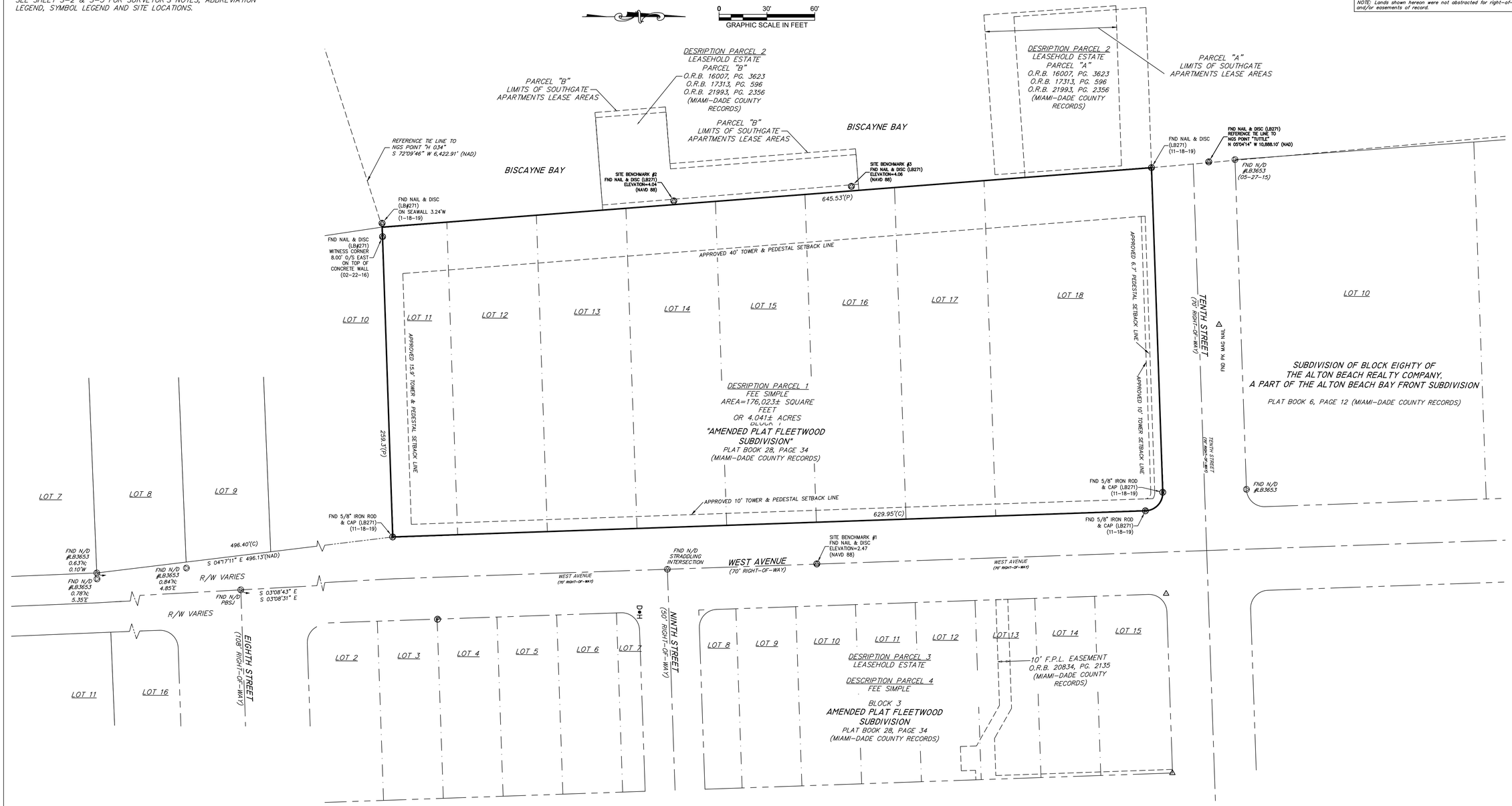
BOUNDARY & TOPOGRAPHIC SURVEY

NOTE:

SEE SHEET S-2 & S-3 FOR SURVEYOR'S NOTES, ABBREVIATION LEGEND, SYMBOL LEGEND AND SITE LOCATIONS.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

0 30' 60'
GRAPHIC SCALE IN FEET



DESCRIPTION:

PARCEL 1: (FEE SIMPLE)

LOTS 11, 12, 13, 14, 15, 16, 17 AND 18, IN BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: (LEASEHOLD)

LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RECORDED AUGUST 5, 1993 IN OFFICIAL RECORDS BOOK 16007, PAGE 3623, AS AMENDED BY RENEWAL OF SOVEREIGNTY SUBMERGED LAND LEASE DATED JUNE 24, 1996, RECORDED AUGUST 13, 1996 IN OFFICIAL RECORDS BOOK 17313, PAGE 596, BETWEEN THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AND SOUTHGATE APARTMENTS, AND AS FURTHER AMENDED BY SOVEREIGN SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP RECORDED MARCH 8, 2004 IN OFFICIAL RECORDS BOOK 21993, PAGE 2356, PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS THE FOLLOWING DESCRIBED SOVEREIGN SUBMERGED LANDS IN BISCAYNE BAY:

PARCEL A: LEGAL DESCRIPTION OF A MARINA LEASE AREA IN BISCAYNE BAY IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA'S EASTERLY BOUNDARY BEING CONTIGUOUS WITH AND WESTERLY OF THE WATER FACE OF A CONCRETE BULKHEAD LOCATED ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY BOUNDARY OF LOT 18, BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA DESCRIBED AS FOLLOWS:

BEGIN (P.O.B.) AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF THE ABOVE REFERENCED LOT 18 WITH THE WATER FACE OF A CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY LINE OF SAID LOT 18, SAID POINT OF INTERSECTION BEING 801.14 FEET SOUTH AND 476.58 FEET WEST OF THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST AND RUN SOUTH 87°39'30" WEST ALONG THE EXTENSION WESTERLY OF THE NORTHERLY LINE OF SAID LOT 18 INTO BISCAYNE BAY, A DISTANCE OF 134.08 FEET; THENCE RUN SOUTH 4°19'10" EAST A DISTANCE OF 110.63 FEET IN BISCAYNE BAY; THENCE RUN NORTH 85°40'50" EAST IN BISCAYNE BAY, A DISTANCE OF 134.00 FEET TO THE WATER FACE OF SAID CONCRETE BULKHEAD; THENCE RUN NORTH 4°19'10" WEST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF SAID LOT 18, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

DESCRIPTION: (continued)

PARCEL "B": LEGAL DESCRIPTION OF A PROPOSED MARINA LEASE AREA IN BISCAYNE BAY IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA'S EASTERLY BOUNDARY BEING CONTIGUOUS WITH AND WESTERLY OF THE WATER FACE OF A CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY LINE OF BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID MARINA AREA DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C.) AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF LOT 11, BLOCK 1 OF THE LAST MENTIONED SUBDIVISION WITH THE WATER FACE OF THE ABOVE REFERENCED CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY AND RUN NORTH 4°54'30" WEST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF SAID BLOCK 1, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 184.90 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE MARINA AREA, SAID P.O.B. BEING 1259.64 FEET SOUTH AND 439.68 FEET WEST OF THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, THENCE RUN SOUTH 85°05'30" WEST INTO BISCAYNE BAY, A DISTANCE OF 77.62 FEET; THENCE RUN NORTH 4°54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 59.10 FEET; THENCE RUN NORTH 85°05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4°54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 155.60 FEET; THENCE RUN NORTH 85°05'30" EAST, A DISTANCE OF 30.00 FEET TO THE WATER FACE OF THE SAID CONCRETE BULKHEAD; THENCE RUN SOUTH 4°54'30" EAST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF BLOCK 18, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 214.70 FEET TO THE POINT OF BEGINNING (P.O.B.).

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID INSTRUMENT.

PARCEL 3: (LEASEHOLD)

LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE BY AND BETWEEN GUMENICK FAMILY INVESTMENTS NO. 2, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SOUTHGATE APARTMENTS DATED MAY 30, 2003, A MEMORANDUM OF WHICH WAS RECORDED JUNE 11, 2003 IN OFFICIAL RECORDS BOOK 21323, PAGE 4915 AND AMENDED IN THAT CERTAIN MEMORANDUM OF LEASE DATED FEBRUARY 23, 2004, AND RECORDED MARCH 3, 2004 IN OFFICIAL RECORDS BOOK 22090, PAGE 185, PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS THE FOLLOWING DESCRIBED LANDS:

LOTS 8, 9, 10, 11,12,13,14, AND 15, OF BLOCK 3, OF FLEETWOOD SUBDIVISION AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID INSTRUMENTS.

PARCEL 4: (FEE SIMPLE)

LOTS 8, 9, 10, 11,12,13,14, AND 15, OF BLOCK 3, OF FLEETWOOD SUBDIVISION AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN NOVEMBER 2019.

