

PORTOFINO / SOUTH POINTE MASTER ASSOCIATION

CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION: EXHIBIT "A"

The Property described on the attached Schedule "1" and Schedule "2", LESS AND EXCEPT the property described on Schedule "3", Schedule "4" and Schedule "5".

SCHEDULE "1"

LEGAL DESCRIPTION OF PHASE I REMAINDER

Commence (P.O.C.) at the Southeastly intersection of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Avenue and Street are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the public records of Dade County, Florida; thence S 10°47'35" W, 6.16 feet to the Southerly line of a 6.00 foot Roadway Dedication for Biscayne Street; thence N 87°38'57" E along the Southerly line of said dedication recorded in O.R. Book 12566, at page 2914 of the public records of Dade County, Florida; 364.79 feet to the Point of Beginning (P.O.B.) of the hereinafter described Phase I; thence S 10°47'35" W, 70.93 feet; thence N 87°38'57" E, 93.21 feet; thence N 2°21'03" W, 4.00 feet; thence N 87°38'57" E, 14.10 feet; thence S 2°21'03" E, 4.00 feet; thence N 87°38'57" E, 81.37 feet; thence run S 2°21'03" E, 85.815 feet; thence run S 62°18'04" W, 24.53 feet; thence S 27°41'56" E, 15.00 feet; thence N 62°18'04" E, 2.00 feet; thence S 27°41'56" E, 38.33 feet; thence S 62°18'04" W, 2.00 feet; thence S 27°41'56" E, 116.74 feet; thence N 62°18'04" E, 27.00 feet; thence S 27°41'56" E, 16.67 feet; thence S 62°18'04" W, 27.00 feet; thence S 27°41'56" E, 29.33 feet; thence S 62°18'04" W, 145.65 feet; thence S 27°41'56" E, 12.00 feet; thence S 62°18'04" W, 27.93 feet; thence S 27°41'56" E, 43.555 feet; thence S 24°23'44" W, 40.00 feet to the Southerly line of said South Beach Park Subdivision; thence N 65°36'16" W, 352.64 feet along the said Southerly line; thence run N 24°23'44" E, 40.00 feet along the dividing line between Phase I and Phase III. The following 4 courses are on the said dividing line; thence run N 27°41'56" W, 29.35 feet; thence N 62°18'04" E, 81.58 feet; thence N 27°41'56" W, 158.00 feet; thence N 62°18'04" E, 134.42 feet; thence N 10°47'35" E, 69.213 feet to the above referenced Southerly line of the 6.00 foot Roadway Dedication; thence N 87°38'57" E along said Southerly line, 73.08 feet to the Point of Beginning (P.O.B.).

LESS PHASE I FOOTPRINT (a/k/a SOUTH POINT TOWER I CONDOMINIUM), WHICH IS ATTACHED AS EXHIBIT "A-1"

EXHIBIT "A-1"

LEGAL DESCRIPTION OF PHASE I FOOTPRINT:

Commence at the S.E. corner of Washington Avenue and Biscayne Street, as said Avenue and Street are shown on SOUTH BEACH PARK SUBDIVISION, Recorded in Plat Book 6 at Page 77 of the Public Records of Dade County, Florida, and run S 10°47'35" W along the Easterly line of Washington Avenue, a distance of 238.22 feet to a point; thence run S 2°21'03" E along the Easterly line of Washington Avenue, a distance of 40.31 feet to the intersection of the Northerly line of the GOVERNMENT RESERVATION, Recorded in O.R. Book 10271 at Pages 1068 and 1069 of the Public Records of Dade County, Florida, said Northerly line also being the Southerly line of said SOUTH BEACH PARK SUBDIVISION; thence run S 65°35'12" E along the Southerly line of SOUTH BEACH PARK, a distance of 16.00 feet to Monument "C"; thence run S 65°36'16" E along the Southerly line of said SOUTH BEACH PARK, a distance of 475.72 feet to a point; thence run N 24°23'44" E, a distance of 50.70 feet to the Point of Beginning (P.O.B.), being the Southwest corner of the first level of the residential condominium building constituting South Pointe Towers I;

All of the following courses are along the exterior wall, or its projection, of said building; Thence run N 27°41'56" W, a distance of 199.67 feet; Thence run N 62°18'04" E, a distance of 21.83 feet; Thence run S 27°41'56" E, a distance of 1.50 feet; Thence run N 62°18'04" E, a distance of 11.70 feet; Thence run N 27°41'56" W, a distance of 10.66 feet; Thence run N 62°18'04" E, a distance of 27.13 feet; Thence run S 27°41'56" E, a distance of 219.00 feet; Thence run S 62°18'04" W, a distance of 15.93 feet; Thence run S 27°41'56" E, a distance of 4.00 feet; Thence run S 62°18'04" W, a distance of 14.08 feet; Thence run N 27°41'56" W, a distance of 14.17 feet; Thence run S 62°18'04" W, a distance of 8.83 feet; Thence run S 27°41'56" E, a distance of 5.17 feet; Thence run S 62°18'04" W, a distance of 10.33 feet; Thence run N 27°41'56" W, a distance of 5.17 feet; Thence run S 62°18'04" W, a distance of 11.49 feet to the Point of Beginning (P.O.B.).

