

880

SCOPE OF WORK

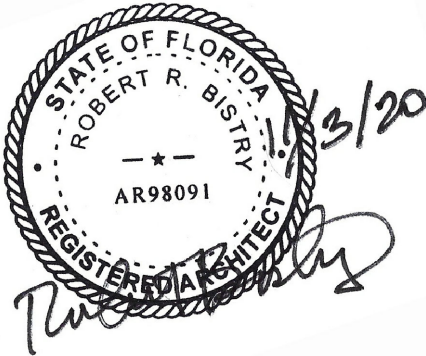
NEW CONSTRUCTION OF
36 UNIT MULTI-FAMILY 4 STORY STRUCTURE
INCLUDING 3,650 SF GROUND LEVEL RETAIL
AND COURTYARD

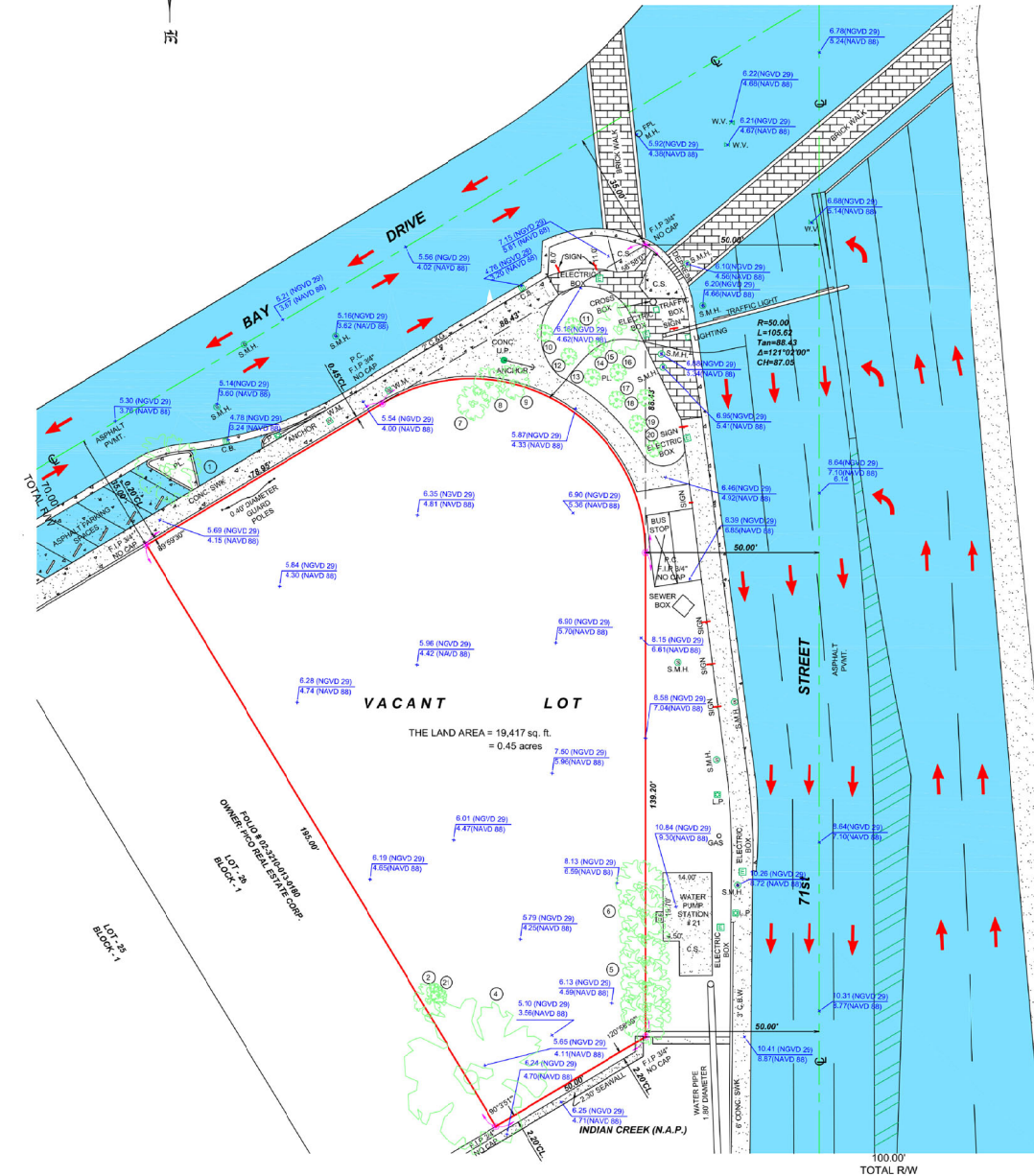
880 71st Street
Miami Beach, FL

FINAL SUBMITTAL
HPB-20-0431
11.09.2020

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SURVEYOR'S CERTIFICATE:

The undersigned, being a registered Land Surveyor of the State of Florida, certifies to:
COLLIER COUNTY, ASSOCIATES LLP; AND
FIRST AMERICAN TITLE INSURANCE COMPANY; AND
FLORIDA COMMUNITY BANK, N.A.; TRICORA-ATLANTA;
AND
RG NORMANDY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BAY DR. LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPSMS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, in square feet, and items 5 through 8, in acres.

DATE OF SURVEY: 11/17/2019
BY: J. W. COLEMAN, P.E., S.F.
TABLE A THEREOF

The field work was completed on:

1. All monuments were placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or survey records.
2. The property has direct access to and from publicly used and maintained streets or highways known as Bay Drive.
3. The property described on this survey does lie within a special flood hazard area as defined by the Federal Emergency Management Agency; the property lies within zone "A2" of the Flood Insurance Rate Map (FIRM) identified as "170301C" and is subject to or suffers from flooding having a base flood of 8.0 feet, bearing an effective date of 09/11/2009.
4. The land area of the subject property is in total + 15,417 square feet or + 0.45 acres and is

5. NAVD 1929 BENCHMARK: USCGS M 313
8# WAVE USCGS M 313
ELEVATION 4.47' (NGVD 1929)
2.33' (NGVD 1988)
LOCATION VICINITY OF NORMANDY DR & RUE VENDOME
COMMENTS BRASS DISC AT SW CORNER OF PUMP STATION

