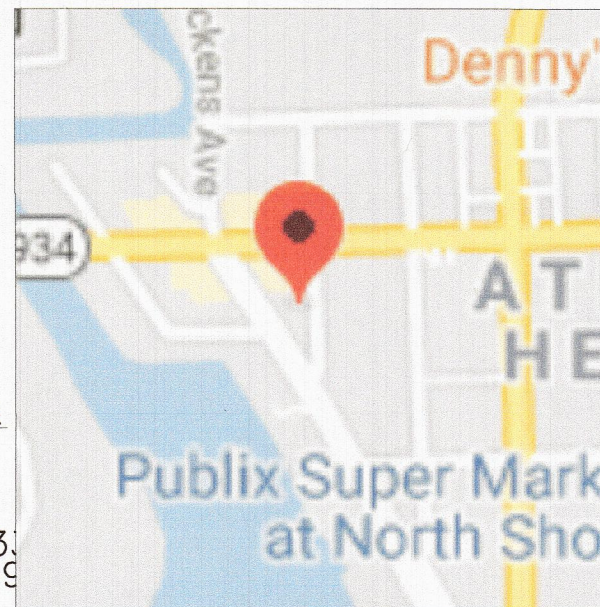
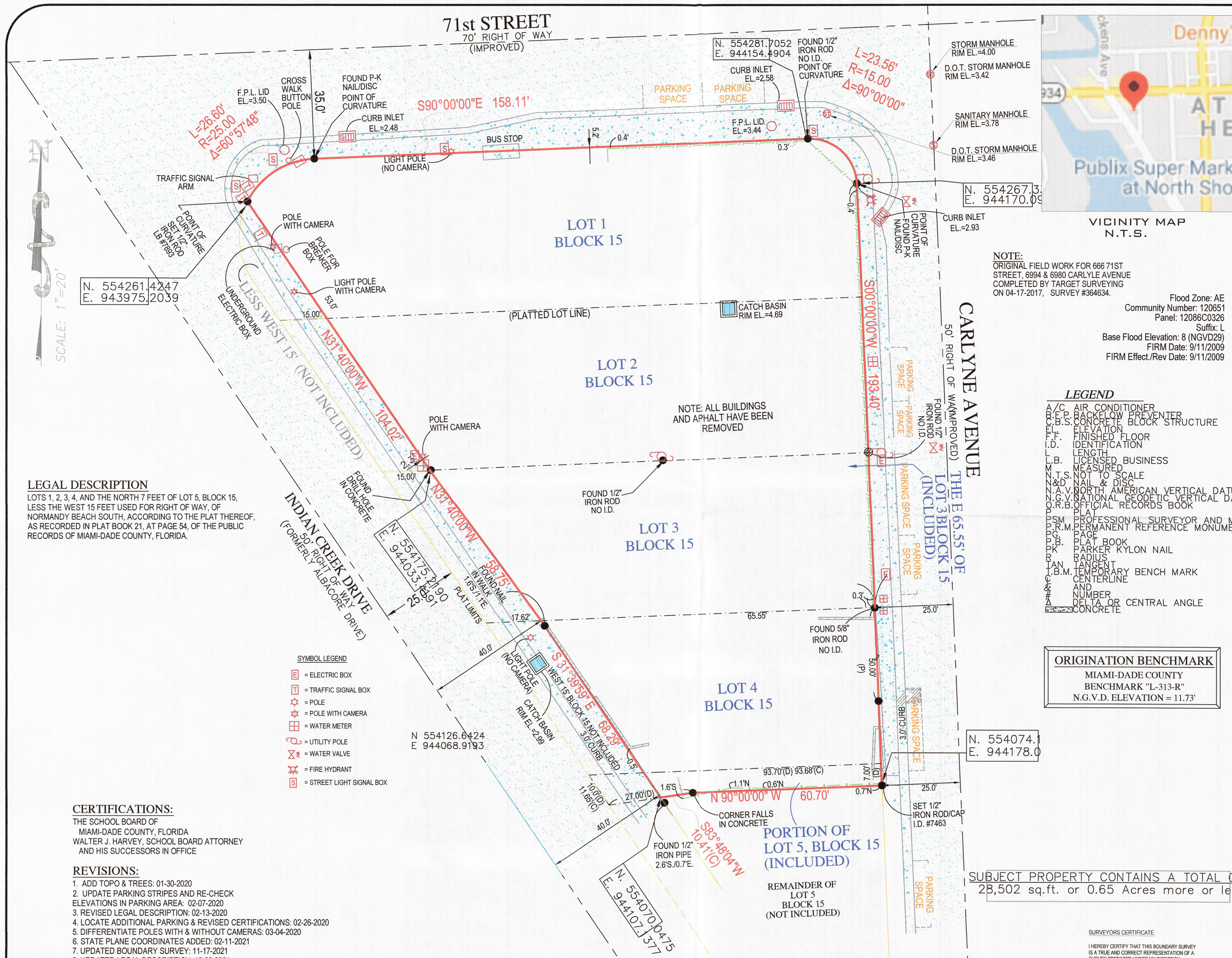