LEGAL DESCRIPTION OF PHASE III PARCEL

Commence (P.O.C.) at the Southeastly intersection of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the public records of Dade County, Florida; thence N 87°38'57" E along the Southerly line of said Biscayne Street, 291.65 feet; thence S 10°47'35" W along the dividing line between Commercial Parcel No. 1 and Phase I, 69.27 feet to the Point of Beginning (P.O.B.) of Phase III, described as follows: The following 3 courses are on the dividing line between Commercial Parcel No. 1 and Phase III; thence run N 79°12'25" W, 6.40 feet; thence S 87°38'57" W, 249.018 feet; thence S 62°18'04" W, 44.865 feet to the Easterly line of Washington Avenue referenced above; The following 2 courses are on the Easterly line of Washington Avenue; thence S 10°47'35" W, 150.72 feet; thence S 2°21'03" E, 40.31 feet to the Southerly line of the above referenced South Beach Park Subdivision; thence S 65°35'12" E, 16.00 feet; thence S 65°36'16" E, 203.12 feet along the said Southerly line; the following 6 courses are on the dividing line between Phase I and Phase III; thence run N 24°23'44" E, 40.00 feet; thence N 27°41'56" W, 29.35 feet; thence N 62°18'04" E, 81.58 feet; thence N 27°41'56" W, 158.00 feet; thence N 62°18'04" E, 134.43 feet; thence N 10°47'35" E, 6.103 feet to the Point of Beginning (P.O.B.).

LEGAL DESCRIPTION OF COMMERCIAL PARCEL NO. 1

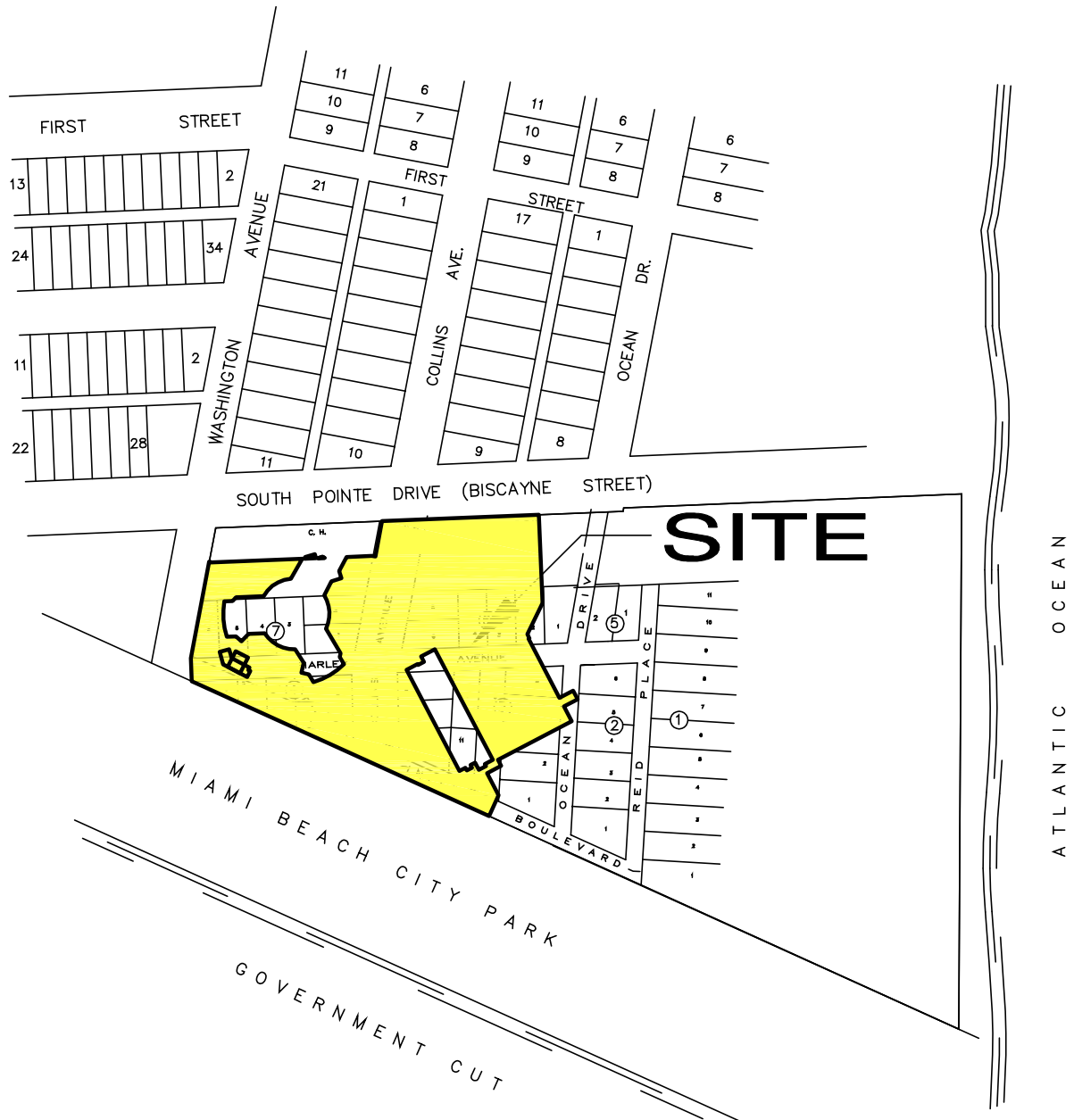
Commence (P.O.C.) at the Southeastly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the public records of Dade County, Florida, and run S 10°47'35" W along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of existing Biscayne Street, as said line was created by a 6.00 foot roadway dedication, said dedication recorded in Official Record Book 12566, at page 2914 of the public records of Dade County, Florida said point being the Point of Beginning (P.O.B.) of Commercial Parcel No. 1; thence run N 87°38'57" E along the Southerly line of said dedication, along the existing Southerly line of Biscayne Street, a distance of 291.65 feet; thence run S 10°47'35" W, a distance of 63.11 feet; thence run N 79°12'25" W, a distance of 6.40 feet; thence run S 87°38'57" W, a distance of 249.018 feet; thence run S 62°18'04" W, a distance of 44.865 feet to a point on the Easterly line of aforesaid Washington Avenue; Thence run N 10°47'35" E along the Easterly line of Washington Avenue, a distance of 81.34 feet to the Point of Beginning (P.O.B.).