6. (a) The location of the subject property is in Zone CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.
Setbacks are as per City of Miami Beach FL.:
(CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.)
SETBACK REQUIREMENTS

At-grade parking lot on the same lot	Front 5 feet	Side, Interior 5 feet	Side, Facing a St 5 feet	5 feet if abutting an alleyway
Subterranean (non-oceanfront)	0 feet	0 feet	0 feet	0 feet
Pedestal and tower (non-oceanfront)		10 feet when abutting a resid district	10 feet when abutting a resid district	5 feet 10 feet a abutting a resid district
Subterranean (non-oceanfront) (oceanfront)	Pedestal 15' Tower 20'+1' for every 1' increase	notwithstanding the foregoing rooftop ap	10 feet	25% of lot, depth 75 feet min

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.

7. (a) Exterior dimensions of all building a ground level. N/A
- (b) Square footage of: N/A
- (c) Exterior footprint of all buildings at ground level of first floor. N/A
8. No. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc. None.
9. There are No regular parking spaces and No marked handicapped parking spaces on the subject property.
10. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property.
11. Water Meter, Utility Pole, Sanitary Manhole, Sign, Catch Basin and electric services of public utilities are available at the boundary of the property in the locations as shown on the map.
12. Names of adjoining owners of platted lands according to current public records: Shown on Survey
13. Distance to the nearest intersecting street as specified by the client. (N/A)
14. No observed evidence of current earth moving work, building construction or building additions.
15. Proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs. (N/A)
16. Other notes or comments: No other notes or comments were submitted by the respondent. Subsequent to the survey.

