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 (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- 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
- PB denotes PLAT BOOK
- PG denotes PAGE
- POC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OHW denotes OVERHEAD UTILITY WIRES
- ORB denotes OFFICIAL RECORDS BOOK
- CBS denotes CONCRETE BLOCK STRUCTURE
- CONC denotes CONCRETE
- CLF denotes CHAINLINK FENCE
- 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
- CI denotes CURB INLET
- 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) 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 Tnagency

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, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE ROADWAY OF THE ORIGINAL MIAMI COUNTY CAUSEWAY VIADUCT AND THE FACE OF THE WEST BRIDGE ABUTMENT, RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID ROADWAY PRODUCED, A DISTANCE OF 58.70 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 64.75 FEET TO A POINT, SAID BEING THE POINT OF BEGINNING (1); THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 117.78 FEET TO THE POINT OF BEGINNING OF CUT-OUT PARCEL OF LAND HEREIN DESCRIBED,

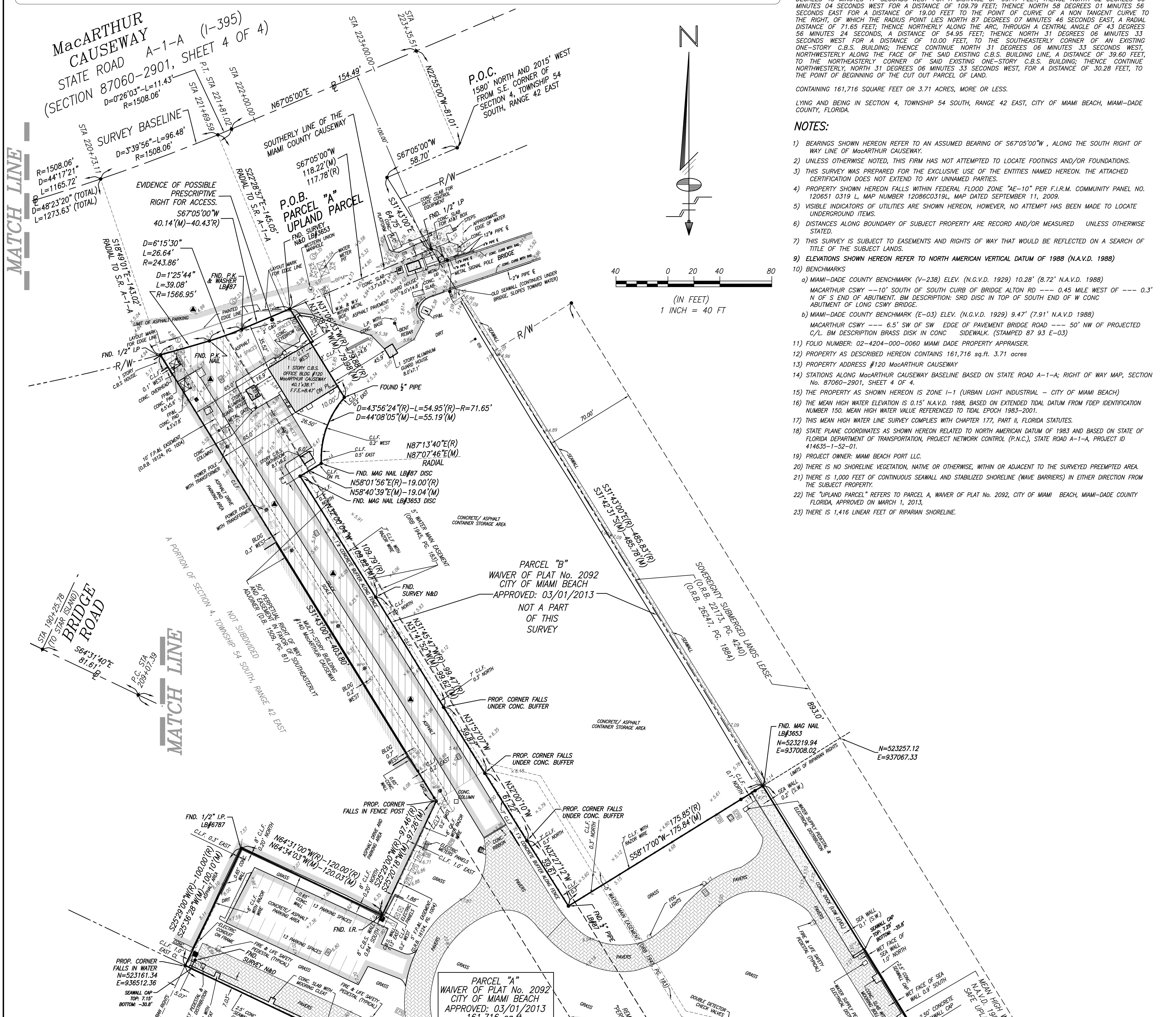
FROM SAID POINT OF BEGINNING; THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 40.43 FEET; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 30 SECONDS AND A RADIUS OF 243.86 FEET, A DISTANCE OF 26.64 FEET TO A POINT; SAID POINT BEING THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 44 SECONDS AND A RADIUS OF 1,566.95 FEET, A DISTANCE OF 39.08 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 403.80 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 97.46 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE MUNICIPAL CHANNEL A DISTANCE OF 832.55 FEET (RECORD AND LEGAL DESCRIPTION) 832.55 FEET (CALCULATE) TO A POINT; THENCE RUN NORTH 31 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 583.57 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 175.85 FEET; THENCE NORTH 32 DEGREES 27 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 59.61 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 61.22 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 59.87 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 99.47 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 109.79 FEET; THENCE NORTH 58 DEGREES 01 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 87 DEGREES 07 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 71.65 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43 DEGREES 56 MINUTES 24 SECONDS, A DISTANCE OF 54.95 FEET; THENCE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 10.00 FEET, TO THE SOUTHEASTERLY CORNER OF AN EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, NORTHWESTERLY ALONG THE FACE OF THE SAID EXISTING C.B.S. BUILDING LINE, A DISTANCE OF 39.60 FEET, TO THE NORTHEASTERLY CORNER OF SAID EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTHWESTERLY, NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 30.28 FEET, TO THE POINT OF BEGINNING OF THE CUT OUT PARCEL OF LAND.