LEGAL DESCRIPTION OF COMMERCIAL PARCEL NO. 2

Commence (P.O.C.) at the Southeastly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the public records of Dade County, Florida, and run S 10°47'35" W along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of 6.00 foot roadway dedication, said dedication recorded in Official Record Book 12566, at page 2914 of the public records of Dade County, Florida; thence run N 87°38'57" E along the Southerly line of said 6.00 foot dedication, along the existing Southerly line of Biscayne Street, a distance of 638.266 feet to the Point of Beginning (P.O.B.) of Commercial Parcel No. 2; thence run S 10°47'35" W, a distance of 70.93 feet; thence run S 87°38'57" W, a distance of 166.226 feet; thence run N 2°21'03" W, a distance of 4.00 feet; thence run S 87°38'57" W, a distance of 14.10 feet; thence run S 2°21'03" E, a distance of 4.00 feet; thence run S 87°38'57" W, a distance of 93.21 feet; thence run N 10°47'35" E, a distance of 70.93 feet to the existing Southerly line of the 6.00 foot dedication; thence run N 87°38'57" E along the existing Southerly line of Biscayne Street, a distance of 273.536 feet to the Point of Beginning (P.O.B.).

MASTER PARCEL INFRASTRUCTURE

Commence (P.O.C.) at the Southeastly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the public records of Dade County, Florida, and run N 87°38'57" E along the Southerly line of said Biscayne Street, a distance of 638.266 feet; thence run S 10°47'35" W, a distance of 77.09 feet to the Point of Beginning (P.O.B.) of the Master Parcel Infrastructure; thence continue S 10°47'35" W, a distance of 88.124 feet; thence run S 87°38'57" W, a distance of 64.817 feet; thence run N 2°21'03" W, a distance of 85.815 feet; thence run N 87°38'57" E, a distance of 84.856 feet to the Point of Beginning (P.O.B.).