LAST DATE OF FIELD WORK: August 26, 2020

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

RICHARD D. PRYCE CERTIFICATE No. 4038 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Digitally signed by Richard D. Pryce
Date: 2020.08.31 12:58:20 -04'00'

RICHARD D PRYCE-FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 4038
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

DATE:		03/09/16
SCALE:		1"=40'
DRAWN BY:		T.S.
CHECKED BY:		R.Y.
FIELD BOOK:	08/26/20	2281
PAGE(S):	11/20/19	1-68
DATE:	BY:	DESCRIPTION:
	J.D.P.	UPDATE SURVEY
	T.S.	UPDATE SURVEY FB. 3038 PGS. 64-71

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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

PREPARED FOR:
Gumenik Properties

BOUNDARY INFORMATION

PROJECT NO.
07-0088-001-11

S-1

SHEET 1 OF 3

R:\Survey\2007\07-0088-001-11 SouthGate Tower 2019\Drawings\07-0088-001-11 Basecalc.dwg [S-1] Aug 31, 2020 12:21pm RPRYCE

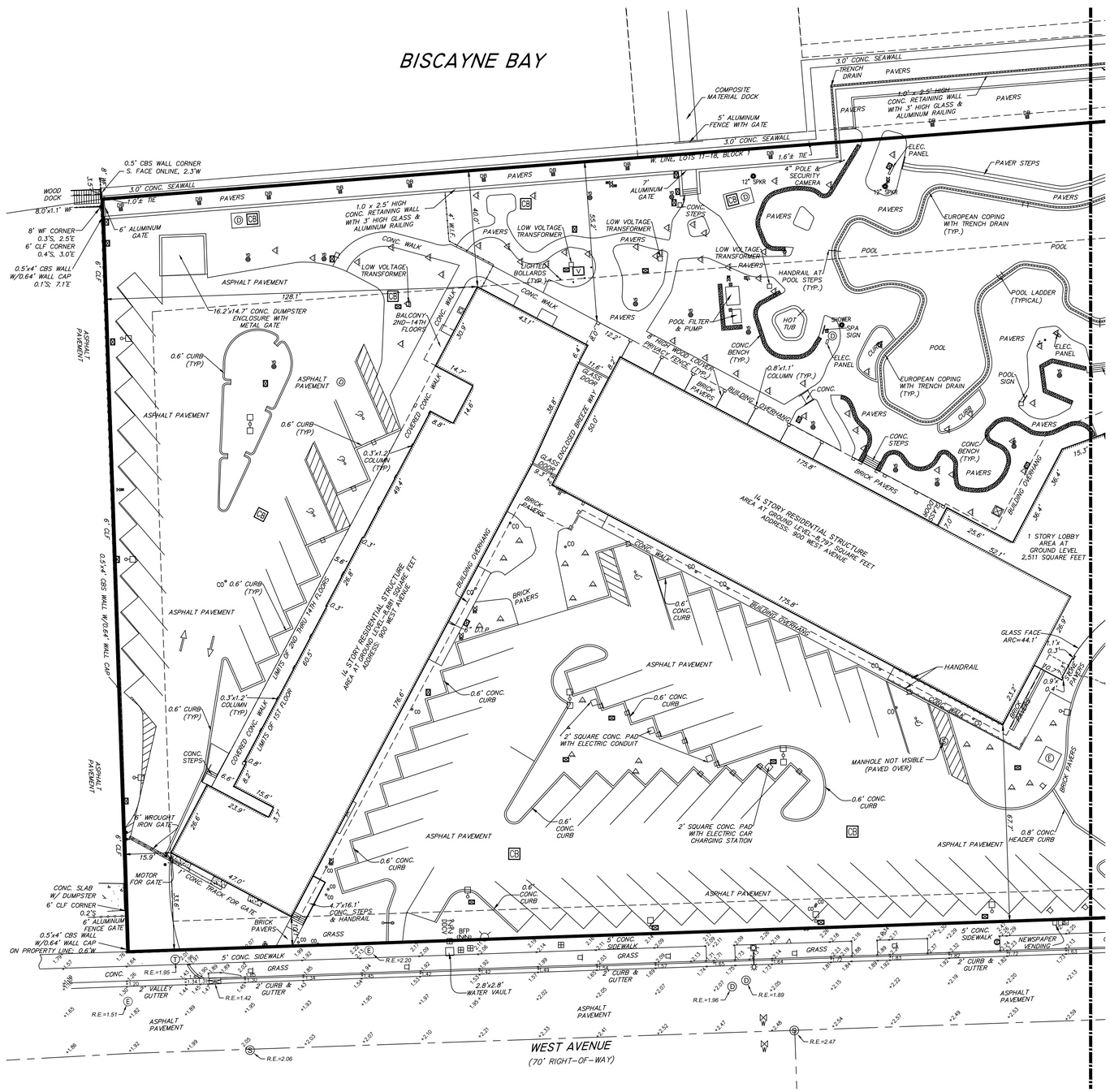
BOUNDARY & TOPOGRAPHIC SURVEY

NOTE:

SEE SHEET S-1 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION & SURVEYOR'S CERTIFICATION.

