

BOUNDARY AND TOPOGRAPHIC SURVEY

ONE ISLAND PARK SURVEY SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR NOTES:

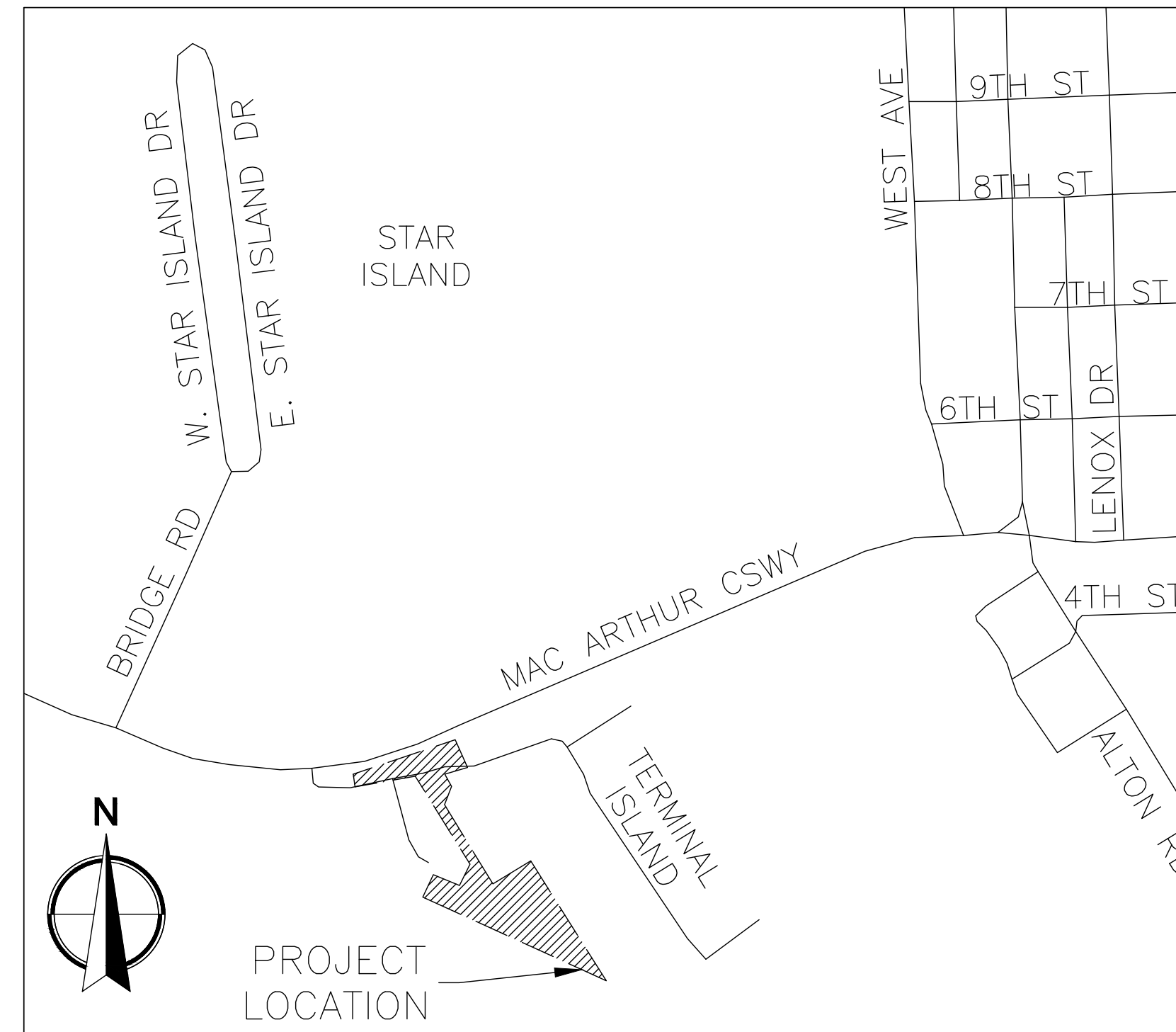
- THE LAST DATE OF FIELD SURVEY WAS MAY 1, 2025.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY IS LOCATED WITHIN A PORTION OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NUMBER 02-4204-000-0060.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S66°42'44"W, ALONG THE SOUTH RIGHT OF WAY LINE OF MACARTHUR CAUSEWAY.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON A CLOSED LEVEL LOOP BETWEEN THE FOLLOWING BENCHMARKS ESTABLISHED BY MIAMI-DADE COUNTY SURVEY CONTROL POINTS.
 - E-03: HAVING A PUBLISHED ELEVATION OF 9.47' (NGVD29) = 7.82' (NAVD88).
 - V-238: HAVING A PUBLISHED ELEVATION OF 10.28' (NGVD29) = 8.73' (NAVD88).
- CONVERSION FACTOR USED TO CONVERT FROM NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) = (-)1.55'.
- THE COORDINATES AND FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS ESTABLISHED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED USING A UAV (UNMANNED AERIAL VEHICLE) AND IS SHOWN FOR INFORMATIONAL PURPOSES. THE IMAGERY WAS ACQUIRED ON 04/09/2025.
- STATE PLANE COORDINATES:
 - COORDINATES SHOWN ARE GRID
 - DATUM = NAD83, 2011 ADJUSTMENT
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = US SURVEY FOOT
 - COORDINATE SYSTEM 1983 STATE PLANE
 - PROJECTION = TRANSVERSE MERCATOR
 - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 - SCALE FACTOR = 1.00002937
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - ROTATION EQUATION = NONE
- THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- UNDERGROUND IMPROVEMENTS WERE NOT LOCATED.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS, DIFFERENTIAL LEVELING, AND, TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE PROJECT AREA. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT." PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
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REFERENCE RESOURCES DATA:

- F.D.O.T. RIGHT OF WAY CONTROL SURVEY SECTION No. 87060.
- F.D.O.T. RIGHT OF WAY MAP SECTION No. 8706-112 (87060-2202) FOR STATE ROAD A-1-A FROM BRIDGE ROAD, TO ALTON ROAD, (ROAD MAP BOOK 60, PAGE 98). CERTIFIED BY ERIC E. WILHELM, PLS, ON MAY 1, 2024.
- ALTA/NSPS LAND TITLE SURVEY PREPARED BY REPUBLIC NATIONAL, DATED JUNE 22, 2023, UNDER JOB NO. 230612, AS PROVIDED BY THE CLIENT.
- OFFICIAL RECORD BOOK 33783, PAGE 1088, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP NOT TO SCALE



SHEET INDEX

1	COVER SHEET
2-3	BOUNDARY AND TOPOGRAPHIC SURVEY

CONTROL POINT TABLE				
POINT ID	NORTHING	EASTING	ELEV. NAVD 88	DESCRIPTION
1	522918.45	937138.70	6.42	PKW
2003	523807.04	935223.39	7.92	F.D.O.T. BRASS DISK "E03"
2007	524589.76	938891.09	1.84	F.D.O.T. ALUMINUM DISC "PN7"

UTILITY PROVIDERS:

SUNSHINE STATE ONE-CALL OF FLORIDA WAS CONTACTED UNDER DESIGN TICKET NUMBER 112507880 ON APRIL 22, 2025. ACCORDING TO THE DESIGN TICKET, THE FOLLOWING AGENCIES PROVIDE SERVICES TO THE PROJECT AREA:

BREEZELINE-CABLE	AMTV01	DANIEL ORTIZ	(786) 720-9869
CITY OF MIAMI BEACH	CMB965	CESAR MARTINEZ	(305) 673-7080 EXT.26886
DADE COUNTY PUBLIC WORKS AND TRAFFIC	DCPWT	OCTAVIO VIDAL	(305) 412-0891 EXT.201
FLORIDA DEPARTMENT OF TRANSPORTATION-FIBER	FDOT06	THOMAS MILLER	(305) 470-5757 EXT.7352
FLORIDA POWER & LIGHT DADE-ELECTRIC	FPLDAD	USIC DISPATCH CENTER	(800) 778-9140
FLORIDA POWER & LIGHT SUBAQUEOUS-ELECTRIC	FPLSUB	EDGAR AGUILAR	(386) 586-6403
FLORIDA POWER & LIGHT TRANSMISSION-ELECTRIC	FPLSUT	EDDIE FREAY	(305) 938-1936
AT&T/ DISTRIBUTION-TELEPHONE	SBF23	UTILIQUEST LLC	(888) 357-1922

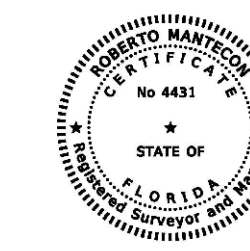
LEGAL DESCRIPTION:

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 VIADUCT 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; 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; 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, ALONG A LINE PARALLEL TO THE MUNICIPAL CHANNEL A DISTANCE OF 832.55 FEET (RECORD AND LEGAL DESCRIPTION) 832.55 FEET (CALCULATE) TO A POINT; THENCE RUN NORTH 31 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 583.57 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 00 SECONDS WEST FOR 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 LINE, 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. SAID PARCEL OF LAND LYING AND BEING IN SECTION 4 TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 161,671 SQUARE FEET OR 3.711 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND REPORT RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.



WGI, INC.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7055

THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND REPORT CONSISTING OF 3 SHEETS WHERE EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERTO MANTECON, PROFESSIONAL SURVEYOR AND MAPPER NO. 4431, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF PREPARATION OR THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Roberto Mantecon
2025.09.04
13:09:48
-04'00'

PREPARED BY:



11410 NW 20TH ST, SUITE 101
MIAMI, FL 33172
PHONE NO. 305.553.0500
CERT NO. 33574 - LB NO. 7055

CONSULTANTS:

PROJECT TITLE:

BOUNDARY AND TOPOGRAPHIC SURVEY
ONE ISLAND PARK SURVEY
SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR OF RECORD
ROBERTO MANTECON, PSM
LS4431

NO.	DATE	DESCRIPTION
1	05/01/25	UPDATE/SUE DESIGNATION
2	09/02/25	UPDATE/AREA

DRAWN DATE: 04/10/25
DRAWN BY: NC, AAR
CHECKED BY: PD
FIELD: AW, JC, NC, RC
FB/PG: FB 018m/34-40
PROJECT #: 11256.00

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET #: 1 TOTAL SHEETS: 3

ABBREVIATIONS:

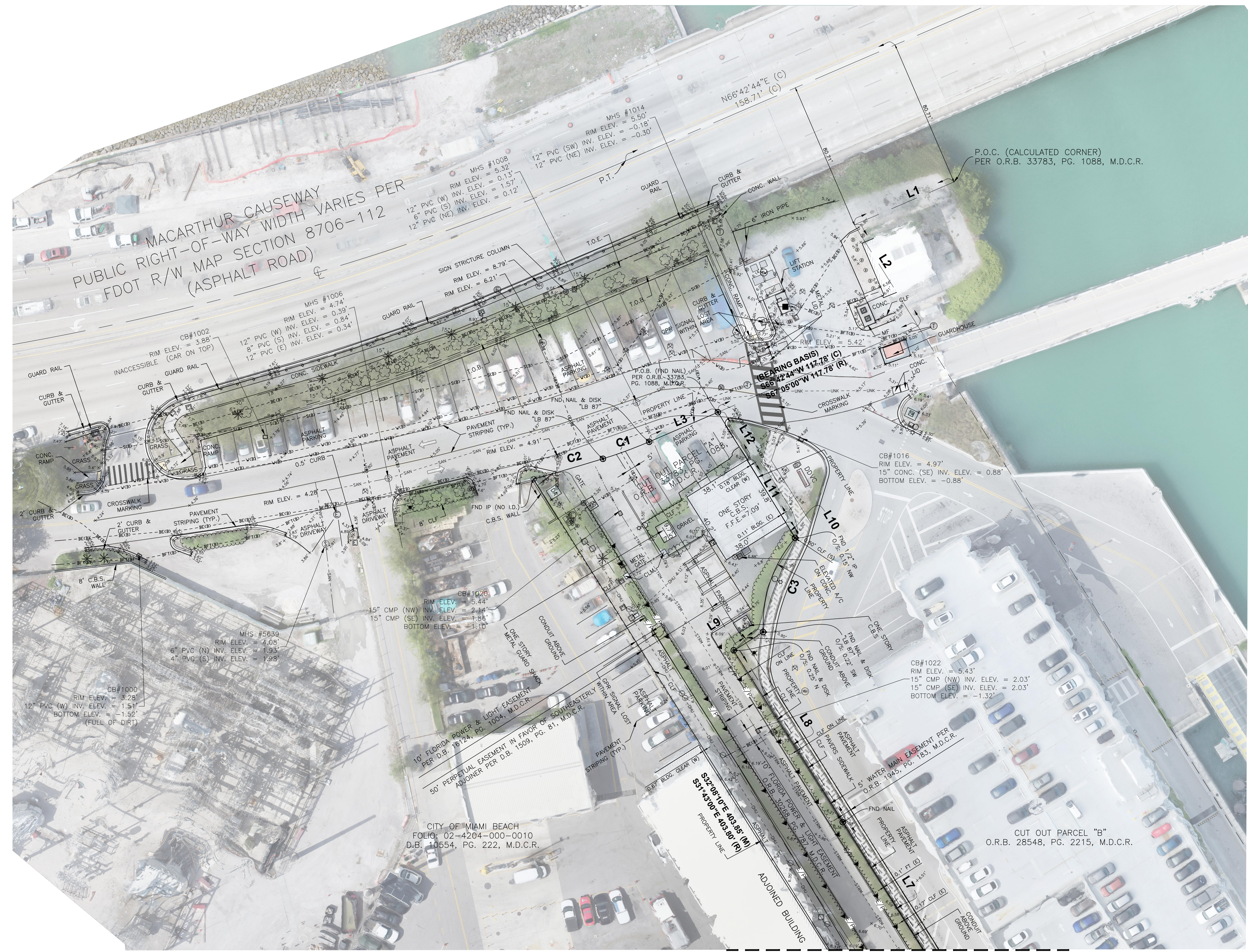
- A/C = AIR CONDITIONER
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- D.B. = DEED BOOK
- DDCV = DOUBLE DETECTOR CHECK VALVE
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- E = EAST
- E/P = EDGE OF PAVEMENT
- ELEV. = ELEVATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. = FINISH FLOOR
- FND = FOUND
- FSL = FIRE AND LIFE SAFETY
- INV. = INVERT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- LB = LICENSE BUSINESS
- (M) = MEASURED DISTANCE
- MAT = MATERIAL
- MC = MOORING CLEAT
- MF = METAL FENCE
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- NL&W = NAIL & WASHER
- NAD = NORTH AMERICAN DATUM
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM 1929
- NGVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- NGS = NATIONAL GEODETIC SURVEY
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFF SET
- (P) = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- PKW = PARKER KAYLON NAIL & WASHER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCE
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (R) = RECORD DISTANCE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SWK. = SIDEWALK
- (SE) = SOUTHEAST
- (SW) = SOUTHWEST
- T.O.B. = TOP OF BANK
- T.O.E. = TOE OF SLOPE
- TYP. = TYPICAL
- UNK = UNKNOWN
- GPR = GROUND PENETRATING RADAR

LEGEND:

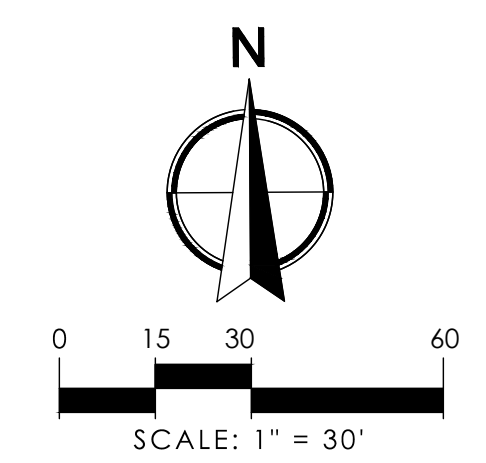
- ⊠ = AIR CONDITIONER
- ⊞ = BACK FLOW PREVENTER
- ⊞ = CATCH BASIN
- ⊞ = CALL BOX
- ⊞ = CONCRETE POWER POLE
- ⊞ = CLEANOUT
- ⊞ = ELECTRIC BOX
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC OUTLET
- ⊞ = FOUND IRON ROD "AS NOTED"
- ⊞ = FOUND IRON ROD & CAP "AS NOTED"
- ⊞ = FOUND NAIL & DISK "AS NOTED"
- ⊞ = LIGHT POLE
- ⊞ = CAMERA POLE
- ⊞ = SINGLE SIGN POST
- ⊞ = WATER VALVE
- x 0.00 = HARD SURFACE ELEVATION
- x 0.0 = SOFT SURFACE ELEVATION
- ⊞ = FIRE HYDRANT
- ⊞ = IRRIGATION VALVE
- ⊞ = SPOT LIGHT
- ⊞ = SANITARY MANHOLE
- ⊞ = DRAINAGE MANHOLE
- ⊞ = WATER METER
- ⊞ = ELECTRIC MANHOLE
- ⊞ = GUY ANCHOR
- ⊞ = MANHOLE (UNKNOWN)
- ⊞ = MONITORING WELL
- ⊞ = AIR CONDITIONER
- ⊞ = ELECTRIC METER
- ⊞ = TRANSFORMER
- ⊞ = TREE (UNKNOWN)
- ⊞ = TREE (PALM)
- ⊞ = TREE (PALM-CLUSTER)
- ⊞ = WOOD POWER POLE

LINE LEGEND:

- x--- = CHAIN LINK FENCE
- B--- = BURIED ELECTRIC LINE
- BFT--- = BURIED FIBER OPTICS TELEPHONE LINE
- G--- = GUARD RAIL
- M--- = METAL FENCE
- S--- = STORM DRAIN LINE
- SAN--- = SANITARY SEWER LINE
- W--- = WOOD FENCE
- DU--- = OVERHEAD UTILITY LINE
- T--- = TOP OF BANK
- S--- = TOE OF SLOPE
- V--- = VEGETATION LINE
- W--- = WATER LINE
- SM--- = FORCE MAIN LINE
- U--- = UNKNOWN UTILITY LINE



FOR CONTINUATION SEE SHEET 3



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S67°05'00"W (R)	58.70' (R)
	S66°42'44"W (C)	58.70' (C)
L2	S31°43'00"E (R)	64.75' (R)
	S32°05'16"E (C)	64.75' (C)
L3	S67°05'00"W (R)	40.43' (R)
	S66°42'44"W (M)	40.43' (M)
L4	N32°27'12"W (R)	59.61' (R)
	N32°52'22"W (M)	59.61' (M)
L5	N32°00'10"W (R)	61.22' (R)
	N32°25'20"W (M)	61.22' (M)
L6	N31°57'07"W (R)	59.87' (R)
	N32°22'17"W (M)	59.87' (M)
L7	N31°45'47"W (R)	99.47' (R)
	N32°10'57"W (M)	99.47' (M)
L8	N32°00'04"W (R)	109.79' (R)
	N32°25'14"W (M)	109.79' (M)
L9	N58°01'56"E (R)	19.00' (R)
	N57°36'46"E (M)	19.00' (M)
L10	N31°06'33"W (R)	10.00' (R)
	N31°31'43"W (M)	10.00' (M)
L11	N31°06'33"W (R)	39.60' (R)
	N31°31'43"W (M)	39.60' (M)
L12	N31°06'33"W (R)	30.28' (R)
	N31°31'43"W (M)	30.28' (M)

