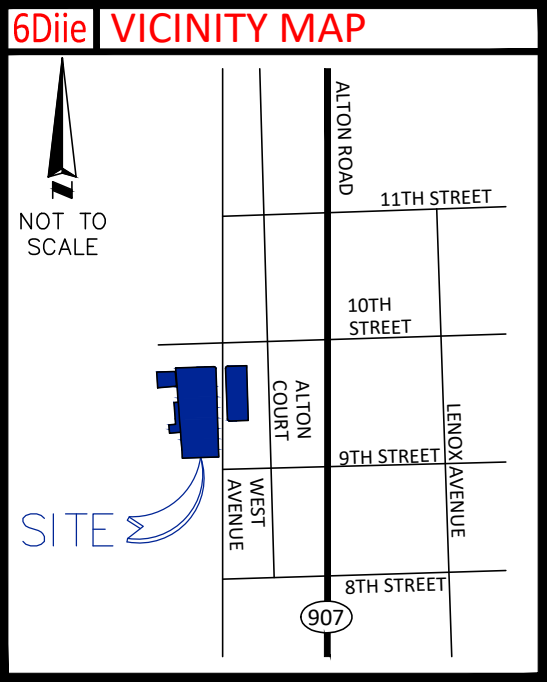




- 5Ciii SURVEYOR SIGNIFICANT OBSERVATIONS
- A** BUILDING CROSSES OVER THE FRONT SETBACK LINE BY A MAXIMUM DISTANCE OF 39.0 FEET.
 - B** BUILDING CROSSES OVER THE STREET SIDE SETBACK LINE BY A MAXIMUM DISTANCE OF 44.6 FEET.
 - C** BUILDING CROSSES OVER THE INTERIOR SIDE SETBACK LINE BY A MAXIMUM DISTANCE OF 13.2 FEET.
 - D** BUILDING CROSSES OVER THE REAR SETBACK LINE BY A MAXIMUM DISTANCE OF 35.3 FEET.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0319 L (MAP NO. 12086C0319L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