LOCATION SKETCH

SCALE: 1"=300'

KEY MAP

- SHEET 1: LEGAL DESCRIPTION & SURVEYORS NOTES
- SHEET 2: TOPOGRAPHIC IMPROVEMENTS
- SHEET 3: BOUNDARY, EASEMENTS & CORNER INFORMATION

SCHEDULE "2"

Commence at the Southeastly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at Page 77 of the Public Records of Miami-Dade County, Florida, and run S 10°47'35" W along the Easterly line of said Washington Avenue, for 6.16 feet to a point on the Southerly line of a 6.00 foot roadway dedication, said dedication recorded in Official Record Book 12566, at page 2914 of the public records of Dade County, Florida; thence N 87°38'57" E along the Southerly line of said 6.00 foot dedication, along the existing Southerly line of Biscayne Street, for 638.266 feet; thence S 10°47'35" W along the westerly line of the Access Easement Parcel per Official Record Book 15370 page 380 for 159.05 feet; thence S 87°38'57" W for along the southerly line of the Master Parcel Infrastructure for 35.82 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; the following (5) courses being along the exterior boundary of PHASE I, REMAINDER per Official Record Book 15947 page 2575, (1) thence continue S 87°38'57" W for 29.00 feet; (2) thence S 62°18'04" W for 24.53 feet; (3) thence S 27°41'56" E for 18.00 feet; (4) thence N 62°18'04" E for 2.00 feet; (5) thence S 27°41'56" E for 30.00 feet; thence N 26°10'10" E for 60.35 feet to the POINT OF BEGINNING.

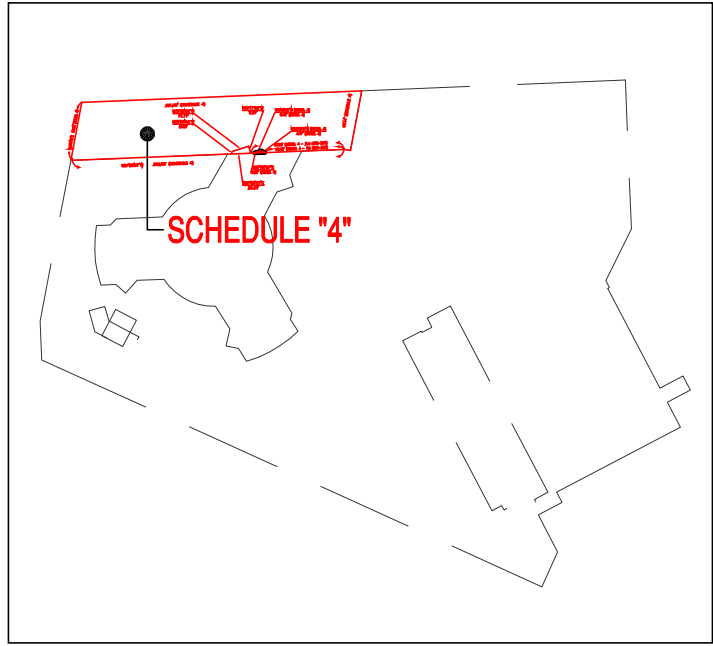
SCHEDULE "3"

PARCEL 1:

Commence (P.O.C.) at the Southeastly corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77 of the Public Records of Miami-Dade County, Florida, and run South 10°47'35" West, along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of a 6.00 foot Roadway Dedication, said Dedication recorded in Official Records Book 12566, Page 2914, of the Public Records of Miami-Dade County, Florida; thence run North 87°38'57" East along the Southerly line of said 6.00 foot Dedication, along the existing Southerly line of Biscayne Street, as expanded by said 6 foot Dedication, a distance of 638.266 feet to the Point of Beginning (P.O.B.) of the hereinafter described parcel of land; thence run South 10°47'35" West, along the Easterly line of Access Parcel per Official Record Book 15370, at Page 380, of the Public Records of Miami-Dade County, Florida, a distance of 70.93 feet; thence run South 87°38'57" West, along the Southerly line of Commercial Parcel No. 2 per Official Records Book 15947, at Page 2575, of the Public Records of Miami-Dade County, Florida, a distance of 55.86 feet; thence run North 02°21'03" West, a distance of 69.07 feet to a point on the Southerly line of the 6.00 foot Roadway Dedication; thence run North 87°38'57" East, along the existing Southerly line of Biscayne Street, a distance of 71.99 feet to the Point of Beginning (P.O.B.).

PARCEL 2:

Commence (P.O.C.) at the Southeastly corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77 of the Public Records of Miami-Dade County, Florida, and run South 10°47'35" West, along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of a 6.00 foot Roadway Dedication, said Dedication recorded in Official Records Book 12566, Page 2914, of the Public Records of Miami-Dade County, Florida; thence run North 87°38'57" East along the Southerly line of said 6.00 foot Dedication, along the existing Southerly line of Biscayne Street, as expanded by said 6 foot Dedication, a distance of 638.266 feet; thence run South 10°47'35" West, along the Westerly line of Access Parcel per Official Records Book 15370, at Page 380, of the Public Records of Miami-Dade County, Florida, a distance of 70.93 feet; thence run North 02°21'03" West, a distance of 69.07 feet to the Point of Beginning (P.O.B.) of the hereinafter described parcel of land; thence continue South 10°47'35" West for a distance of 88.12 feet, thence run South 87°38'57" West, along the Southerly line of Master Parcel Infrastructure for a distance of 35.82 feet; thence run North 02°21'03" West, a distance of 85.82 feet; thence run North 87°38'57" East, a distance of 55.86 feet to the Point of Beginning (P.O.B.).



