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CASE # PB22-0549

FIRST SUBMITTAL 9-06-2022

FINAL SUBMITTAL 10-24-2022

SCOPE OF WORK:

- CONDITIONAL USE PERMIT FOR OUTDOOR ENTERTAINMENT

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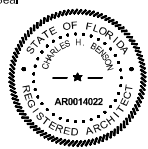
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Revised:

GENERAL NOTES

2202	08-08-22
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A-1

LEGAL DESCRIPTION

LAND DESCRIPTION AS SHOWN ON TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE
COMPANY. SCHEDULE B-II: REVISED: JULY 24, 2017 - REVISION N. ORDER NO.: 6336043.
CUSTOMER REFERENCE: 4711011835 / 401700407SJ. EFFECTIVE DATE: JULY 11, 2017 AT 11:00
PM:

PARCEL 1:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 39, COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOT 1, LOT 2 AND LOT 3, BLOCK 39, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, FOR 6.76 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST, AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, FOR 10.34 FEET TO THE POINT OF BEGINNING OF THE PERMATIC LIMIT OF A VOLUME CIRCUMSCRIBING THE EXTERIOR FACE OF THE CONSTRUCTED PENTHOUSE DESCRIBED AS FOLLOWS; THENCE NORTH 89 DEGREES 07 MINUTES 27 SECONDS EAST FOR 152.98 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 32 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 53 MINUTES 01 SECONDS EAST FOR 54.27 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL); THENCE SOUTH 88 DEGREES 18 MINUTES 46 SECONDS WEST FOR 3.78 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 30 SECONDS EAST FOR 30.16 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST FOR 2.79 FEET (LAST MENTIONED THREE COURSES BEING ALONG THE EDGE OF THE CONCRETE STEPS); THENCE SOUTH 00 DEGREES 51 MINUTES 46 SECONDS EAST FOR 3.89 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 14 SECONDS WEST FOR 142.96 FEET (THE LAST MENTIONED TWO COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL) TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF

1 9 8 1 6 9

12.56 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 44 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 54 MINUTES 02 SECONDS WEST FOR 22.07 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 12.53 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 43 MINUTES 10 SECONDS TO A POINT OF TANGENCY (THE LAST MENTIONED THREE COURSES BEING ALONG THE EDGE OF THE CONCRETE RAMP); THENCE NORTH 01 DEGREES 10 MINUTES 52 SECONDS WEST FOR 0.88 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 08 SECONDS WEST FOR 9.09 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 28 MINUTES 17 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 41 MINUTES 55 SECONDS WEST FOR 47.48 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 49 MINUTES 22 SECONDS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING BETWEEN THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE SEVENTH LEVEL MEZZANINE STRUCTURAL FLOOR SLAB AND THE LOWER SURFACE OF THE SEVENTH LEVEL MEZZANINE CEILING SLAB BEING BETWEEN ELEVATION 119.57 FEET AND ELEVATION 130.91 FEET, RESPECTIVELY, NATIONAL VERTICAL DATUM OF 1929.

LESS AND EXCEPT THEREFROM:

THAT PORTION OF THE AIRSPACE LYING BELOW THE UPPER UNFINISHED SURFACE OF THE
IRREGULAR INCLINED RAMP SLAB, AS CONSTRUCTED, THRU THE SEVENTH LEVEL MEZZANINE SPACE
(SEE SECTION "A-A", SHEET 3 OF 4 AND PLAN VIEW SHEET 2 OF 4 OF SURVEY PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC., DATED DECEMBER 13, 2010, UNDER ORDER NUMBER
198169).

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Revised:

SURVEY LEGAL DESCRIPTION

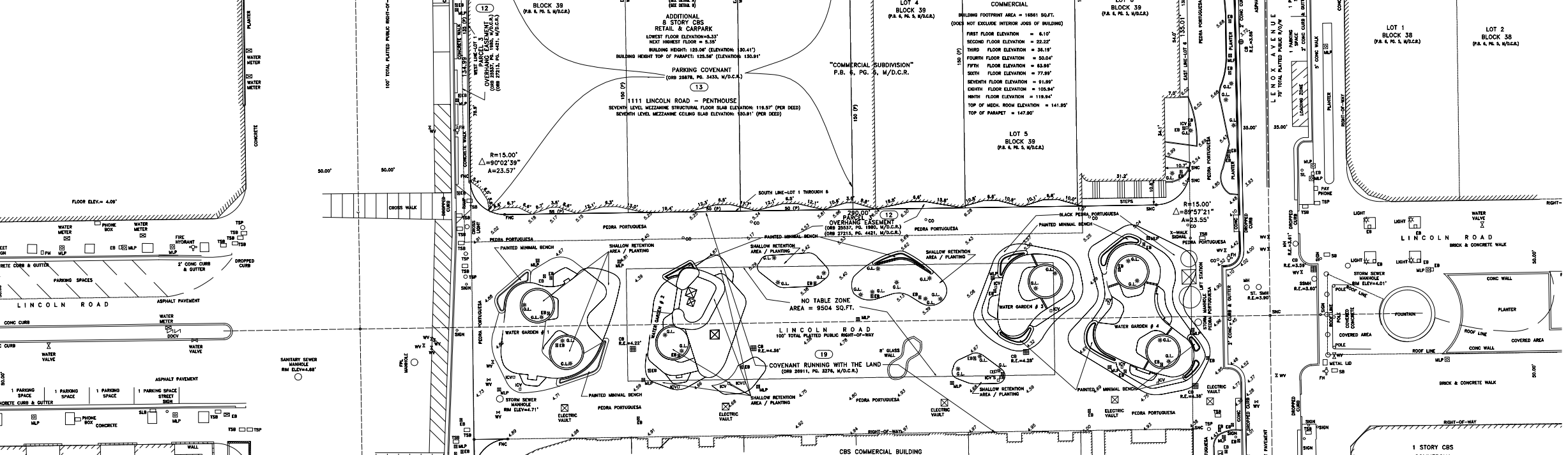
22202	08-08-22
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A-2

ALTA/NSPS LAND TITLE SURVEY

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PB	FIELD BOOK AND PAGE
SNC	SET NAIL AND CAP #6448
FR	FOUND IRON ROD
FI	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FI	FOUND NAIL AND DISC
P.B.	PLAY BOOK
M/D,C.R.	MAH/DADE COUNTY RECORDS
WPP	WOOD POPE LUMBER
CH	CHAIN LINK / WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
OVH	OVERHEAD UTILITY WIRES
A/C	AIR CONDITIONER
6.06	ELEVATION
CLP	CONCRETE LIGHT POLE
CP	CONCRETE POWER POLE
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
TSB	TRAFFIC SIGNAL BOX
(P)	PLAT
CR	CABLE RISER
FL	FLORIDA POWER & LIGHT
BLD	BUILDING
BFP	BACK FLOW PREVENTER
ORB	OFFICIAL RECORDS BOOK
ALM	AMERICAN LAND TITLE ASSOCIATION
ACSA	AMERICAN CONGRESS ON SURVEYING & MAPPING
SH	SHOULDER
HT	HEIGHT
TOB	TOP OF BUILDING
TP	PARKING TRAIL
TSB	TRAFFIC SIGNAL POLE
SLP	STREET LIGHT BOX
FT, FT.	SQUARE FEET
ST, SHH	STEAM SEWER MANHOLE
SSH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
WY	WATER VALVE
WM	WATER METER
GL	LIGHT POLE
G.L.	GROUND LIGHT
ICV	IRRIGATION CONTROL VALVE
MANH	MANHOLE
CB	CATCH BASIN
RE	RIM ELEVATION
F.H.	FIRE HYDRANT
R	RADIUS
AC	ARC DISTANCE
CE	CENTRAL ANGLE
UG-ELEC	UNDERGROUND ELECTRIC LINE

2 STORY CB
COMMERCIAL

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R E V I S I O N S		DATE	FB/PG	DWN	CKD
ALTA/HSPS LAND TITLE SURVEY		05/09/17		AM	REC
REVISED PER NEW TITLE COMMITMENT		05/10/17		SKETCH	AM REC
REVISED PER NEW TITLE COMMITMENT AND COMMENTS		05/22/17		SKETCH	AM REC
REVISED PER NEW TITLE COMMITMENT AND COMMENTS		05/25/17		SKETCH	AM REC
REVISED RELEASED EASEMENT		06/14/17		-----	AM REC
REVISED PER NEW TITLE COMMITMENT		06/20/17		-----	AM REC

R E V I S I O N S		DATE	FB/PG	DWN	CKD
REVISED LAND DESCRIPTION		06/28/17	-----	AM	REC
REVISED PER COMMENTS		07/26/17	-----	AM	REC
REVISED PER COMMENTS		08/03/17	-----	AM	REC
REVISED PER COMMENTS		11/16/17	-----	JD	REC
UPDATE SURVEY		09/23/22	SKETCH	AM	REC

PROJECT NUMBER : 5085-04

SCALE : 1" = 20'

SHEET
2 OF
3
SHEETS

A-2



LOCATION
OF VENUE

CONTEXT LOCATION PLAN

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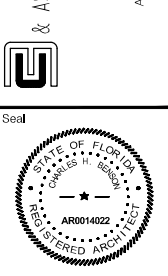
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Revised:

**CONTEXT
LOCATION
MAP**

22202	08-08-22
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A-4