- 7** EASEMENTS AND RESERVATIONS SHOWN ON THE PLAT OF AMENDED PLAT FLEETWOOD SUBDIVISION, RECORDED NOVEMBER 22, 1927 IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:
A) A STRIP OF LAND FIVE (5) FEET WIDE IS RESERVED IN THE REAR OF EACH LOT AS SHOWN AND INDICATED BY DOTTED LINES FOR THE USE OF WIRE LINES, POLES, PIPE LINES, SEWERS, ETC.
B) DO HEREBY PERPETUALLY DEDICATE THE STRETS, AVENUES AND ROADS AS SHOWN ON THIS PLAT, TO THE FREE USE OF THE PUBLIC RESERVING TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, THE REVERSION OR REVERSIONS OF ALL THE ABOVE WHENEVER SUCH USE SHALL BE DISCONTINUED BY LAW.
(MATTERS OF THE PLAT ARE LOCATED ON OR OVER THE SUBJECT PROPERTY AS SHOWN HEREON.)
- 8** SOVEREIGNTY SUBMERGED LANDS LEASE NO. 130011046 ISSUED BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (LESSOR) TO SOUTHGATE APARTMENTS, A PARTNERSHIP (LESSEE), DATED APRIL 1, 1991, RECORDED AUGUST 5, 1993, IN OFFICIAL RECORDS BOOK 16007, PAGE 3623, AS AMENDED BY RENEWAL OF SOVEREIGNTY SUBMERGED LANDS LEASE DATED JUNE 24, 1996, RECORDED AUGUST 13, 1996, IN OFFICIAL RECORDS BOOK 17313, PAGE 596, AS FURTHER AMENDED BY SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP, RECORDED JANUARY 23, 2004 IN OFFICIAL RECORDS BOOK 21993, PAGE 2356, AS MODIFIED BY SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN OWNERSHIP AND REFLECT CURRENT STRUCTURES, RECORDED SEPTEMBER 27, 2022 IN OFFICIAL RECORDS BOOK 33402, PAGE 2762, AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF SOVEREIGNTY SUBMERGED LANDS LEASE DATED JANUARY 6, 2023, RECORDED JANUARY 9, 2023 IN OFFICIAL RECORDS BOOK 33536, PAGE 1422 AND LASTLY MODIFIED BY SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP, RECORDED JULY 5, 2023 IN OFFICIAL RECORDS BOOK 33780, PAGE 1477, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(LEASE AREAS AND SUBMERGED LANDS BENEFIT THE SUBJECT PROPERTY AS SHOWN HEREON.)
- 9** EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED NOVEMBER 27, 2002 IN OFFICIAL RECORDS BOOK 20834, PAGE 2135, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(EASEMENT IS LOCATED ON OR OVER THE SUBJECT PROPERTY AS SHOWN HEREON.)
- 10** DECLARATION OF RESTRICTIVE COVENANT RECORDED APRIL 26, 2011 IN OFFICIAL RECORDS BOOK 27665, PAGE 4982, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(DECLARATION COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, NOTHING TO PLOT.)
- 11** AMENDED AND RESTATED COVENANT IN LIEU OF UNITY OF TITLE, BY AND BETWEEN SOUTHGATE TOWERS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO SOUTHGATE APARTMENTS, A FLORIDA GENERAL PARTNERSHIP, AND GUMENICK FAMILY INVESTMENTS NO. 2, LTD., A FLORIDA LIMITED PARTNERSHIP, DATED AUGUST 18, 2015, RECORDED AUGUST 25, 2015 IN OFFICIAL RECORDS BOOK 29750, PAGE 3688, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(COVENANT COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, NOTHING TO PLOT.)
- 12** ALL RELEVANT MATTERS CONTAINED IN THAT CERTAIN ORDER BY THE CITY OF MIAMI BEACH DESIGN REVIEW BOARD, RECORDED APRIL 1, 2013 IN OFFICIAL RECORDS BOOK 28589, PAGE 1759, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(ORDER COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, NOTHING TO PLOT.)
- 13** UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED JANUARY 21, 2020 IN OFFICIAL RECORDS BOOK 31786, PAGE 4190, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(EASEMENT IS LOCATED ON OR OVER THE SUBJECT PROPERTY AS SHOWN HEREON.)
- 14** EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED MAY 18, 2020 IN OFFICIAL RECORDS BOOK 31937, PAGE 4639, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(EASEMENT IS LOCATED ON OR OVER THE SUBJECT PROPERTY AS SHOWN HEREON.)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2	"TABLE A" PROPERTY ADDRESS	6Bvi BEARING BASIS	7b "TABLE A" BUILDING AREA
3	"TABLE A" FLOOD INFORMATION	6Bvii CONTIGUITY STATEMENT	7c "TABLE A" BUILDING HEIGHT
4	"TABLE A" LAND AREA	6Bxi TITLE COMMITMENT INFORMATION	9 "TABLE A" PARKING SPACES
5Biii ACCESS TO PROPERTY	6Cviii RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	10 "TABLE A" DIVISION/PARTY WALLS	
5Ciii SURVEYOR SIGNIFICANT OBSERVATIONS	6Dii NORTH ARROW & SCALE	11a "TABLE A" UTILITY INFORMATION	
5Ei SCHEDULE "B" ITEMS	6Diii LEGEND & ABBREVIATIONS	13 "TABLE A" ADJOINING OWNERS	
5F CEMETERY NOTE	6Diii VICINITY MAP	14 "TABLE A" INTERSECTING STREET	
6Bi TITLE DESCRIPTION	6Diii SURVEYOR'S NOTES	16 "TABLE A" EARTH MOVING NOTE	
6 "TABLE A" ZONING INFORMATION	6Dvi TYPE OF SURVEY	17 RIGHT OF WAY CHANGES	
	7 SURVEYOR'S CERTIFICATE	18 OFFSITE EASEMENTS OR SERVITUDES	

10 DIVISION / PARTY WALLS

NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.