TITLE COMMITMENT NOTES:
That I have reviewed the commitment and all items are shown on the Survey.
The items shown here forth are per schedule BII of First America Title Insurance Company
Commitment Order No:5011612-1162-3781764. Customer Reference Number: 4163-12.First American
Commitment Number: 1062-3781764.Effective Date: May 24, 2017, at 08:00 AM

**ITEMS No 9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS,EASEMENTS AND OTHER MATTERS
SHOWN ON THE PLAT OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, AS RECORDED IN:**
ITEMS No 9. Affects Subject Property. Shown on Survey.As recorded in P.B 25. PG. 60.

ABERREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHEED.
ASPH = ASPHALT.
B.C.B = BLOCK CORNER.
BLOG = BUILDING.
B.M = BENCH MARK
B.O.B = BASIS OF BEARINGS.
C = CALCULATOR.
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH = CHORD.
CH.B = CHORD BEARING.
CL = CLEAR
C.L.F = CHAIN LINK FENCE.
C.M = CURB MAINTENANCE EASEMENT.
CONC. = CONCRETE

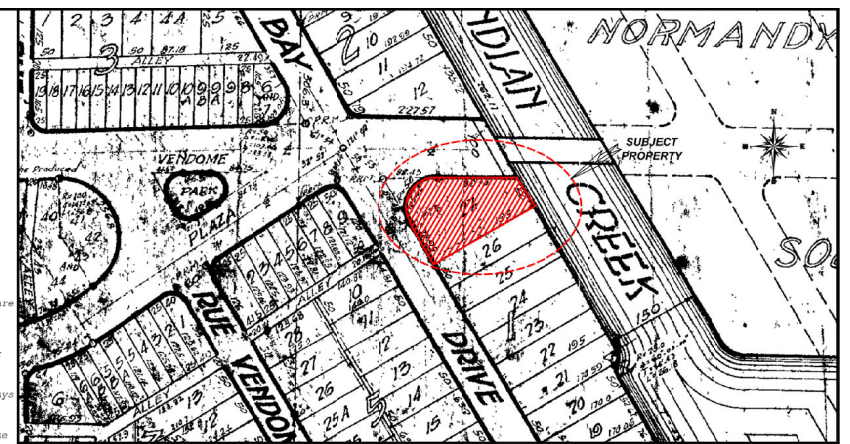
C.P. = CONC. PORCH.
C.C. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENT.
D.V. = DRIVEWAY
D. = DEGREE.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENC. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F. = FOUND FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
F.C.O. = FIREFRY CORNER
FNI = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.

H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS
L.F. = LIGHT POLE.
L.P.E. = LOWEST POINT ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NORTH
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVR = OVERHANG

P.L. = PLANTER.
 P/L = PROPERTY LINE.
 P.C.C. = POINT OF CUMULATIVE CURVE.
 P.C. = POINT OF CURVE.
 PT. = POINT OF TANGENCY.
 POC = POINT OF CURVE OR TANGENCY.
 POB = POINT OF BEGINNING.
 P.R.C. = POINT OF REVERSE CURVE.
 P.B. = PLAT BOOK.
 PG. = PAGE.
 PKWY. = PARKWAY.
 PERM. = PERMANENT REFERENCE MONUMENT.
 P.L.S. = PROFESSIONAL LAND SURVEYOR.
 R. = RECORDED DISTANCE.
 R.R. = RAIL ROAD.
 RES. = RESIDENCE.
 R/W = RIGHT-OF-WAY.
 RAD. = RADIUS OF RADIAL.
 R.P. = RADIIUS POINT.
 RGE. = RANGE.

