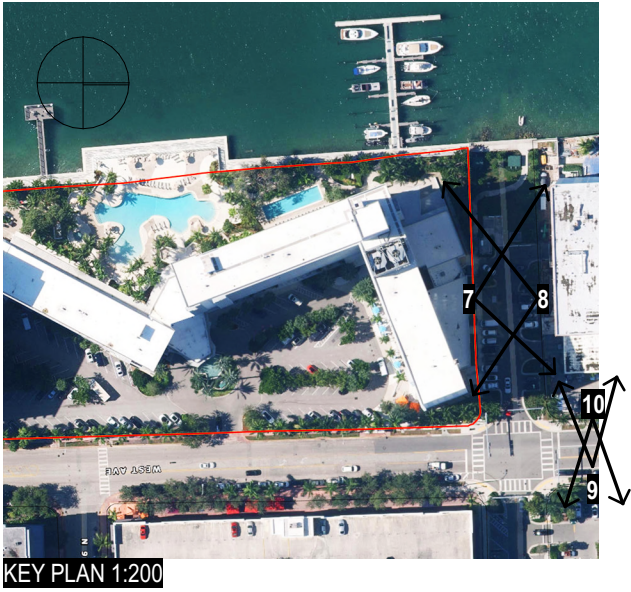


5. PARK AT 10TH STREET END LOOKING EAST. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020



6. PARK AT 10TH STREET END LOOKING WEST. PHOTOGRAPH TAKEN ON JULY 8TH, 2020





7. NEIGHBOR ACROSS 10TH ST. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020

8. NORTH FACADE ALONG 10TH ST. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020



9. NEIGHBOR ACROSS 10TH ST ALONG WEST AVE. PHOTOGRAPH TAKEN ON JULY 8TH, 2020

10. WHOLEFOODS ACROSS WEST AVE. PHOTOGRAPH TAKEN ON JULY 8TH, 2020