SCHEDULE "4"

Commence (P.O.C.) at the Southeastly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue (formerly Miami Avenue), as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the Public Records of Dade County, Florida, and run S10°47'35"W along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of existing Biscayne Street, as said line was created by a 6.00 foot roadway dedication, said dedication recorded in Official Record Book 12566, at page 2914 of the Public Records of Dade County, Florida said point being the Point of Beginning (P.O.B.); thence run N87°38'57"E along the Southerly line of said dedication, along the existing Southerly line of Biscayne Street, a distance of 291.66 feet; thence run S10°47'35"W a distance of 63.14 feet; thence run N79°12'25"W, a distance of 6.40 feet; thence run S87°38'57"W a distance of 283.58 feet; thence run N10°47'35"E a distance of 1.75 feet; thence run S87°38'57"W a distance of 1.50 feet to a point on the Easterly line of aforesaid Washington Avenue; Thence run N10°47'35"E along the Easterly line of Washington Avenue, a distance of 59.90 feet to the POINT OF BEGINNING (P.O.B.).

Less and except the following described parcel of land, at elevation +25.85 and above relative to the National Geodetic Vertical Datum of 1929, being more particularly described as follows:

A portion of C.H. LUM PROPERTY, as shown in SOUTH BEACH PARK, according to the plat thereof as recorded in Plat Book 6 at Page 77 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence (P.O.C.) at the Southeastly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue (formerly Miami Avenue), as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the Public Records of Dade County, Florida, and run S10°47'35"W along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of existing Biscayne Street, as said line was created by a 6.00 foot roadway dedication, said dedication recorded in Official Record Book 12566, at page 2914 of the Public Records of Dade County, Florida; thence run N87°38'57"E along the Southerly line of said dedication, along the existing Southerly line of Biscayne Street, a distance of 291.66 feet; thence run S10°47'35"W a distance of 63.14 feet; thence run N79°12'25"W, a distance of 6.40 feet; thence run S87°38'57"W a distance of 82.60 feet to the Point of Beginning (P.O.B.); thence run N63°03'45"W a distance of 4.17 feet; thence run S73°42'02"W a distance of 8.46 feet; thence run N87°38'57"E a distance of 11.85 feet to the POINT OF BEGINNING (P.O.B.).

Also less and except the following described parcel of land, at elevation +35.80 and above relative to the National Geodetic Vertical Datum of 1929, being more particularly described as follows:

A portion of C.H. LUM PROPERTY, as shown on SOUTH BEACH PARK, according to the plat thereof as recorded in Plat Book 6 at Page 77 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence (P.O.C.) at the Southeastly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue (formerly Miami Avenue), as said Street and Avenue are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the Public Records of Dade County, Florida, and run S10°47'35"W along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of existing Biscayne Street, as said line was created by a 6.00 foot roadway dedication, said dedication recorded in Official Record Book 12566, at page 2914 of the Public Records of Dade County, Florida; thence run N87°38'57"E along the Southerly line of said dedication, along the existing Southerly line of Biscayne Street, a distance of 291.66 feet; thence run S10°47'35"W a distance of 63.14 feet; thence run N79°12'25"W, a distance of 6.40 feet; thence run S87°38'57"W a distance of 97.58 feet to the Point of Beginning (P.O.B.); thence run N16°17'58"W a distance of 7.57 feet; thence run S72°36'02"W a distance of 17.77 feet; thence run S23°58'44"W a distance of 3.05 feet; thence run N87°38'57"E a distance of 20.34 feet to the POINT OF BEGINNING (P.O.B.).