SEE SHEET S-3 FOR REMAINDER OF SITE LOCATIONS.

0 20' 40'
GRAPHIC SCALE IN FEET



ABBREVIATION LEGEND

FND	FOUND
F.O.P.B.	FIBER OPTIC PULL BOX
LB	LICENSE BUSINESS
(C)	CALCULATED INFORMATION
(M)	MEASURED INFORMATION
(P)	PLAT INFORMATION
PBSJ	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
- CB — CATCH BASIN
- CURB INLET
- DECORATIVE LIGHT POLE
- DDCV — DOUBLE DETECTOR CHECK VALVE
- ELECTRICAL OUTLET
- ELECTRICAL PULL BOX
- E — ELECTRICAL MANHOLE
- GAS METER
- G — GAS MANHOLE
- GAS — GAS VALVE
- HANDICAP PARKING SPACE
- HOSE BIBB (SPIGOT)
- IRRIGATION CONTROL VALVE
- MONTORING WELL
- PARKING LIGHT SINGLE
- PARKING LIGHT DOUBLE
- PEDESTRIAN SIGNAL
- S — SANITARY MANHOLE
- SIAMESE VALVE
- SIGN
- SPOT-FLOOD LIGHT
- SANITARY SEWER CLEAN OUT
- D — STORM MANHOLE
- TRAFFIC PULL BOX
- TRASH CAN
- UNKNOW MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- YD — YARD DRAIN
- DB — NYLOPLAST 10" DRAIN BASIN
- T — TELEPHONE MANHOLE
- +10.00 — HARD SURFACE ELAVATION
- +10.0 — 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	NATIONAL GEODETIC SURVEY
"H 034 (PID AC3514)"	"TUTTLE (PID AC3580)"
North: 524,167.130	North: 537,624.140
East: 932,073.860	East: 937,177.840
Corps of Engineers Brass Disc	Brass Disc in Concrete
in Concrete Stamped "MH-18 1963"	Stamped "Tuttle 1971"

THIS SITE CALIBRATION IS BASED ON A HORIZONTAL ADJUSTMENT SCALE VALUE OF 1.0000018522, A ROTATION ANGLE OF -0°00'02" AND A MAXIMUM HORIZONTAL RESIDUAL ERROR OF 0.099+/- 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:

1) 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)
2) 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 3950652.
3) THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER (5J-17, F.A.C.).
4) 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.
5) FEE SIMPLE PARCEL 1 DESCRIBED HEREON CONTAINS 176,023 SQUARE FEET OR 4.041 ACRES MORE OR LESS.
6) THE LIMITS OF THE BOUNDARY FOR FEE SIMPLE PARCEL 4 DESCRIBED HEREON WAS NOT DETERMINED OR THE SITE IMPROVEMENTS LOCATED PER THE CLIENTS REQUEST.
7) 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.
8) 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.
9) 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.
10) 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.
11) 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 AFOREMENTIONED 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 BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
12) 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.
13) ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
14) FLOOD ELEVATION INFORMATION: A) COMMUNITY NUMBER-120651; B) DATE OF FIRM INDEX-SEPTEMBER 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.
15) 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 SCHWEBKE-SHISKIN & ASSOCIATES, INC., ORDER NO. 201764, DATED 08-27-2013, LAST REVISED APRIL 7, 2016, ORDER NO. 203426.
16) 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. W 238. A BRASS DISC NORTH 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 (NGVD 29) IS +1.54 FEET.

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DATE:	03/09/16		
SCALE:	1"=40'		
DRAWN BY:	T.S.		
CHECKED BY:	R.Y.		
FIELD BOOK:	2281	J.D.P. 08/26/20	UPDATE SURVEY
PAGE(S):	1-68	T.S. 11/20/19	UPDATE SURVEY FB 3038 PGS 64-71
DATE:		BY:	DESCRIPTION:

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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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-2

SHEET 2 OF 3

R:\Survey\2007\07-0088-001-11 SouthGate Tower 2019\Drawings\07-0088-001-11 Basecalc.dwg [S-2] Aug 31, 2020 12:21pm RPRYCE