C. = SECTION.
 T. = STORY.
 C. = STREET TRAFFIC CONTROL
 K. = SIDEWALK.
 P. = SET IRON PIPE I.B. #6044.
 S. = SON.
 S. = SECONDS
 T. = TANGENT.
 T. = TOWNSHIP.
 U. = UTILITY.
 P. = UTILITY POLE.
 M. = WATER METER.
 F. = WOOD FENCE.
 S. = WOOD SHED.
 W. = WEST.

- = CEYTRA ANGLE.
- = CENTER LINE.
- = ANGLE
- = WOOD FENCE.
- = CHAIN LINK FENCE.
- = C & B HALL (C & B.W.)
- = EXISTING ELEVATIONS.
- = PROPOSED ELEVATIONS.
- = TRAFFIC FLOW
- = DRAINAGE MI
- = SANITARY SEWER MANHOLE
- = GRATCH BASIN
- = FIRE HYDRANT
- = UTILITY POLE
- = HANDICAPPED PARKING SPACE



LOCATION SKETCH 1" : N.T.S.

LEGAL DESCRIPTION:

THIS LEGAL DESCRIPTION IS PER FIRST AMERICAN TITLE COMMITMENT COMPANY No. 501'612-1062-3781764 AND IS AS FOLLOWS:

LOT 27, BLOCK 1 OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

No.	TREE NAME	DIAMETER (")	HEIGHT (')	SPREAD (')
1	MAHOGANY	1.00	25.00	—
2	CABBAGE PALM	1.40	30.00	10.00
3	—	—	—	—
4	FICUS	7.00	35.00	45.00
5	BUTTON MANGROVE	0.70	12.00	20.00
6	BUTTON MANGROVE	0.70	12.00	15.00
7	CABBAGE PALM	1.50	15.00	10.00
8	STRANGLER FIG	1.20	23.00	10.00
9	CABBAGE PALM	1.50	15.00	10.00
10	CHRISTMAS PALM	0.70	30.00	5.00
11	CHRISTMAS PALM	0.70	30.00	5.00
12	CHRISTMAS PALM	0.70	30.00	5.00
13	CHRISTMAS PALM	0.70	30.00	5.00
14	CHRISTMAS PALM	0.70	30.00	5.00
15	ROYAL PALM	1.40	25.00	15.00
16	CHRISTMAS PALM	0.70	30.00	6.00
17	CHRISTMAS PALM	0.70	30.00	6.00
18	CHRISTMAS PALM	0.70	30.00	6.00
19	CHRISTMAS PALM	0.70	30.00	6.00
20	CHRISTMAS PALM	0.70	30.00	6.00
21	CHRISTMAS PALM	0.70	30.00	6.00

Prepared For:
GALBUT WALTERS AND ASSOCIATES LLP

Client Ref. No: KG²1, LLC

Project Address:
880 71 ST MIAMI ,FL.33132
Project Location:

MIAMI
STATE: FL. ZIP: 33132

Job Number: 17-0000618-2

PROFESSIONAL LAND SURVEYOR
& MAPPER


GEORGE IBARRA
P.L.S. No. 2534 (STATE OF FLORIDA)

Drwn By:	Date: 06-06-2017
	Revision:
	Date: 10-06-2020

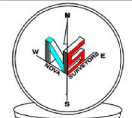
R.CH.	Date:10-05-2020
	Revision:
	Date:10-15-2020