SCHEDULE "5"

PORTOFINO TOWER, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded on October 29, 1996, under Clerk's File No. 966-496308, in Official Records Book 17405, at Page 2757, of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per First American Title Insurance Company, Agents File No. 25317/GML/SD dated March 2, 1998. All easements and or rights-of-way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- Note: Documents for the amendment and/or supplement of Portofino Tower, A Condominium, have not been researched and/or furnished by client.
- Bearings hereon are referred to an assumed value of N87°38'57"E for the South right-of-Way line of South Pointe Drive (Biscayne Street), and evidenced by one (1) Found Nail & Disk LB3653 and one (1) Found 1/2" Pipe & Cap LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami Bench Mark's No. 6-142-B, Elevation +3.87, located on August 8, 2013 near the intersection of Washington Avenue and South Pointe Drive.
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0319L, for Community No. 120861, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 186,433 square feet or 4.28 acres, more or less. These area does not include any portions labeled as "Not A Part".
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Roof overhang not shown unless otherwise noted.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION TO:

Marquesa Development, Ltd.
Portofino / South Pointe Master Association, Inc.
Pertinoy, Solowsky, Allen & Haber, PA
Greenberg Traurig
Chicago Title Insurance Company

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on July 16, 1997 and last updated on June 22, 2017, and meets the applicable codes as set forth in the Florida Administrative Code pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on June 22, 2017.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FORTIN, LEAVY, SKILES, INC. LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper LS2853
State of Florida

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

DATE	DESCRIPTION
6/22/17	UPDATE SURVEY (6/22/17) - S.D.
1/30/78	UPDATE SURVEY AND LOCATE ADD'L IMPROVEMENTS
9/8/13	ON THIRD (POOL DECK) LEVEL (9/8/13) S.D.
1/30/11	LOCATE BLDG. UNDER CONST. & STAKEOUT PORTION
OF ELY. PROPERTY LINE (ON A 4' OFFSET)	GEN
O.N.	Revision Description
No.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
PORTOFINO / SOUTH POINTE MASTER ASSOCIATION
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date

4/2/98

Scale

1" = 30'

Drawn By

JJB

CAD No.

980102

Plotted

7/6/17 4:17p

Ref. Dwg.

297D-156

Field Book

478/55 JWJ

Job No.

980406

Dwg. No.

2001D-005

Sheet

1 of 3

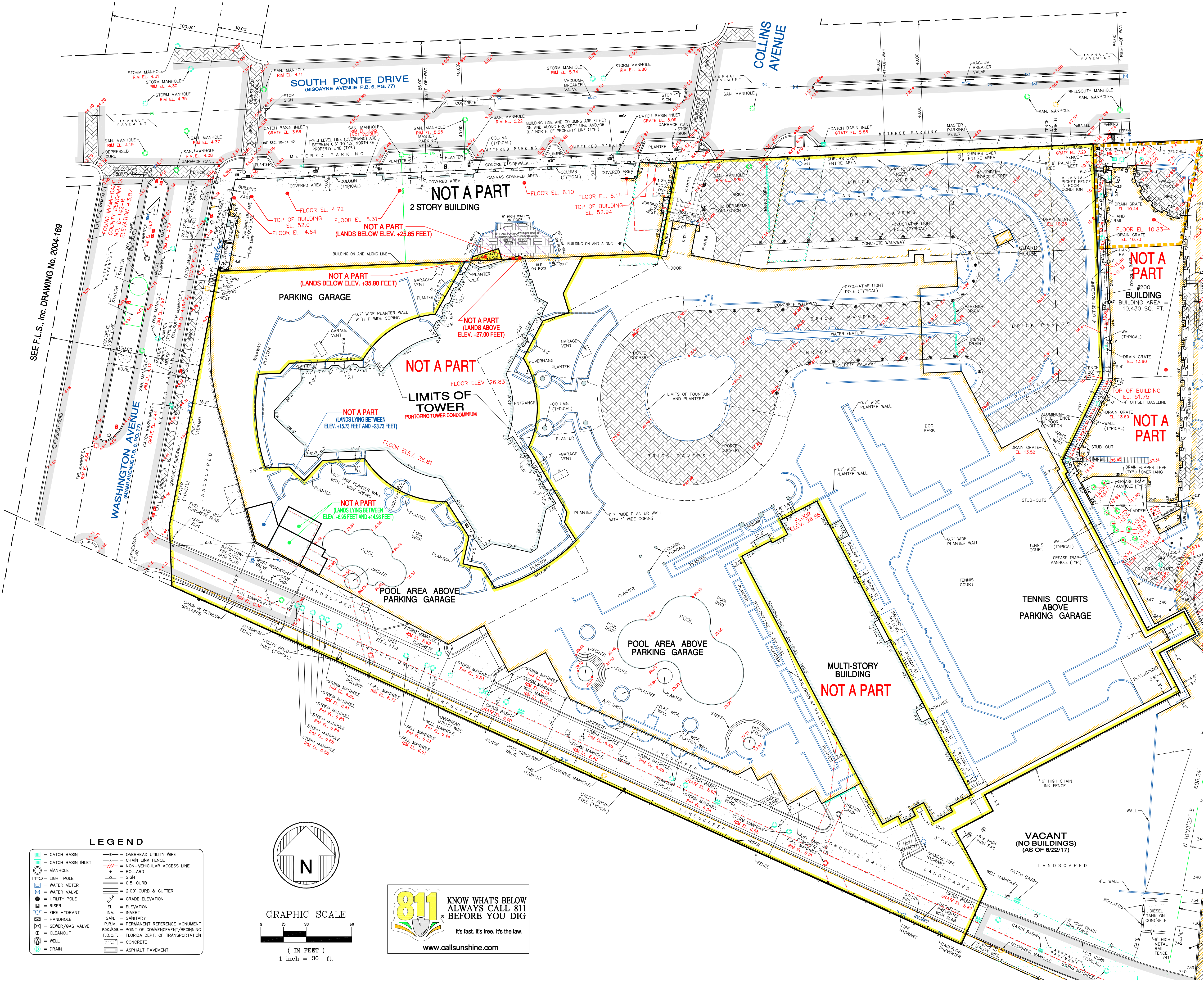
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	Revision Description	O.N.
5	170634	
4	UPDATE SURVEY (6/22/17) - S.D.	
3	UPDATE SURVEY AND LOCATE ADD'L IMPROVEMENTS	
2	ON THIRD (POOL DECK) LEVEL (8/8/13) S.D.	
1	LOCATE BLDG. UNDER CONST. & STAKEOUT PORTION	
	OF ELY. PROPERTY LINE (ON A 4' OFFSET)	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