11a UTILITY INFORMATION

EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY ARE SHOWN ACCORDING TO OBSERVED EVIDENCE ONLY. NO PLANS AND/OR REPORTS WERE PROVIDED BY THE CLIENT.

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 OFFSITE EASEMENTS OR SERVITUDES

THERE ARE NO OFFSITE EASEMENTS / SERVITUDES BENEFITING THE SURVEYED PROPERTY, AS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED AT THE TIME OF THE SURVEY.

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	RM-3	MF
MINIMUM LOT AREA (SQ.FT.)	7,000	234,519
MINIMUM LOT WIDTH (FEET)	50	629.95
MINIMUM FAR	3.0	2.06
MAX BUILDING HEIGHT (FEET)	150	126.6
MINIMUM SETBACKS		

FRONT
PEDESTAL 20 FEET

TOWER
20 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET, THEN SHALL REMAIN CONSTANT
REQUIRED: 50 FEET
BUILDING HEIGHT = 161.7 FEET +/- (PER SURVEY)
(161.7 - 50 = 111.7 > 50)

SIDE (FACING STREET)
PEDESTAL
7.5 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER;
REQUIRED: 51.44 FEET
LOT WIDTH = 643 FEET (PER SCALE OF SURVEY)
(643 X 0.08 = 51.44 > 7.5 FEET)

TOWER
7.5 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER
REQUIRED: 51.44 FEET (SEE ABOVE)

SIDE (INTERIOR)
PEDESTAL
7.5 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER
REQUIRED: 51.44 FEET (SEE ABOVE)

TOWER
THE REQUIRED PEDESTAL SETBACK PLUS 10% OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING.
TOTAL REQUIRED SETBACK SHALL NOT EXCEED 50 FEET.
ESTIMATED PEDESTAL: 50 FEET
TOWER PORTION: 76.6 FEET
REQUIRED: 50 FEET
(76.6 X 0.10 = 7.66 + 51.44 = 59.1 > 50)

SUM OF SIDE YARDS
PEDESTAL AND TOWER
SUM OF THE SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH
MINIMUM
REQUIRED: 100.792 FEET
(629.95 X 0.16 = 100.792)

REAR
PEDESTAL
20% OF THE LOT DEPTH OR 50 FEET FROM THE BULKHEAD LINE, WHICHEVER IS GREATER
LOT DEPTH = 259 FEET (PER SURVEY)
REQUIRED: 51.8 FEET
(259 X 0.20 = 51.8 > 50)

TOWER
25% OF LOT DEPTH OR 75 FEET MINIMUM FROM THE BULKHEAD LINE, WHICHEVER IS GREATER
REQUIRED: 75 FEET FROM BULKHEAD LINE
LOT DEPTH = 259 FEET (PER SCALE OF SURVEY)
(259 X 0.25 = 64.75 < 75)

PARKING REQUIREMENTS:
1.5 SPACES PER UNIT BETWEEN 400 AND 550 SQUARE FEET (PER SITE PLAN) (56 X 1.5 = 84)
1.5 SPACES PER UNIT BETWEEN 550 AND 999 SQUARE FEET (PER CODE) (386 UNITS X 1.5 = 579)
1.75 SPACES PER UNIT BETWEEN 1,000 AND 1,200 SQUARE FEET (PER CODE) (21 UNITS X 1.75 = 37)
2 SPACES PER UNIT ABOVE 1,200 SQUARE FEET (PER CODE) (32 UNITS X 2 = 64)
GUEST: 10% OF THE REQUIRED RESIDENTIAL PARKING SPACES (PER CODE) (764 X 0.10 = 76)
REQUIRED PARKING SPACES: 840 SPACES

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: THE PLANNING AND ZONING RESOURCE CORPORATION SITE #171968-41 REPORT DATE: 05/30/2024 PHONE/FAX: (405) 840-4344 (405) 840-2608

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: FL252404060JC/CTIC-24000785, HAVING AN EFFECTIVE DATE OF APRIL 10, 2024.