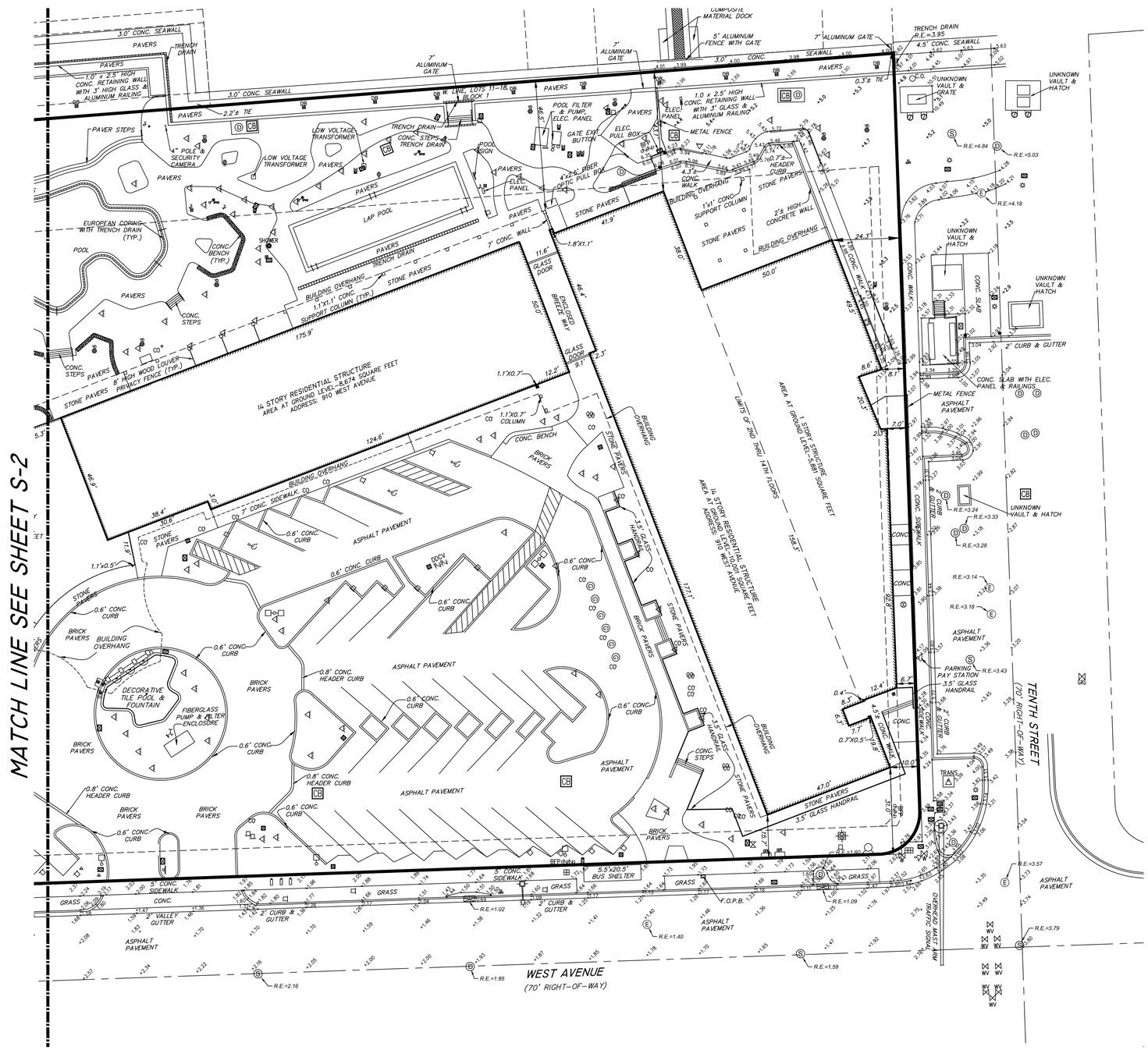
BOUNDARY & TOPOGRAPHIC SURVEY

NOTE:

SEE SHEET S-1 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION & SURVEYOR'S CERTIFICATION.

SEE SHEET S-2 FOR SURVEYOR'S NOTES & REMAINDER OF SITE LOCATIONS.

0 20' 40'
GRAPHIC SCALE IN FEET



ABBREVIATION LEGEND

FND	FOUND
F.O.P.B.	FIBER OPTIC PULL BOX
LB	LICENSE BUSINESS
(C)	CALCULATED INFORMATION
(M)	MEASURED INFORMATION
(P)	PLAT INFORMATION
PBSJ	POST, BUCKLEY SCHUH & JERNIGAN
O/S	OFFSET
I.P.	IRON PIPE
N/D	NAIL & DISC
(NAD)	NORTH AMERICAN DATUM
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SYMBOL LEGEND

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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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

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