

BOUNDARY AND TOPOGRAPHIC SURVEY

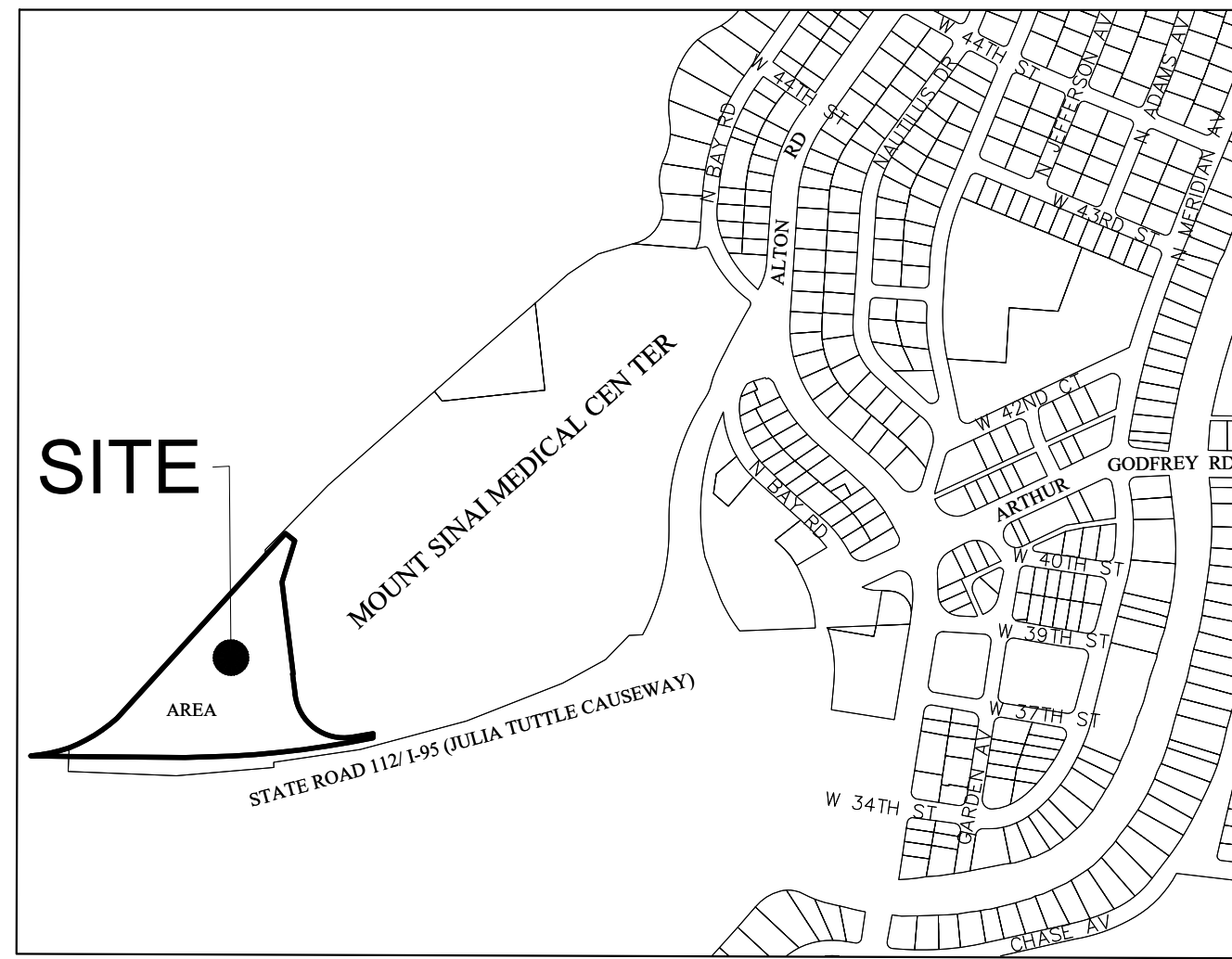
MOUNT SINAI MEDICAL CENTER, 4300 ALTON ROAD, MIAMI BEACH, FLORIDA.