6Bi TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (FEE SIMPLE)
LOTS 11, 12, 13, 14, 15, 16, 17 AND 18, IN BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: (LEASEHOLD)
LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE, RECORDED AUGUST 5, 1993, IN OFFICIAL RECORDS BOOK 16007, PAGE 3623, AS AMENDED BY RENEWAL OF SOVEREIGNTY SUBMERGED LANDS LEASE, RECORDED AUGUST 13, 1996, IN OFFICIAL RECORDS BOOK 17313, PAGE 596, AS FURTHER AMENDED BY SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP, RECORDED JANUARY 23, 2004 IN OFFICIAL RECORDS BOOK 21993, PAGE 2356, AS MODIFIED BY SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN OWNERSHIP AND REFLECT CURRENT STRUCTURES, RECORDED SEPTEMBER 27, 2022 IN OFFICIAL RECORDS BOOK 33402, PAGE 2762, AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF SOVEREIGNTY SUBMERGED LANDS LEASE, RECORDED JANUARY 9, 2023 IN OFFICIAL RECORDS BOOK 33536, PAGE 1422 AND LASTLY MODIFIED BY SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP, RECORDED JULY 5, 2023 IN OFFICIAL RECORDS BOOK 33780, PAGE 1477, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL A: LEGAL DESCRIPTION OF A MARINA LEASE AREA IN BISCAYNE BAY IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA'S EASTERLY BOUNDARY BEING CONTIGUOUS WITH AND WESTERLY OF THE WATER FACE OF A CONCRETE BULKHEAD LOCATED ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY BOUNDARY OF LOT 18, BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C.) AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF THE ABOVE REFERENCED LOT 18 WITH THE WATER FACE OF A CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY LINE OF SAID LOT 18, SAID POINT OF INTERSECTION BEING 801.14 FEET SOUTH AND 478.58 FEET WEST OF THE NORTHEAST CORNER OF SECTION 4; TOWNSHIP 54 SOUTH, RANGE 42 EAST; THENCE RUN SOUTH 47°19'10" WEST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF SAID LOT 18, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE FOLLOWING DESCRIBED MARINA LEASE AREA; THENCE RUN SOUTH 87°39'30" WEST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EXTENSION WESTERLY OF THE NORTHERLY LINE OF SAID LOT 18 INTO BISCAYNE BAY, A DISTANCE OF 134.08 FEET; THENCE RUN SOUTH 47°19'10" EAST A DISTANCE OF 110.63 FEET IN BISCAYNE BAY; THENCE RUN NORTH 85°40'50" EAST IN BISCAYNE BAY, A DISTANCE OF 134.00 FEET TO THE WATER FACE OF SAID CONCRETE BULKHEAD; THENCE RUN NORTH 47°19'10" WEST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF SAID LOT 18, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

PARCEL "B": LEGAL DESCRIPTION OF A PROPOSED MARINA LEASE AREA IN BISCAYNE BAY IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA'S EASTERLY BOUNDARY BEING CONTIGUOUS WITH AND WESTERLY OF THE WATER FACE OF A CONCRETE BULKHEAD LOCATED ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY BOUNDARY OF LOT 18, BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C.) AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF LOT 11, BLOCK 1 OF THE LAST MENTIONED SUBDIVISION WITH THE WATER FACE OF THE ABOVE REFERENCED CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY AND RUN NORTH 4 DEGREES 54 MINUTES 30 SECONDS WEST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF SAID BLOCK 1, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 184.90 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE MARINA AREA, SAID P.O.B. BEING 1259.64 FEET SOUTH AND 439.68 FEET WEST OF THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, THENCE RUN SOUTH 85 DEGREES 05 MINUTES 30 SECONDS WEST INTO BISCAYNE BAY, A DISTANCE OF 77.62 FEET; THENCE RUN NORTH 4 DEGREES 54 MINUTES 30 SECONDS WEST IN BISCAYNE BAY, A DISTANCE OF 59.10 FEET; THENCE RUN NORTH 85 DEGREES 05 MINUTES 30 SECONDS EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4 DEGREES 54 MINUTES 30 SECONDS WEST IN BISCAYNE BAY, A DISTANCE OF 155.60 FEET; THENCE RUN NORTH 85 DEGREES 05 MINUTES 30 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE WATER FACE OF THE SAID CONCRETE BULKHEAD; THENCE RUN SOUTH 4 DEGREES 54 MINUTES 30 SECONDS EAST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF BLOCK 18, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 214.70 FEET TO THE POINT OF BEGINNING (P.O.B.).