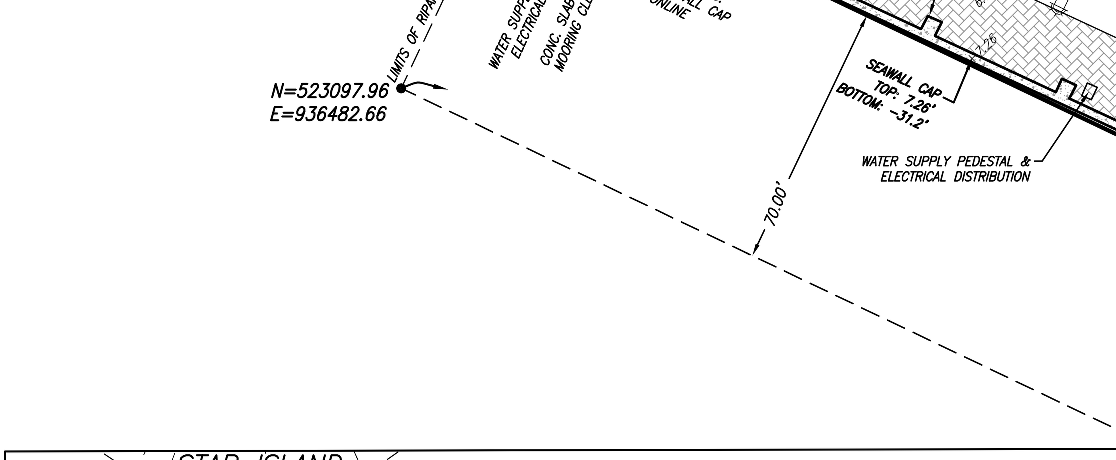
CONTAINING 161,716 SQUARE FEET OR 3.71 ACRES, MORE OR LESS.

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 12086C0319L, 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.
9) **ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988)**
10) BENCHMARKS
    a) MIAMI-DADE COUNTY BENCHMARK (V-238) ELEV. (N.G.V.D. 1929) 10.28' (8.72' N.A.V.D. 1988)
    MACARTHUR CSWY --10' SOUTH OF SOUTH CURB OF BRIDGE ALTON RD --- 0.45 MILE WEST OF --- 0.3' N OF S END OF ABUTMENT. BM DESCRIPTION: SRD DISC IN TOP OF SOUTH END OF W CONC ABUTMENT OF LONG CSWY BRIDGE.
    b) MIAMI-DADE COUNTY BENCHMARK (E-03) ELEV. (N.G.V.D. 1929) 9.47' (7.91' N.A.V.D 1988)
    MACARTHUR CSWY --- 6.5' SW OF SW EDGE OF PAVEMENT BRIDGE ROAD --- 50' NW OF PROJECTED C/L. BM DESCRIPTION BRASS DISK IN CONC SIDEWALK. (STAMPED 87 93 E-03)
11) FOLIO NUMBER: 02-4204-000-0060 MIAMI DADE PROPERTY APPRAISER.
12) PROPERTY AS DESCRIBED HEREON CONTAINS 161,716 sq.ft. 3.71 acres
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 414635-1-52-01.
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.





SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON 10-19-20. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

CERTIFY TO:

- MIAMI BEACH PORT LLC
- BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA.
- CITY OF MIAMI BEACH

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
02/27/2017	206738	2206-B PG.75	UPDATE OF ENTRY AREA AND WEST BRIDGE END	E.M.
07/25/2018	208870	2265- PG.55	UPDATE TERMINAL ISLAND BOUNDARY SURVEY	E.M.
12/03/2018			UPDATE TERMINAL ISLAND BOUNDARY SURVEY	E.M.
07/30/2019			UPDATE TERMINAL ISLAND BOUNDARY SURVEY	MSJ
03/20/2020			UPDATE TERMINAL ISLAND BOUNDARY SURVEY	CSJ
10/19/2020	212637	2255C-PG.56	UPDATE SURVEY	N.R.C.
01/29/2021	212637	2255C-PG.55	UPDATE PAINT MARKS STRIPE	E.M.
07/24/2021			UPDATE SURVEY	

FILE NO. AJ-4956B

BOUNDARY SURVEY

LYING AND BEING IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

THIS IS A BOUNDARY SURVEY

Drawn By: J.G.H	Survey Date: 04/22/2013	Checked By: M.S.J.	Date: 04/29/13
Order No. 201353	F.B. No.: 2207 56	Scale:	AS SHOWN
File No.	AJ-4956B	Sheet 1 of 1 Sheet(s)	

K:\045442\TERMINAL ISLAND WAIVER\SURVEY NAVD 1988 SUBMERGED LAND LEASE\DWG\BOUNDARY SURVEY PARCEL A (NAVD 88) (01-29-2021).dwg, 7/27/2021 6:16:27 PM, Bluebeam PDF