SURVEYOR'S NOTES:

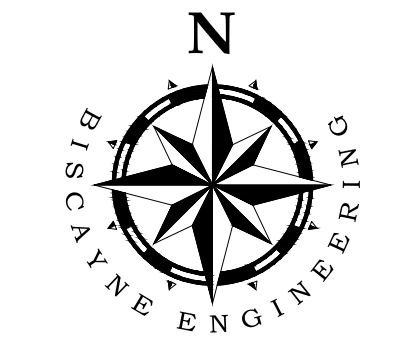
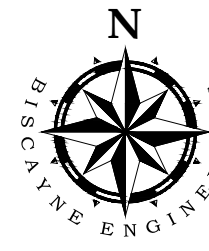
- 1- THIS SITE IS A COMBINATION OF ISLANDS (COLLINS ISLAND, JOHN ISLAND), SUBDIVIDED LANDS (PORTIONS OF PLAT BOOK 8, PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SOVEREIGNTY SUBMERGED LANDS.
- 2- THE PURPOSE OF THIS SURVEY IS TO DEPICT TOPOGRAPHIC INFORMATION OF A PORTION OF MOUNT SINAI MEDICAL CENTER- PARKING AREA, MIAMI BEACH, FL.
- 3- BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD), 1983 OF 2011 ADJUSTMENT.
- 4- DIMENSIONS, ELEVATIONS, AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), LEVELING INSTRUMENT, AND MEASURING TAPE, UNLESS OTHERWISE NOTED.
- 5- THE ACCURACY OF SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.1 FEET HORIZONTALLY, ± 0.05 FEET VERTICALLY ON HARD SURFACES AND ± 0.2 FEET ON GROUND SURFACES.
- 6- ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
 - A) BM NAME: "MDC D106", ELEVATION=1.65' (NAVD88). FOUND PK NAIL & WASHER AT NE CORNER OF STORM DRAIN ON ALTON RD AT W 43 ST.
 - B) BM NAME: "MDC D131", ELEVATION=7.18' (NAVD88). FOUND PK NAIL & WASHER IN CATCH BASIN AT SW CORNER OF BRIDGE ON ALTON RD AND CHASE AVE.
- 7- UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY INFRAMAP CORPORATION ON 07/21/2021 (INFRAMAP PROJECT NUMBER PF 21076) AND LOCATED BY BISCAZYNE ENGINEERING.
- 8- REFERENCE DOCUMENTS:
 - a) F.D.O.T. RIGHT-OF-WAY CONTROL SURVEY, STATE ROAD NO. 907, F.P. NO. 430444-1.
 - b) F.D.O.T. FIELD BOOK 61802 SR 112
 - c) F.D.O.T. FIELD BOOK 64306 PG. 49 SR 112
 - d) F.D.O.T. PROJECT CONTROL S.R. 112 FP430444-3-52-01
- 9- FEMA FLOOD ZONE INFORMATION: COMMUNITY NUMBER: 120651, COMMUNITY NAME: CITY OF MIAMI, FLOOD ZONE: "AE", BASE FLOOD ELEVATION = 7 FEET, MAP NUMBER: 12086C030SL AND 12086C037L, MAP REVISED: SEPTEMBER 11, 2009.
- 10- THIS IS NOT A MEAN HIGH WATER LINE SURVEY
- 11- ZONING INFORMATION: PER CITY OF MIAMI BEACH CODE OR ORDINANCES SECTION 142-452 THE MOUNT SINAI PROPERTY IS ZONED HD HOSPITAL DISTRICT.
- 12- VISIBLE STRIPED PARKING SPACES AND DESIGNATED HANDICAP SPACES WERE OBSERVED WITHIN THE SUBJECT PROPERTY AND ARE SHOWN HEREON: 754 PARKING SPACES.

LEGAL DESCRIPTION:

COMMENCE AT A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 112 (I-195) / JULIA TUTTLE CAUSEWAY AT BASELINE STATION 163+61.25 AS SHOWN ON SHEET 3 OF 7 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY FOR STATE ROAD 907 / ALTON ROAD, REFERENCE FINANCIAL PROJECT NO. 430444-1, SECTION NO. 87037-001, COMPLETED ON 06-16-2020 THENCE S88°37'04" E, ALONG SAID BASELINE, A DISTANCE OF 756.33 FEET TO BASELINE STATION 171+17.58; THENCE N01°22'56" E, DEPARTING SAID BASELINE, AT RIGHT ANGLES TO SAID BASELINE, A DISTANCE OF 262.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S01°22'56" W A DISTANCE OF 16.79 FEET; THENCE S80°22'10" W A DISTANCE OF 81.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 187.00 FEET AND A CENTRAL ANGLE OF 92°29'01"; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 301.84 FEET TO THE POINT OF TANGENCY; THENCE N07°08'49" W A DISTANCE OF 80.70 FEET; THENCE N73°13'51" E A DISTANCE OF 2.46 FEET; THENCE NORTH 06°58'30" WEST FOR A DISTANCE OF 351.42 FEET; THENCE NORTH 17°16'39" EAST FOR A DISTANCE OF 164.53 FEET; THENCE NORTH 51°25'16" WEST FOR A DISTANCE OF 45.84 FEET TO THE WESTERLY FACE OF A CONCRETE SEAWALL; THE NEXT FIVE COURSES ARE APPROXIMATELY ON THE EASTERLY FACE OF SAID CONCRETE SEAWALL; (1) THENCE SOUTH 42°32'46" WEST FOR A DISTANCE OF 216.26 FEET; (2) THENCE SOUTH 42°03'25" WEST FOR A DISTANCE OF 98.79 FEET; (3) THENCE SOUTH 41°45'22" WEST FOR A DISTANCE OF 191.55 FEET; (4) THENCE SOUTH 42°12'16" WEST FOR A DISTANCE OF 401.86 FEET TO A POINT OF CURVATURE FOR A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 553.88 FEET AND A CENTRAL ANGLE OF 42°23'30"; WHOSE CENTER BEARS NORTH 47°02'59" WEST FROM SAID POINT; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 409.80 FEET TO A POINT OF NON-TANGENCY WITH SAID LIMITED ACCESS RIGHT OF WAY LINE FOR THE JULIA TUTTLE CAUSEWAY AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY, FOR STATE ROAD NO. 907, SECTION 87037-001, FINANCIAL PROJECT (F.P.) NO. 430444-1, THE NEXT TWO COURSES ARE ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE FOR THE JULIA TUTTLE CAUSEWAY; (1) THENCE SOUTH 89°19'17" EAST, FOR A DISTANCE OF 520.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH AND HAVING FOR ITS ELEMENTS A RADIUS OF 3703.72 FEET AND A CENTRAL ANGLE OF 12°20'61"; (2) THENCE NORTHEASTERLY THROUGH AN ARC DISTANCE OF 789.03 FEET TO THE POINT OF BEGINNING.