PARCEL 3: (FEE SIMPLE)
LOTS 8, 9, 10, 11, 12, 13, 14, AND 15, OF BLOCK 3, AMENDED PLAT OF FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA	LAND AREA	234,519± SQUARE FEET	5.384± ACRES
	SUBMERGED LAND LEASE AREA:	23,770± SQUARE FEET	0.564± ACRES
	TOTAL AREA	258,289± SQUARE FEET	5.948± ACRES

6Biv BEARING BASIS

BEARINGS FOR PARCEL 1 ARE SHOWN HEREON AND BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF WEST AVENUE AS BEING NORTH 01°55'07" EAST.
BEARINGS FOR PARCEL 3 (GARAGE BUILDING) ARE SHOWN HEREON AND BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST AVENUE, AS BEING NORTH 01°55'07" EAST.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

PARCEL 1:	REGULAR = 101	HANDICAP = 8	TOTAL = 109
PARCEL 3 (GARAGE):	REGULAR = 395	HANDICAP = 11	TOTAL = 406
TOTAL	REGULAR = 496	HANDICAP = 19	TOTAL = 515

5Biii ACCESS TO PROPERTY

PARCEL 1 OF THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST AVENUE, WHICH IS A DEDICATED PUBLIC STREET OR HIGHWAY. PARCEL 3 (GARAGE BUILDING) OF THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO 10TH STREET AND ALTON COURT, WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE LOTS COMPRISING PARCEL 1 OF THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS AND THE LOTS COMPRISING PARCEL 3 OF THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: SOUTHGATE TOWERS, LLC; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITSELF AND CERTAIN LENDERS FROM TIME TO TIME, WELLS FARGO BANK, NATIONAL ASSOCIATION, WELLS FARGO SECURITIES, LLC, MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS, LLC, MORGAN STANLEY BANK, N.A., SOCIÉTÉ GÉNÉRALE FINANCIAL CORPORATION, BANK OF MONTREAL, A CANADIAN CHARTERED BANK ACTING THROUGH ITS CHICAGO BRANCH, BMO CAPITAL MARKETS CORP., JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, BARCLAYS BANK PLC, BARCLAYS CAPITAL REAL ESTATE INC., GOLDMAN SACHS BANK USA, BANK OF AMERICA, N.A., DEUTSCHE BANK AG, NEW YORK BRANCH, DEUTSCHE BANK SECURITIES INC., ANY ALTERNATE BRANCHES AND AFFILIATES, AND ANY CO-LENDERS AND/OR MEZZANINE LENDERS FROM TIME TO TIME, TOGETHER WITH EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; STEWART TITLE GUARANTY COMPANY AND LEXINGTON NATIONAL LAND SERVICES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (EXCLUDING STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, 18 (GRAPHICALLY DEPICTED), 19, AND 20 (FIELD DELINEATION OF WETLANDS) OF TABLE A THEREOF.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN CHAPTER 5J-17.052.

THE FIELD WORK WAS COMPLETED ON 05/07/2024.
DATE OF THIS MAP: 06/08/2024.

ALFRED J. KESLER
PROFESSIONAL SURVEYOR & MAPPER NO.: 6947
STATE OF FLORIDA

SURVEY PERFORMED BY:
ALFRED J. KESLER, PSM
3737 SOUTH ATLANTIC AVENUE, SUITE 402
DAYTONA BEACH SHORES, FLORIDA 32118
(985) 801-9990
AKESLER@SOUTHERNGEOMATICS.COM
CAD PROJECT #24-102-06
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE, DATE AND SEAL.