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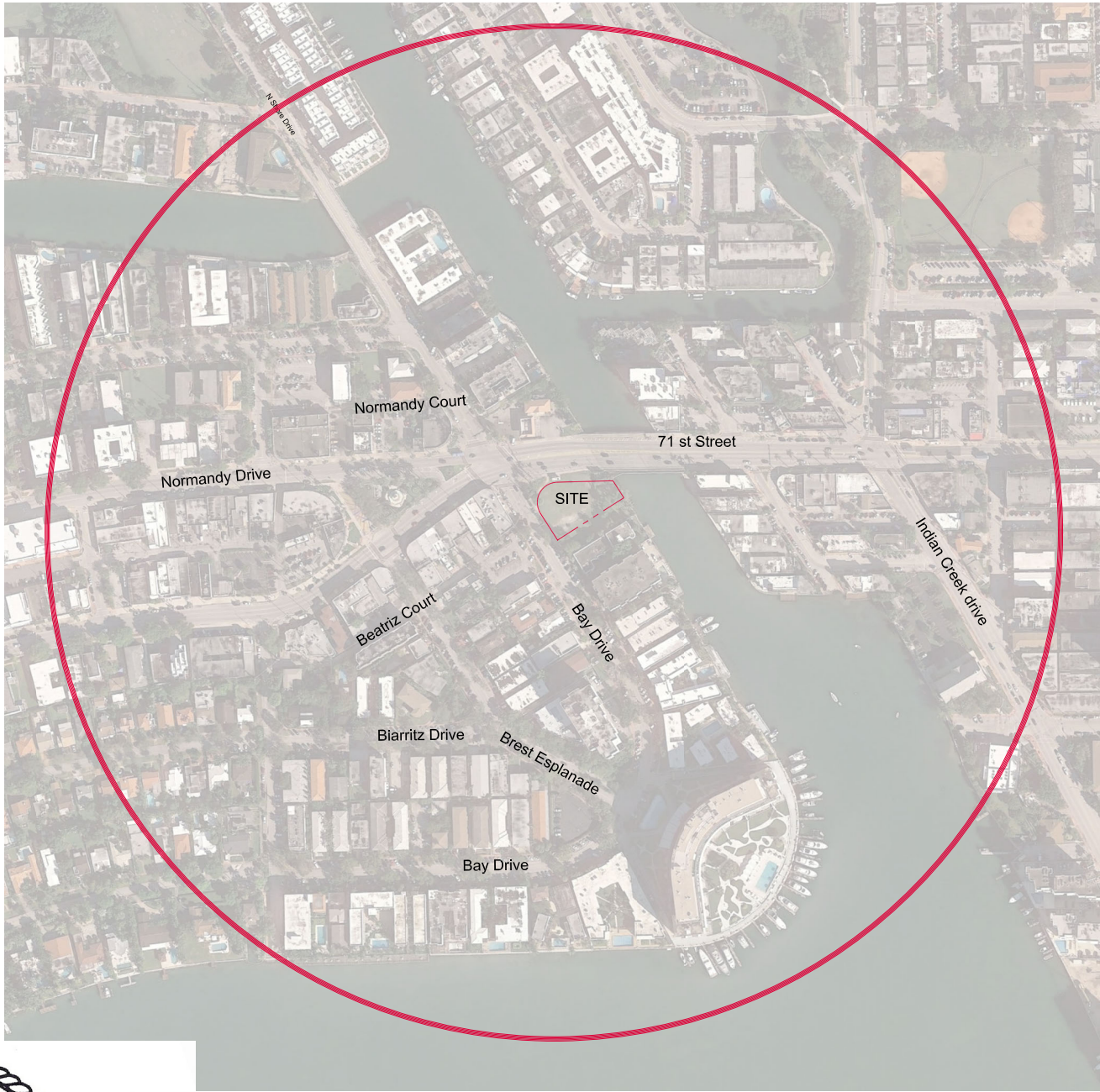
1355 N.W. 97th AVENUE SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2660 FAX (305) 264-0229



