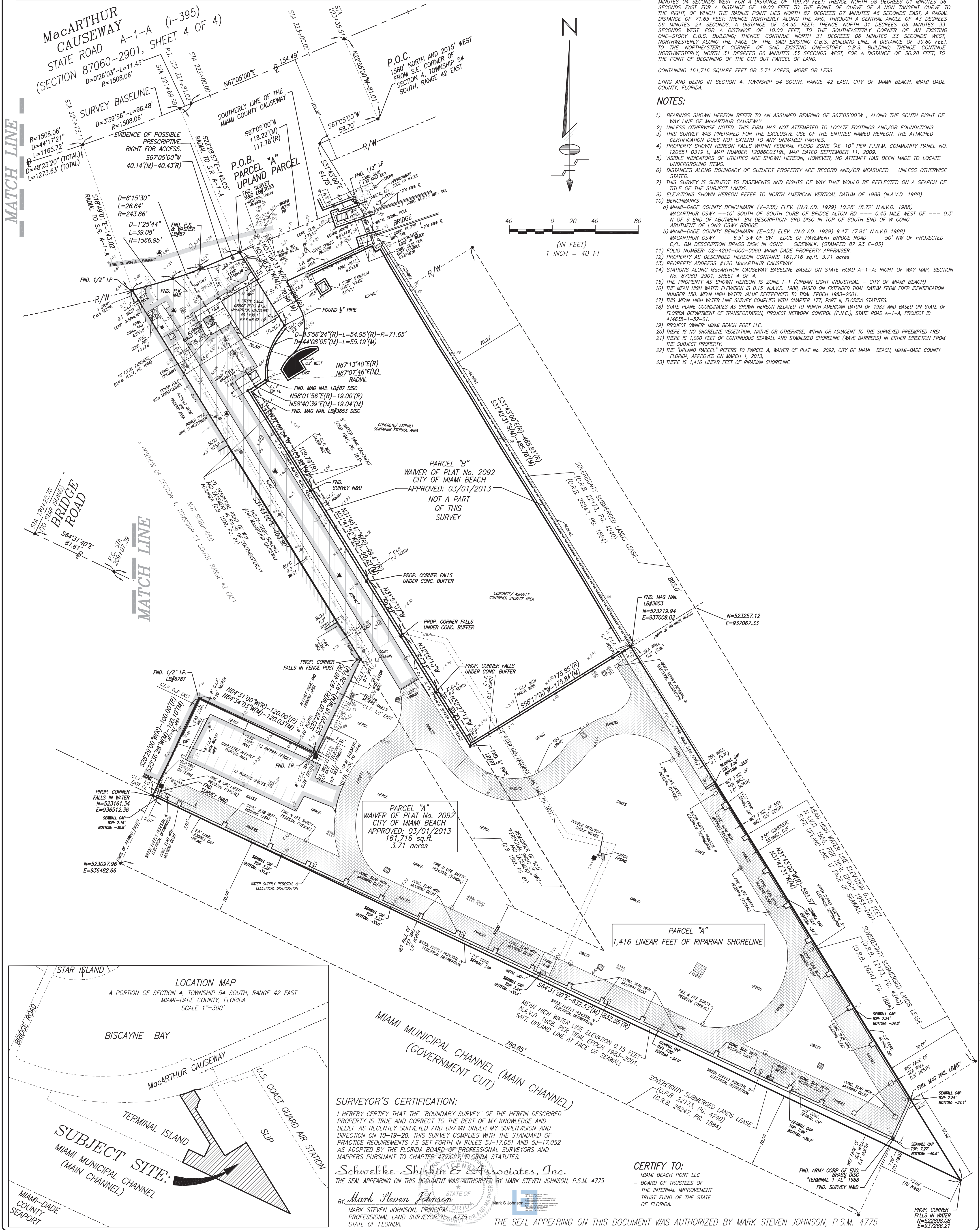


GENERAL LEGEND: ALUMINUM LIGHT POST, ALUMINUM LIGHT POST (SINGLE), ALUMINUM LIGHT POST (DOUBLE), ALUMINUM LIGHT POST (TRIPLE), ALUMINUM LIGHT POST (QUAD), ANCHOR/GUY WIRE, BACKFLOW PREVENTER ASSEMBLY, BENCH MARK, CABLE TELEVISION BOX, CATCH BASIN, CENTERLINE, DOUBLE DETECTOR CHECK VALVE, CIRCULAR DRAIN, COLUMN (CIRCULAR), COLUMN (SQUARE), CONCRETE LIGHT POLE, CONCRETE LIGHT POLE (DOUBLE), CONCRETE POWER POLE, CONTROL POINT, CURB INLET, ELECTRIC BOX, ELECTRIC HAND HOLE, ELEVATIONS (SEE NOTES FOR DATUM), FIRE HYDRANT, FIRE & LIFE SAFETY PEDESTAL LIGHT, FLAGPOLE, FLOW LINE, FORCE MAIN MANHOLE, FORCE MAIN VALVE, F.P.L. ELECTRIC MANHOLE, F.P.L. TRANSFORMER PAD, F.P.L. TRANSMISSION POLE, GAS METER, GAS PUMP, GAS MANHOLE, GAS VALVE, GREASE TRAP MANHOLE, GROUND LIGHTING, GUARD POST, IRRIGATION HAND HOLE, IRRIGATION VALVE, MAILBOX, MONITOR WELL, MONUMENT LINE, P-5 INLET, P-6 INLET, PARKING METER, PEDESTRIAN CROSSING SIGNAL, PERMANENT REFERENCE MONUMENT, POST INDICATOR VALVE, VACUUM BREAKER ASSEMBLY, PROPERTY LINE, SANITARY SEWER CLEANOUT, SANITARY SEWER MANHOLE, SIAMESE CONNECTION, SIGN POST, SPRINKLER PUMP, STANDPIPE, STORM SEWER MANHOLE, STREET LIGHT HAND HOLE, SWALE INLET, TELEPHONE BOX (SOUTHERN BELL), TELEPHONE HAND HOLE, TELEPHONE MANHOLE (S.O. BELL), TELEPHONE