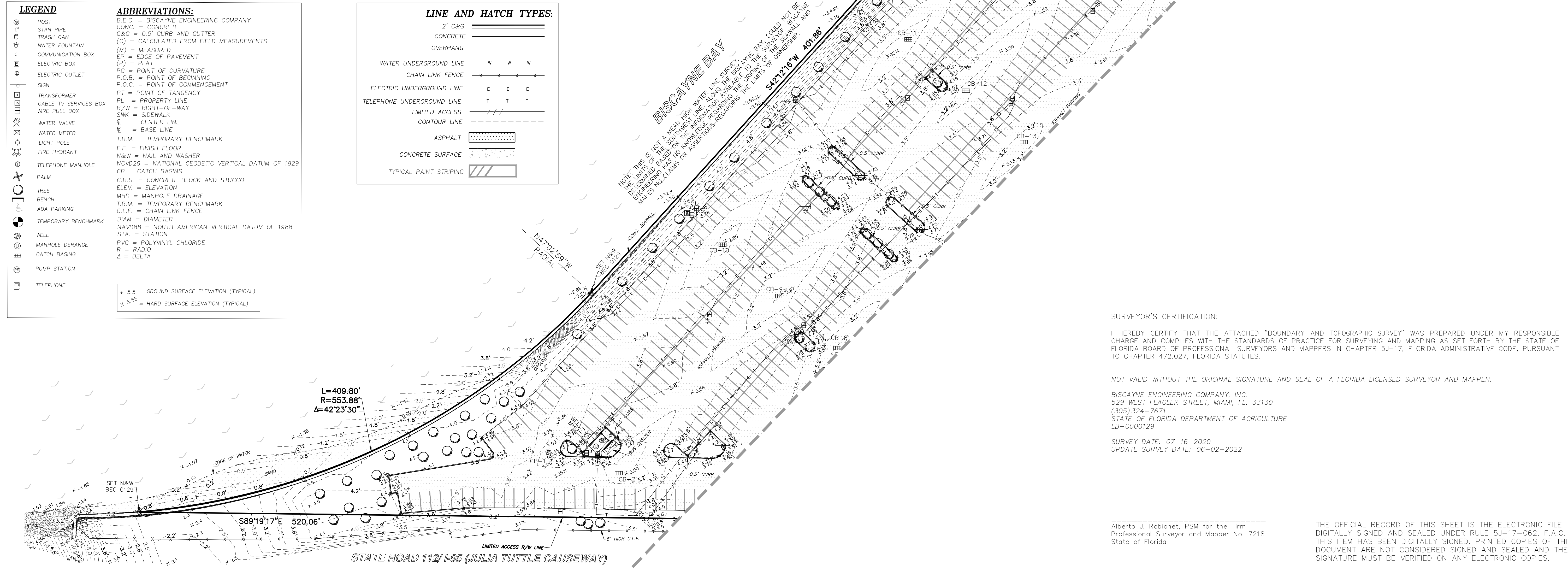


LOCATION MAP NOT TO SCALE



LEGEND	ABBREVIATIONS:
⊕ POST	B.E.C. = BISCAZYNE ENGINEERING COMPANY
⊕ STAIN PIPE	CONC. = CONCRETE
⊕ TRASH CAN	C&G = 0.5' CURB AND GUTTER
⊕ WATER FOUNTAIN	(C) = CALCULATED FROM FIELD MEASUREMENTS
⊕ COMMUNICATION BOX	(M) = MEASURED
⊕ ELECTRIC BOX	EP = EDGE OF PAVEMENT
⊕ ELECTRIC OUTLET	(P) = PLAT
⊕ TRANSFORMER	PC = POINT OF CURVATURE
⊕ CABLE TV SERVICES BOX	P.O.B. = POINT OF BEGINNING
⊕ WIRE PULL BOX	P.O.C. = POINT OF COMMENCEMENT
⊕ WATER VALVE	PT = POINT OF TANGENCY
⊕ WATER METER	PL = PROPERTY LINE
⊕ LIGHT POLE	R/W = RIGHT-OF-WAY
⊕ FIRE HYDRANT	SWK = SIDEWALK
⊕ TELEPHONE MANHOLE	C = CENTER LINE
⊕ PALM	BL = BASE LINE
⊕ TREE	T.B.M. = TEMPORARY BENCHMARK
⊕ BENCH	F.F. = FINISH FLOOR
⊕ ADA PARKING	N&W = NAIL AND WASHER
⊕ TEMPORARY BENCHMARK	NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
⊕ WELL	CB = CATCH BASIN
⊕ MANHOLE DERANGE	C.B.S. = CONCRETE BLOCK AND STUCCO
⊕ CATCH BASING	ELEV. = ELEVATION
⊕ PUMP STATION	MHD = MANHOLE DRAINAGE
	T.B.M. = TEMPORARY BENCHMARK
	C.L.F. = CHAIN LINK FENCE
	DIAM = DIAMETER
	NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
	STA. = STATION
	PVC = POLYVINYL CHLORIDE
	R = RADIO
	Δ = DELTA
	+ 5.5 = GROUND SURFACE ELEVATION (TYPICAL)
	x 5.5 = HARD SURFACE ELEVATION (TYPICAL)

LINE AND HATCH TYPES:
2' C&G
CONCRETE
OVERHANG
WATER UNDERGROUND LINE
CHAIN LINK FENCE
ELECTRIC UNDERGROUND LINE
TELEPHONE UNDERGROUND LINE
LIMITED ACCESS
CONTOUR LINE
ASPHALT
CONCRETE SURFACE
TYPICAL PAINT STRIPING



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAZYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 07-16-2020
UPDATE SURVEY DATE: 06-02-2022

Alberto J. Robinet, PSM for the Firm
Professional Surveyor and Mapper No. 7218
State of Florida

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C. THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: Jun 22, 2022 - 8:46pm EST FILE: F:\SURVEY\PROJECTS\87037\001\BP140 MOUNT SINAI - AREA 1 - ANNEK LOT 2 - CAD 2 - DWG\02-87140.dwg

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ORDER # 03-87140
DATE: 06-02-22
DRAWN BY: R.C./S.B.
DESIGNED BY: R.C./G.P.
CHECKED BY: S.B./A.R.
APPROVED BY: S.B./A.R.
F.B./P.C.: F.B./P.C.

