

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

SIAMSE CONNECTION

SIGN POST

SPRINKLER PUMP

STANDPIPE

STORM SEWER MANHOLE

STREET LIGHT HAND HOLE

SWALE INLET

TELEPHONE BOX (SOUTHERN BELL)

TELEPHONE HAND HOLE

TELEPHONE MANHOLE (S.O. BELL)

TELEPHONE PAYPHONE

TRAFFIC HAND HOLE

TRAFFIC UTILITY BOX

TRAFFIC SIGNAL POST

UNDERGROUND UTILITY MARKER

UNKNOWN UTILITY MANHOLE

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

PIB denotes PLAT BOOK

PG denotes PAGE

POB denotes POINT OF BEGINNING

POB denotes OVERHEAD UTILITY WIRES

ORB denotes OPTICAL RECORDS BOOK

CBS denotes CONCRETE BLOCK STRUCTURE

CONC denotes CONCRETE

WF denotes CHAINLINK FENCE

WF denotes WOOD FENCE

F.I.P. denotes FOUND IRON PIPE

S.I.P. denotes SET IRON PIPE & LB-87 CAP

S.N.D. denotes SET LB-87 NAIL & BRASS DISC

CL. denotes CLEAR

ENCR. denotes ENCROACHMENT

CL. denotes CURE INLET

GPM denotes GAS PAINT MARK

(D) denotes DEED DISTANCE

(M) 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 Tangency

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 VADUOT 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, 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, 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 1206800319L, 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.

8) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988)

9) BENCHMARKS

10) MIAMI-DADE COUNTY BENCHMARK (V-238) ELEV. (N.G.V.D. 1929) 10.28' (8.72' N.A.V.D. 1988)

11) 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.

12) MIAMI-DADE COUNTY BENCHMARK (E-03) ELEV. (N.G.V.D. 1929) 9.47' (7.91' N.A.V.D. 1988)

13) 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)

14) FOLIO NUMBER: 02-4204-000-0060 MIAMI DADE PROPERTY APPRAISER.

15) PROPERTY AS DESCRIBED HEREON CONTAINS 161,716 sq.ft. 3.71 acres

16) STATIONS ALONG MACARTHUR CAUSEWAY BASELINE BASED ON STATE ROAD A-1-A, RIGHT OF WAY MAP, SECTION No. 87060-2901, SHEET 4 OF 4.

17) THE PROPERTY AS SHOWN HEREON IS ZONE I-1 (URBAN LIGHT INDUSTRIAL - CITY OF MIAMI BEACH)

18) 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.

19) THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

20) 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 #14635-1-52-01.