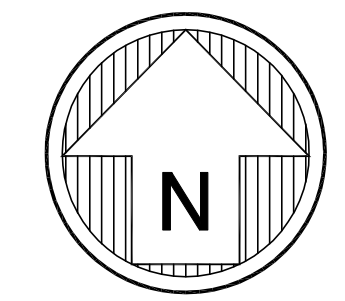
BOUNDARY & TOPOGRAPHIC SURVEY
PORTOFINO / SOUTH POINTE MASTER ASSOCIATION
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/2/98
Scale	1" = 30'
Drawn By	JJB
GAD No.	980102
Plotted	7/6/17 4:17p
Ref. Dwg.	297D-156
Field Book	478/55 JWJ
Job No.	980406
Dwg. No.	2001D-005
Sheet	2 of 3



LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- NON-VEHICULAR ACCESS LINE
- BOLLARD
- 0.5' CURB
- 2.00' CURB & GUTTER
- GRADE ELEVATION
- ELEVATION
- INVERT
- SANITARY
- PERMANENT REFERENCE MONUMENT
- POINT OF COMMENCEMENT/BEGINNING
- FLORIDA DEPT. OF TRANSPORTATION
- CONCRETE
- ASPHALT PAVEMENT



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

This Drawing is
Fortin, Leavy, Skiles, Inc.
and is an instrument
of Service not to be
Reproduced in Whole
or in Part without
the Express Written
Permission of Same.