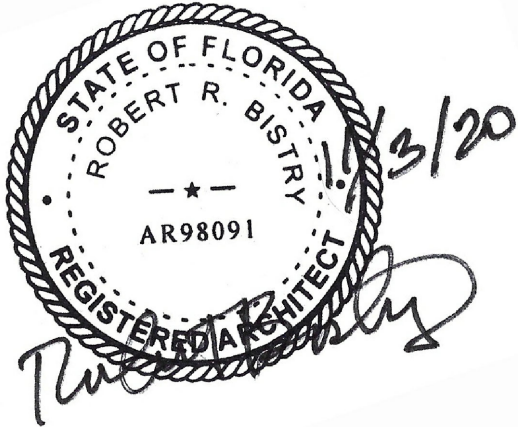
**Nova
Surveyors Inc.
LAND SURVEYORS**



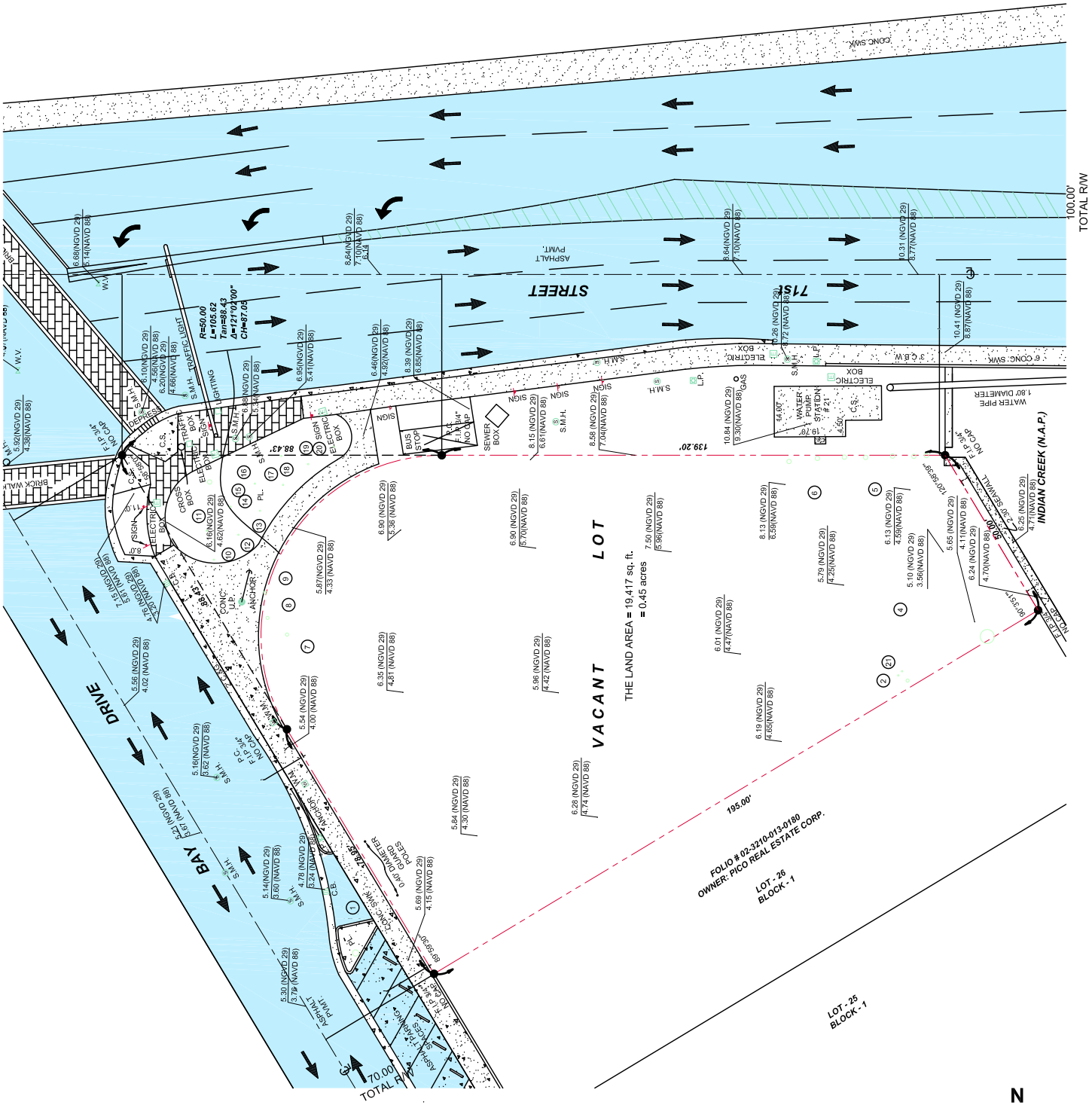
SITE SURVEY AND LEGAL DESCRIPTION



CONTEXT LOCATION PLAN
1/2 MILE RADIUS



FINAL SUBMITTAL 11.09.20



SURVEY
Scale: 1"=40'-0"

BUILT FORM
ARCHITECTURE



VIEW LOOKING SOUTH



AERIAL VIEW



FINAL SUBMITTAL 11.09.20

BUILT FORM
ARCHITECTURE



PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04

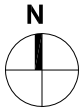
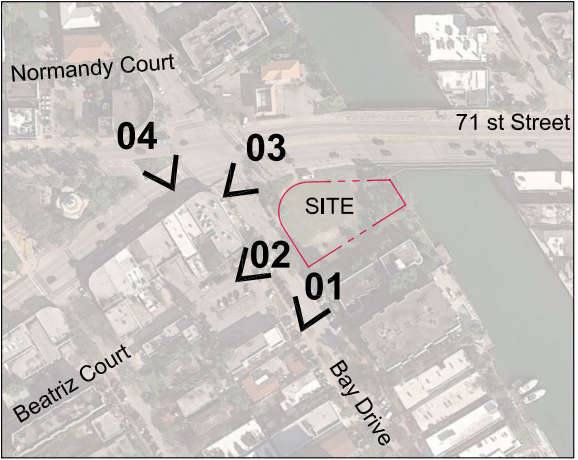


PHOTO KEY PLAN
BUILT FORM
ARCHITECTURE

FINAL SUBMITTAL 11.09.20



PHOTO 05



PHOTO 06



PHOTO 07

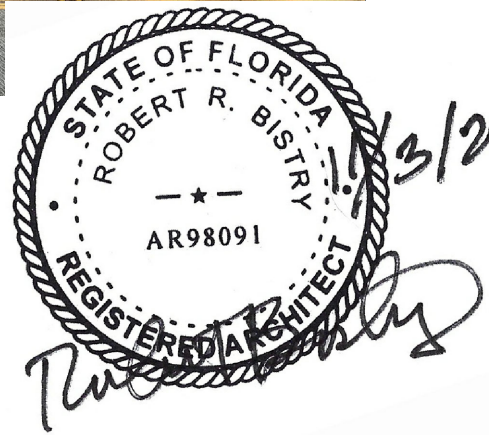


PHOTO 08



PHOTO 09

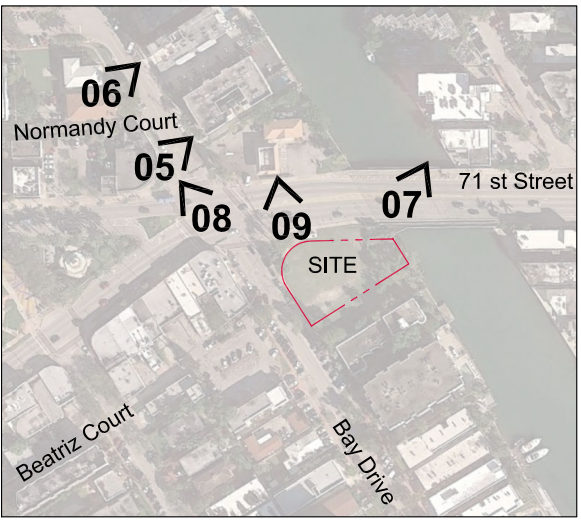


PHOTO KEY PLAN

FINAL SUBMITTAL 11.09.20