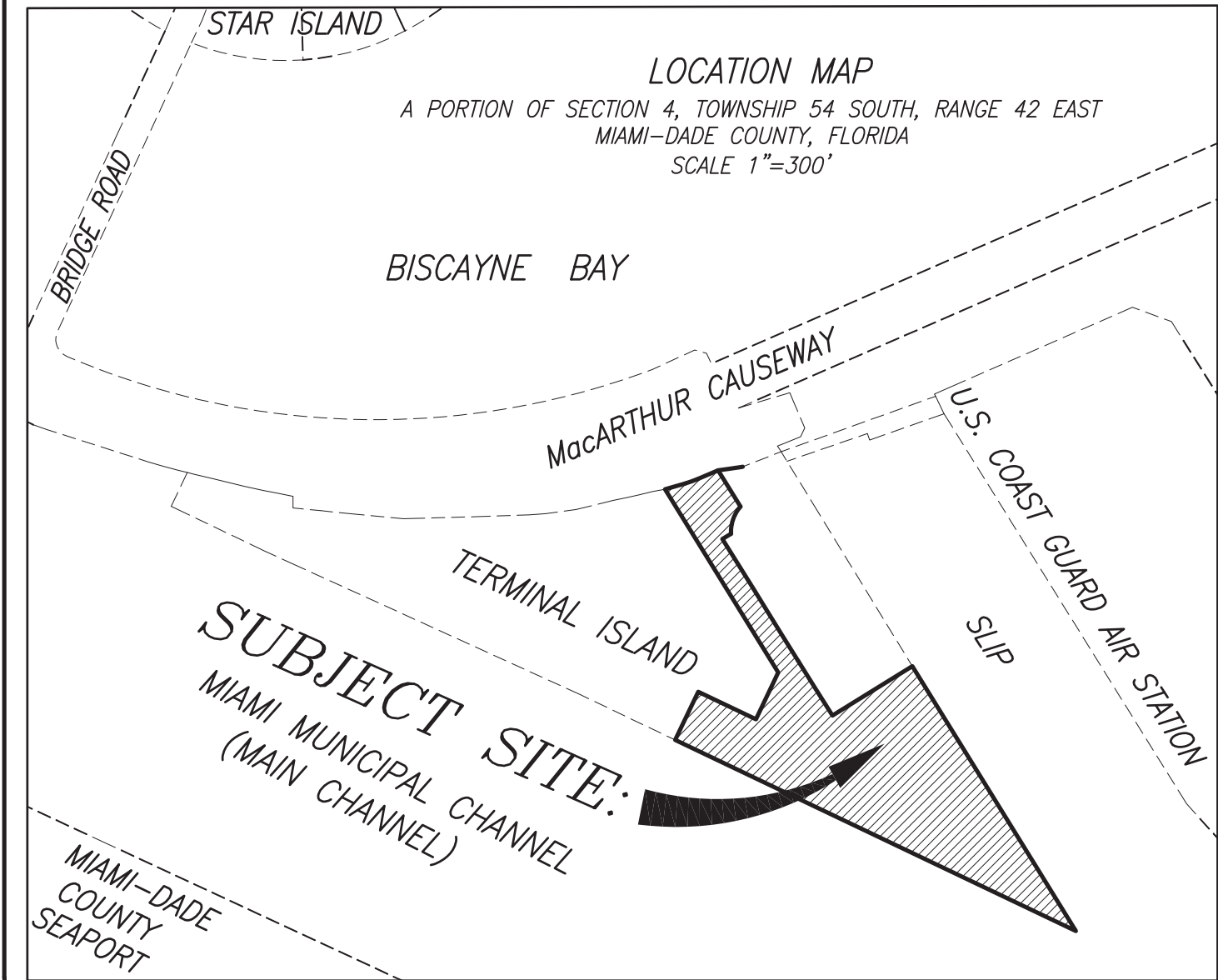
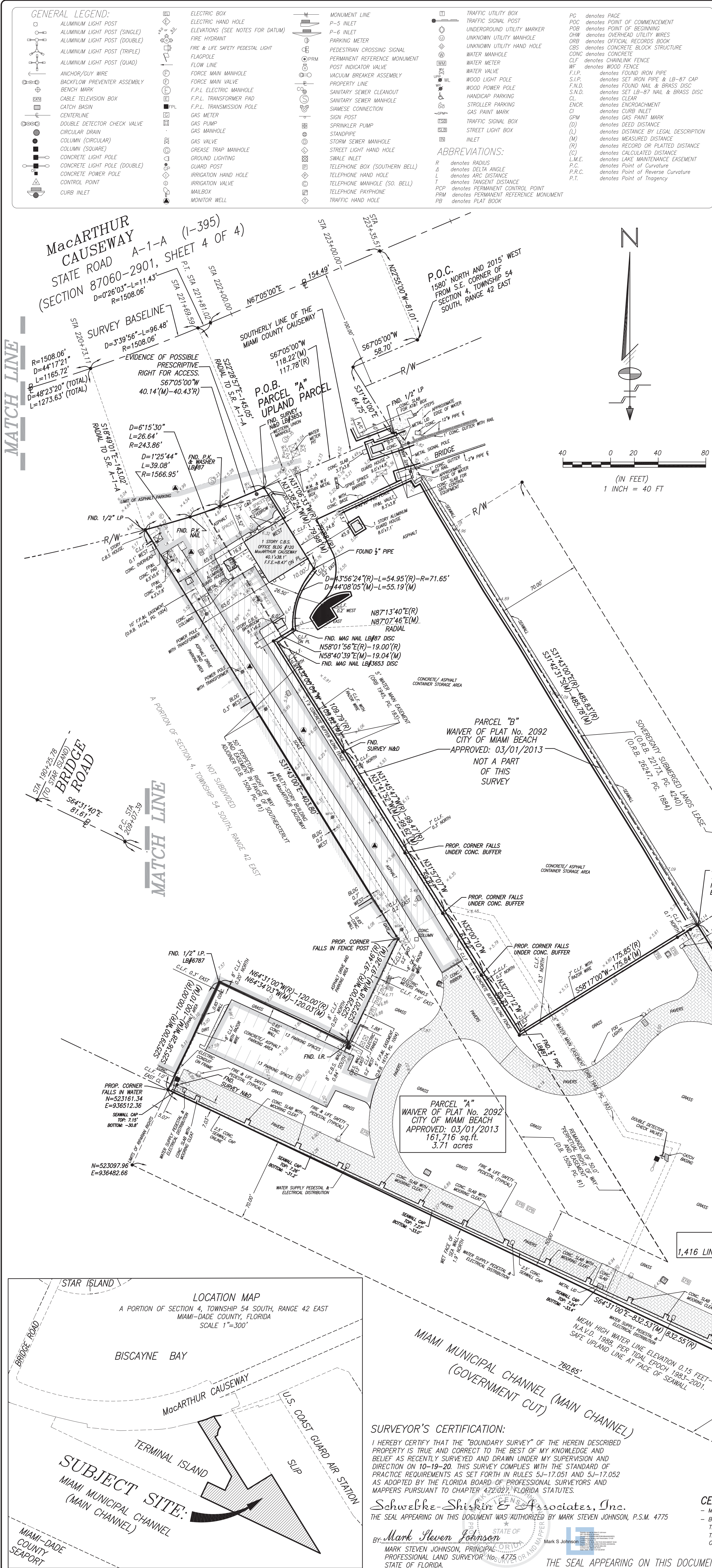
21) PROJECT OWNER: MIAMI BEACH PORT LLC.