VICINITY MAP
N.T.S.

NOTE:
ORIGINAL FIELD WORK FOR 666 71ST
STREET, 6994 & 6980 CARLYLE AVENUE
COMPLETED BY TARGET SURVEYING
ON 04-17-2017, SURVEY #364634.

Flood Zone: AE
Community Number: 120651
Panel: 12086C0326
Suffix: L
Base Flood Elevation: 8 (NGVD29)
FIRM Date: 9/11/2009
FIRM Effect/Rev Date: 9/11/2009

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.E. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L.B. LICENSED BUSINESS
- M.S. MEASURED
- N.T.S. NOT TO SCALE
- N&D NAIL & DISC
- N.A.V. NORTH AMERICAN VERTICAL DATUM
- N.G.V. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.L. PLAT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- P.B. BENCHMARK
- T.B.M. TEMPORARY BENCH MARK
- C.C. CENTERLINE
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE

ORIGINATION BENCHMARK

MIAMI-DADE COUNTY
BENCHMARK "L-313-R"
N.G.V.D. ELEVATION = 11.73'

SUBJECT PROPERTY CONTAINS A TOTAL OF:
28,502 sq.ft. or 0.65 Acres more or less

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth Osborne*
KENNETH OSBORNE, PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, AND THE NORTH 7 FEET OF LOT 5, BLOCK 15,
LESS THE WEST 15 FEET USED FOR RIGHT OF WAY, OF
NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SYMBOL LEGEND

- [E] = ELECTRIC BOX
- [T] = TRAFFIC SIGNAL BOX
- [P] = POLE
- [P/C] = POLE WITH CAMERA
- [W] = WATER METER
- [U] = UTILITY POLE
- [V] = WATER VALVE
- [H] = FIRE HYDRANT
- [S] = STREET LIGHT SIGNAL BOX

CERTIFICATIONS:

THE SCHOOL BOARD OF
MIAMI-DADE COUNTY, FLORIDA
WALTER J. HARVEY, SCHOOL BOARD ATTORNEY
AND HIS SUCCESSORS IN OFFICE

REVISIONS:

1. ADD TOPO & TREES: 01-30-2020
2. UPDATE PARKING STRIPES AND RE-CHECK
ELEVATIONS IN PARKING AREA: 02-07-2020
3. REVISED LEGAL DESCRIPTION: 02-13-2020
4. LOCATE ADDITIONAL PARKING & REVISED CERTIFICATIONS: 02-26-2020
5. DIFFERENTIATE POLES WITH & WITHOUT CAMERAS: 03-04-2020
6. STATE PLANE COORDINATES ADDED: 02-11-2021
7. UPDATED BOUNDARY SURVEY: 11-17-2021
8. UPDATED LEGAL DESCRIPTION: 12-02-2021

NOTES:

1. LEGAL DESCRIPTION CREATED BY REQUEST OF CLIENT.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH PROPERTY LINE, HAVING AN ASSUMED BEARING OF N90°00'00"W.

BOUNDARY SURVEY OF
666 71ST STREET
6994 & 6980 CARLYLE AVENUE
6973 INDIAN CREEK DRIVE
MIAMI BEACH, FL 33141
PREPARED FOR:

TOWNCENTER GATEWAY PROJECT

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

COMPASS
SURVEYING
WWW.COMPASSSURVEYING.NET