PAYPHONE, TRAFFIC HAND HOLE, TRAFFIC UTILITY BOX, TRAFFIC SIGNAL POST, UNDERGROUND UTILITY MARKER, UNKNOWN UTILITY MANHOLE, WATER MANHOLE, WATER METER, WATER VALVE, WOOD LIGHT POLE, WOOD POWER POLE, HANDICAP PARKING, STROLLER PARKING, GAS PAINT MARK, TRAFFIC SIGNAL BOX, STREET LIGHT BOX, INLET, ABBREVIATIONS: R denotes RADIUS, Δ denotes DELTA ANGLE, L denotes ARC DISTANCE, T denotes TANGENT DISTANCE, PCP denotes PERMANENT CONTROL POINT, PRM denotes PERMANENT REFERENCE MONUMENT, PBM denotes PLAT BOOK, PG denotes PAGE, POC denotes POINT OF COMMENCEMENT, POB denotes POINT OF BEGINNING, OHW denotes OVERHEAD UTILITY WIRES, ORB denotes OPTICAL RECORDS BOOK, CBS denotes CONCRETE BLOCK STRUCTURE, CONC denotes CONCRETE, WF denotes WOOD FENCE, F.I.P. denotes FOUND IRON PIPE, S.I.P. denotes SET IRON PIPE & LB-87 CAP, F.N.D. denotes FOUND NAIL & BRASS DISC, S.N.D. denotes SET LB-87 NAIL & BRASS DISC, CL denotes CLEAR, ENCR. denotes ENCROACHMENT, MEAS. denotes MEASURED DISTANCE, GPM denotes GAS PAINT MARK, (D) denotes DEED DISTANCE, (L) denotes DISTANCE BY LEGAL DESCRIPTION, (M) denotes MEASURED DISTANCE, (R) denotes RECORD OR PLATTED DISTANCE, C.L.M.E. denotes CALCULATED DISTANCE, L.M.E. denotes LAKE MAINTENANCE EASEMENT, P.C. denotes Point of Curvature, P.R.C. denotes Point of Reverse Curvature, P.T. denotes Point of Tangency