COMMENTS
UPDATE PARKING SPACES

MOUNT SINAI MEDICAL CENTER
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-7671 FAX (305) 324-0909
449 NW 35TH ST. BOCA RATON, FL 33431
TEL (561) 609-2329
E-MAIL: INFO@BISCAZYNEENGINEERING.COM
WEB: WWW.BISCAZYNEENGINEERING.COM

BISCAYNE ENGINEERS • ENGINEERS PLANNERS

BOUNDARY TOPOGRAPHIC SURVEY

FOR: Mount Sinai Medical Center
SCALE: 1"=40'
SHEET No. 1 OF 2

BOUNDARY AND TOPOGRAPHIC SURVEY

MOUNT SINAI MEDICAL CENTER, 4300 ALTON ROAD, MIAMI BEACH, FLORIDA.

STRUCTURES TABLE				
STRUCTURE NUMBER	RIM ELEV (FEET)	INVERT ELEV (FEET)	PIPE DIAM (INCH)	DIRECTION
CB-1	2.96	-0.49	15	PVC EAST
CB-2	3.01	-0.55	18	PVC EAST
		-0.44	18	PVC NORTHWEST
CB-3	2.91	-0.23	15	PVC EAST
		-0.31	15	PVC BOTTOM
CB-4	2.90	-0.26	15	PVC NORTH
		-0.35	15	PVC SOUTH
MHD-5	4.96	-1.64	15	PVC NORTH
		-0.95	15	PVC BOTTOM
WELL-6	4.90	-5.73		BOTTOM
CB-7	2.88	-0.81	15	PVC NORTH
		-0.34	12	PVC NORTHWEST
CB-8	2.90	-0.42	15	PVC EAST
		-0.34	15	PVC SOUTH
CB-9	2.95	-0.40	15	PVC NORTH
		-0.37	15	PVC WEST
CB-10	2.85	-1.65		BOTTOM
		-0.45	15	PVC SOUTHEAST
CB-11	3.04	-3.25		BOTTOM
		-0.50	15	PVC NORTHWEST
CB-12	3.08	-1.52		BOTTOM
		-0.43	15	PVC NORTH
CB-13	3.03	-0.49	18	PVC EAST
		-0.56	18	PVC SOUTH
CB-14	3.18	-0.24	15	PVC WEST
		-0.37	15	PVC BOTTOM
CB-15	3.31	-0.07	15	PVC NORTH
		-1.25		BOTTOM
CB-16	2.92	-2.89	24	PVC NORTH
		-3.06	24	PVC SOUTH
CB-17	2.63	-3.99		BOTTOM
		-3.18	36	PVC SOUTHEAST
CB-18	2.72	-0.04	15	PVC WEST
		-1.46	15	PVC NORTHWEST
CB-19	2.72	-3.26		BOTTOM
		-1.82	15	PVC NORTH
CB-20	2.72	-2.57	18	PVC SOUTHEAST
		-2.29	15	PVC WEST
CB-21	2.72	-2.62		BOTTOM
		-2.91	15	PVC SOUTHEAST
CB-22	2.72	-4.53		BOTTOM
		-1.00	15	PVC NORTH
CB-23	2.72	-2.50		BOTTOM
		-0.71	15	PVC SOUTH
CB-24	2.72	-2.42		BOTTOM
		-1.15	12	PVC SOUTH
CB-25	2.72	-3.87		BOTTOM
		-4.23		BOTTOM
CB-26	2.72	-0.43	12	PVC NORTH
		-2.51		BOTTOM
CB-27	2.72	-0.83	18	PVC EAST
		-2.56		BOTTOM
CB-28	2.72	-2.10		BOTTOM
		-4.28		BOTTOM
CB-29	2.72	-2.72	36	PVC EAST
		-2.73	36	PVC WEST
CB-30	2.72	-2.69		BOTTOM
		-1.15	15	PVC NORTHWEST
CB-31	2.72	-3.85		BOTTOM
		-1.89	18	PVC EAST
CB-32	2.72	-1.89	18	PVC SOUTH
		-2.98		BOTTOM
CB-33	2.72	-2.98		BOTTOM
		-1.85	15	PVC SOUTHEAST
CB-34	2.72	-2.79		BOTTOM
		-2.65	18	PVC NORTH
CB-35	2.72	-4.05		BOTTOM
		-1.05	24	PVC NORTHWEST
CB-36	2.72	-1.52	15	PVC NORTH
		-2.52		BOTTOM
CB-37	2.72	-1.91	18	PVC SOUTH
		-1.90	18	PVC BOTTOM
CB-38	2.72	-3.63		BOTTOM
		-0.40	15	PVC NORTH
CB-39	2.72	-2.08		BOTTOM
		-0.56	15	PVC WEST
CB-40	2.72	-2.11		BOTTOM
		-1.38	15	PVC NORTH
CB-41	2.72	-1.28	15	PVC SOUTH
		-4.82		BOTTOM
CB-42	2.72	-4.82		BOTTOM
		-4.84		BOTTOM
CB-43	2.72	-1.22	15	PVC NORTH
		-5.01		BOTTOM
CB-44	2.72	-5.13		BOTTOM
		0.00	15	PVC WEST
CB-45	2.72	-0.95		BOTTOM
		-3.55	18	PVC NORTH
CB-46	2.72	-4.01	24	PVC EAST
		-2.42	3	PVC SOUTH
CB-47	2.72	-5.52		BOTTOM
		-5.52	36	PVC BOTTOM
CB-48	2.72	-2.27	15	PVC EAST
		-4.10		BOTTOM