22) THERE IS NO SHORELINE VEGETATION, NATIVE OR OTHERWISE, WITHIN OR ADJACENT TO THE SURVEYED PREEMPTED AREA.

23) THERE IS 1,000 FEET OF CONTINUOUS SEAWALL AND STABILIZED SHORELINE (WAVE BARRIERS) IN EITHER DIRECTION FROM THE SUBJECT PROPERTY.

24) 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.

25) 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 53-17.051 AND 53-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.021, FLORIDA STATUTES.

Schwelbke-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 OF THE STATE OF FLORIDA

CERTIFY TO:

MIAMI BEACH PORT LLC

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

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	200738	2206-B PG.75	UPDATE OF ENTRY AREA AND WEST BRIDGE FND	E.M.
02/28/2018	200870	2206-B PG.35	UPDATE TERMINAL ISLAND BOUNDARY SURVEY	E.M.
07/25/2018	212637	2255C-PG.56	UPDATE TERMINAL ISLAND BOUNDARY SURVEY	MSJ
10/19/2020	212637	2255C-PG.56	UPDATE SURVEY	N.B.G.

BOUNDARY SURVEY

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

Schwelbke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS

3240 CORPORATE WAY, MIAMI, FLORIDA 33025

TEL: (954) 435-7010 FAX: (954) 438-3288

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

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)



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PB FINAL SUBMITTAL 120 MACARTHUR CAUSEWAY MIAMI BEACH, FL, 33139

LOCATION MAP

SCALE:

DATE:
11/30/2020

A0-02



VIEW TOWARD NORTH



VIEW TOWARD SOUTH



A. Entrance view



B. Aerial view of the marina



C. Aerial view of the marina



D. Aerial view of the marina