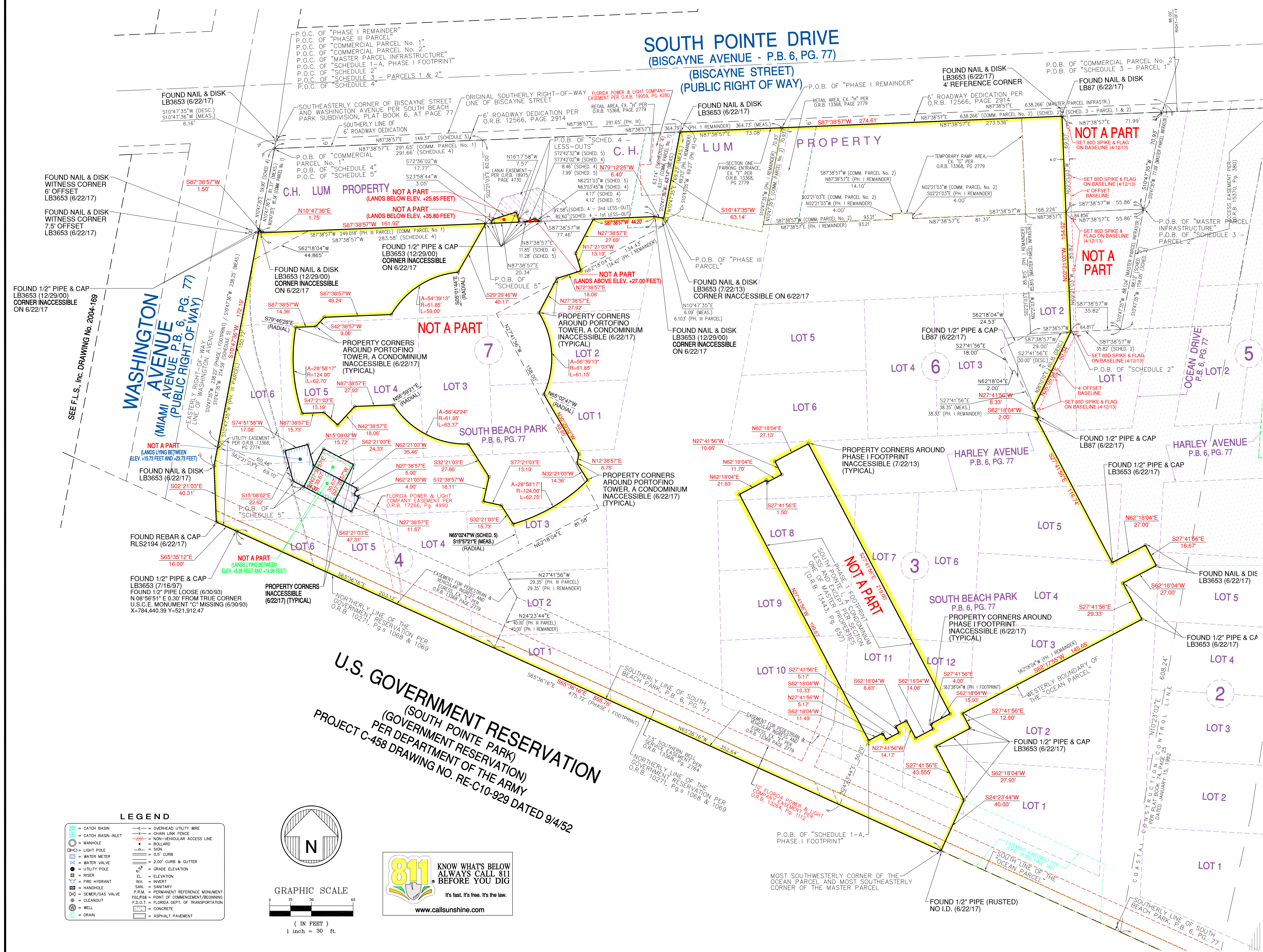
No.	Revision Description	O.N.
1	UPDATE SURVEY (6/22/17) - S.D.	
2	UPDATE SURVEY AND LOCATE ADD'L IMPROVEMENTS	
3	ON THIRD (POOL DECK) LEVEL (8/8/13) S.D.	
4	LOCATE BLDG. UNDER CONST. & STAKEOUT PORTION	
5	OF ELY. PROPERTY LINE (ON A 4' OFFSET)	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

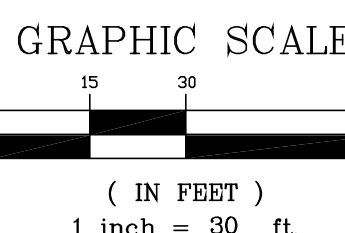
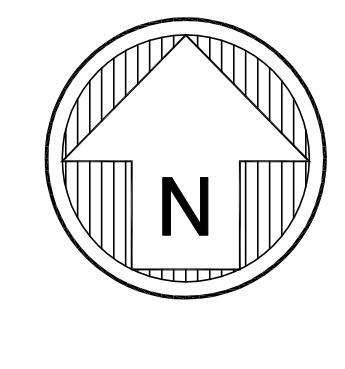
BOUNDARY & TOPOGRAPHIC SURVEY
PORTOFINO / SOUTH POINTE MASTER ASSOCIATION
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/2/98
Scale	1" = 30'
Drawn By	JJB
CAD No.	980102
Plotted	7/6/17 4:17p
Ref. Dwg.	297D-156
Field Book	478/55 JWL
Job No.	980406
Dwg. No.	2001D-005
Sheet	3 of 3

SOUTH POINTE DRIVE (BISCAYNE AVENUE - P.B. 6, PG. 77) (BISCAYNE STREET) (PUBLIC RIGHT OF WAY)



LEGEND	
	CATCH BASIN
	CATCH BASIN INLET
	MANHOLE
	LIGHT POLE
	WATER METER
	WATER VALVE
	UTILITY POLE
	RISER
	FIRE HYDRANT
	HANDHOLE
	SEWER/GAS VALVE
	CLEANOUT
	WELL
	DRAIN
	OVERHEAD UTILITY WIRE
	CHAIN LINK FENCE
	NON-VEHICULAR ACCESS LINE
	BOLLARD
	SIGN
	0.5' CURB
	2.00' CURB & GUTTER
	ELEVATION
	INVERT
	SANITARY
	PERMANENT REFERENCE MONUMENT
	POINT OF COMMENCEMENT/BEGINNING
	FLORIDA DEPT. OF TRANSPORTATION
	CONCRETE
	ASPHALT PAVEMENT



811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com