LEGEND

- POST
- STAN PIPE
- TRASH CAN
- WATER FOUNTAIN
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC OUTLET
- SIGN
- TRANSFORMER
- CABLE TV SERVICES BOX
- WIRE PULL BOX
- WATER VALVE
- WATER METER
- LIGHT POLE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- PALM
- TREE
- BENCH
- ADA PARKING
- TEMPORARY BENCHMARK
- WELL
- MANHOLE DERANGE
- CATCH BASIN
- PUMP STATION
- TELEPHONE

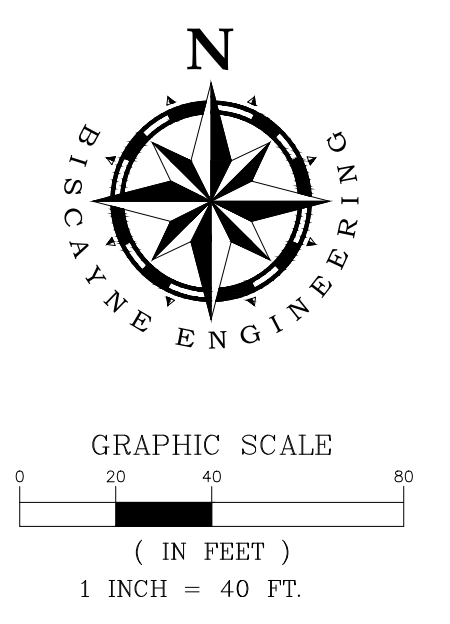
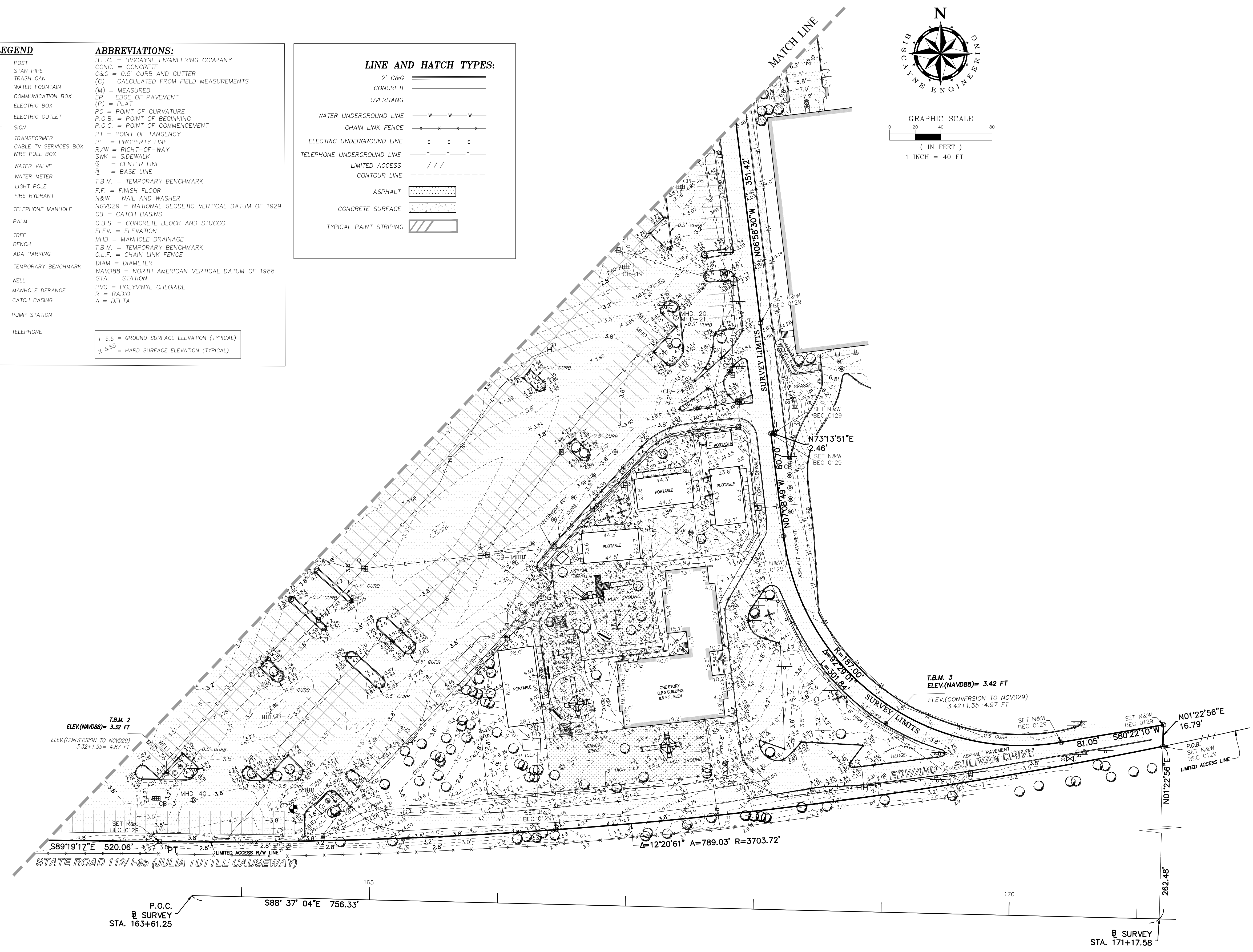
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+ 5.5 = GROUND SURFACE ELEVATION (TYPICAL)
 x 5.50 = HARD SURFACE ELEVATION (TYPICAL)

LINE AND HATCH TYPES:

- 2' C&G
- CONCRETE
- OVERHANG
- WATER UNDERGROUND LINE
- CHAIN LINK FENCE
- ELECTRIC UNDERGROUND LINE
- TELEPHONE UNDERGROUND LINE
- LIMITED ACCESS
- CONTOUR LINE
- ASPHALT
- CONCRETE SURFACE
- TYPICAL PAINT STRIPING



DATE: Jan 22, 2022 - 8:45pm EST FILE: F:\SURVEY\PROJECTS\87140\87140.MXD MOUNT SINAI - AREA 1 - ANEX LOT 2 - CAD 2 - DWG (03-87140.dwg)

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BISCAYNE ENGINEERS
 SURVEYORS • ENGINEERS
 PLANNERS
 • SINCE 1898 •

BOUNDARY TOPOGRAPHIC SURVEY
 FOR: Mount Sinai Medical Center
 SCALE: 1"=40'
 DATE: 06-02-22
 ORDER No. 03-87140
 SHEET No. 2 OF 2

MAMI-DADE
 529 W. FLAGLER ST. MIAMI, FL 33130
 TEL (305) 324-7671, FAX (305) 324-0909
 449 NW 35TH ST. BOCA RATON, FL 33431
 TEL (561) 693-2329
 E-MAIL: INFO@BISCAYNEENGINEERING.COM
 WEB: WWW.BISCAYNEENGINEERING.COM