LEGAL DESCRIPTION (PARCEL "A") COMMENCING AT A POINT 1580 FEET NORTH AND 2015 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. NOTES: 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S67°05'00"W, ALONG THE SOUTH RIGHT OF WAY LINE OF MacARTHUR CAUSEWAY. 2) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS. 3) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES. 4) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "AE-10" PER F.I.R.M. COMMUNITY PANEL NO. 120651 0319 L. MAP NUMBER 1206800319L, MAP DATED SEPTEMBER 11, 2009. 5) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS. 6) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED. 7) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS. 8) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) 9) BENCHMARKS a) MIAMI-DADE COUNTY BENCHMARK (V-238) ELEV. (N.G.V.D. 1929) 10.28' (8.72' N.A.V.D. 1988) b) MIAMI-DADE COUNTY BENCHMARK (E-03) ELEV. (N.G.V.D. 1929) 9.47' (7.91' N.A.V.D. 1988) c) MACARTHUR CSWY --- 6.5' SW OF SW CORNER OF PAVEMENT BRIDGE ROAD --- 50' NW OF PROJECTED C/L. BM DESCRIPTION BRASS DISK IN CONC SIDEWALK. (STAMPED 87 93 E-03) 12) FOLIO NUMBER: 02-4204-000-0060 MIAMI DADE PROPERTY APPRAISER. 13) PROPERTY ADDRESS #120 MacARTHUR CAUSEWAY. 14) STATIONS ALONG MACARTHUR CAUSEWAY BASELINE BASED ON STATE ROAD A-1-A, RIGHT OF WAY MAP, SECTION No. 87060-2901, SHEET 4 OF 4. 15) THE PROPERTY AS SHOWN HEREON IS ZONE I-1 (URBAN LIGHT INDUSTRIAL - CITY OF MIAMI BEACH) 16) THE MEAN HIGH WATER ELEVATION IS 0.15' N.A.V.D. 1988, BASED ON EXTENDED TIDAL DATUM FROM FDEP IDENTIFICATION NUMBER 150. MEAN HIGH WATER VALUE REFERENCED TO TIDAL EPOCH 1983-2001. 17) THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES. 18) STATE PLANE COORDINATES AS SHOWN HEREON RELATED TO NORTH AMERICAN DATUM OF 1983 AND BASED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, PROJECT NETWORK CONTROL (P.N.C.), STATE ROAD A-1-A, PROJECT ID #14635-1-52-01. 19) PROJECT OWNER: MIAMI BEACH PORT LLC. 20) THERE IS NO SHORELINE VEGETATION, NATIVE OR OTHERWISE, WITHIN OR ADJACENT TO THE SURVEYED PREEMPTED AREA. 21) THERE IS 1,000 FEET OF CONTINUOUS SEAWALL AND STABILIZED SHORELINE (WAVE BARRIERS) IN EITHER DIRECTION FROM THE SUBJECT PROPERTY. 22) THE "UPLAND PARCEL" REFERS TO PARCEL A, WAIVER OF PLAT No. 2092, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA, APPROVED ON MARCH 1, 2013. 23) THERE IS 1,416 LINEAR FEET OF RIPARIAN SHORELINE.



REVISIONS: 02/27/2017, 02/28/2017, 02/29/2017, 03/01/2017, 03/02/2017, 03/03/2017, 03/04/2017, 03/05/2017, 03/06/2017, 03/07/2017, 03/08/2017, 03/09/2017, 03/10/2017, 03/11/2017, 03/12/2017, 03/13/2017, 03/14/2017, 03/15/2017, 03/16/2017, 03/17/2017, 03/18/2017, 03/19/2017, 03/20/2017, 03/21/2017, 03/22/2017, 03/23/2017, 03/24/2017, 03/25/2017, 03/26/2017, 03/27/2017, 03/28/2017, 03/29/2017, 03/30/2017, 03/31/2017, 04/01/2017, 04/02/2017, 04/03/2017, 04/04/2017, 04/05/2017, 04/06/2017, 04/07/2017, 04/08/2017, 04/09/2017, 04/10/2017, 04/11/2017, 04/12/2017, 04/13/2017, 04/14/2017, 04/15/2017, 04/16/2017, 04/17/2017, 04/18/2017, 04/19/2017, 04/20/2017, 04/21/2017, 04/22/2017, 04/23/2017, 04/24/2017, 04/25/2017, 04/26/2017, 04/27/2017, 04/28/2017, 04/29/2017, 04/30/2017, 05/01/2017, 05/02/2017, 05/03/2017, 05/04/2017, 05/05/2017, 05/06/2017, 05/07/2017, 05/08/2017, 05/09/2017, 05/10/2017, 05/11/2017, 05/12/2017, 05/13/2017, 05/14/2017, 05/15/2017, 05/16/2017, 05/17/2017, 05/18/2017, 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VIEW TOWARD NORTH



VIEW TOWARD SOUTH



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T 305.372.1812 F 305.372.1175

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DRB FINAL SUBMITTAL

120 MACARTHUR CAUSEWAY

MIAMI BEACH, FL, 33139

CONTEXT STUDY

SCALE:

DATE:
12/07/2020

A0-05



A. Entrance view



B. Aerial view of the marina



C. Aerial view of the marina



D. Aerial view of the marina