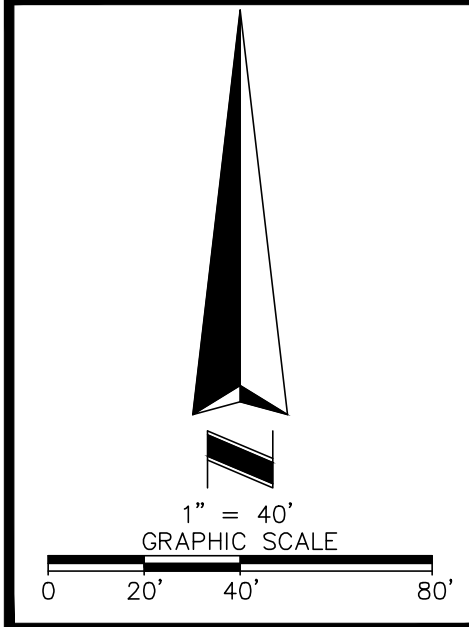
SHEET 1
OF 2

ALTA/NSPS LAND TITLE SURVEY
OF
SOUTHGATE TOWERS APARTMENTS
910 AND 959 WEST AVENUE
MIAMI BEACH, FLORIDA
MIAMI-DADE COUNTY

6Dvi 2
ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Mall, Miami, FL 33191
Phone: (407) 426-9799
nationalduediligenceservices.com

DATE	REVISIONS	TECH	FIELD	SWH	DRAWING SCALE	1"=40'
06/04/24	ZONING REFLECTED	AJK	DRAWN BY	GST	QC BY	AJK
06/08/24	CLIENT COMMENTS	AJK	DRAWING NAME	24-102-06 SOUTHGATE TOWERS MIAMI BEACH FL.DWG		

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
PHONE: (407) 426-9799
FAX: (407) 426-9741



6Diid LEGEND AND ABBREVIATIONS

	LIGHT POLE		CHAIN LINK FENCE
	ELECTRIC TRANSFORMER		WIRE FENCE
	ELECTRIC VAULT		WOOD FENCE
	STORM MANHOLE		OVERHEAD UTILITY LINE
	CURB STORM INLET		WALL
	DRAIN GRATE		CONCRETE SURFACE
	SANITARY MANHOLE		NO PARKING AREA
	CLEANOUT		RAMP
	INLET WITH CONCRETE		AREAS IN FLOOD ZONE AE
	FIRE HYDRANT		FOUND NAIL & DISK
	WATER VALVE		FOUND NAIL & DISK
	WATER SHUTOFF		PEDESTRIAN CROSS
	WATER VALVE ABOVE		PEDESTAL
	BIKE RACK		TOWER
	SIGN		
	SIGN-2 POLE		
	SIGN STOP		
	SIGN HANDICAP		
	MAIL BOX		
	TRAFFIC SIGNAL ARM		
	HANDICAP PARKING		

Line Table		
Line #	Direction	Distance
L1	S04°13'19"E	54.74'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.56'	15.00'	90°00'00"	N46°55'07"W	21.21'
C2	23.56'	15.00'	90°00'00"	N43°04'53"E	21.21'
C3	23.56'	15.00'	90°00'00"	N46°55'07"W	21.21'

PARCEL 2
PARCEL A
SECTION 4,
TOWNSHIP 54S, RANGE 42E

PARCEL 1
LOT 11 THROUGH 18, BLOCK 1
AMENDED PLAT
FLEETWOOD SUBDIVISION
PLAT BOOK 28, PAGE 34

OWNER: SOUTHGATE TOWERS LLC
PARCEL # 0242030010080

PARCEL 2
PARCEL B
SECTION 4,
TOWNSHIP 54S, RANGE 42E

PARCEL 3
LOT 8 THROUGH 15, BLOCK 3
AMENDED PLAT
FLEETWOOD SUBDIVISION
PLAT BOOK 28, PAGE 34

OWNER: SOUTHGATE TOWERS LLC
PARCEL # 0242030010420