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	243.86' (R)	6°15'30" (R)	26.64' (R)
	243.86' (M)	6°15'30" (M)	26.64' (M)
C2	1566.95' (R)	1°25'44" (R)	39.08' (R)
	1566.95' (M)	1°25'44" (M)	39.12' (M)
C3	71.65' (R)	43°56'24" (R)	54.95' (R)
	71.65' (M)	43°56'24" (M)	54.95' (M)

PHONE NO. 305.535.9500
 11410 NW 20TH ST. SUITE 101
 MIAMI, FL 33172

NO.	DATE	DESCRIPTION	BY
1	05/07/25	UPDATE/SUE DESIGNATION	NC
2	09/02/25	UPDATE/AREA	NC

REVISIONS

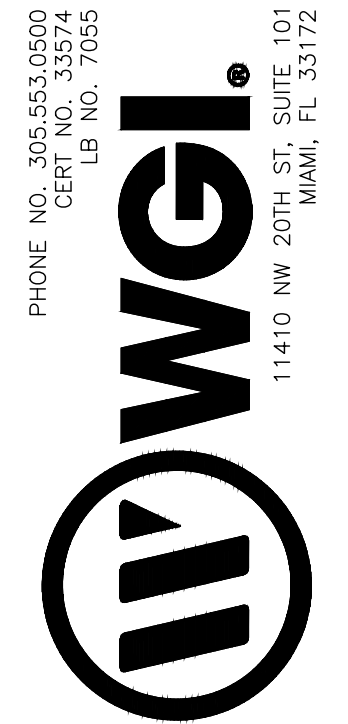
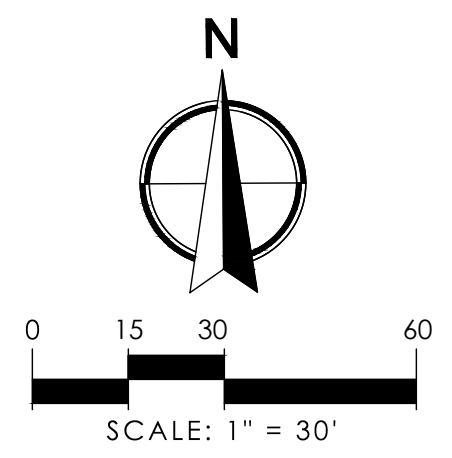
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1:250.00	11256.00	NC, AAR	PD	04/10/25

SURVEYOR OF RECORD
 ROBERTO MANTECON
 PSM # 4431

BOUNDARY AND TOPOGRAPHIC SURVEY
 ONE ISLAND PARK SURVEY
 SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST
 MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SHEET:
2 of 3

E:\p\com\l\proj\112501_11256.00_One Island Park Marina Survey\11256.00_One Island Park Marina Survey\topo.dwg - Plotter: 9/2/2025 11:32:11 AM Saved: 9/2/2025 11:25:18 AM



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	243.86' (R)	6°15'30" (R)	26.64' (R)
	243.86' (M)	6°15'30" (M)	26.64' (M)
C2	1566.95' (R)	1°25'44" (R)	39.08' (R)
	1566.95' (M)	1°25'49" (M)	39.12' (M)
C3	71.65' (R)	43°56'24" (R)	54.95' (R)
	71.65' (M)	43°56'24" (M)	54.95' (M)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S67°05'00"W (R)	58.70' (R)
	S66°42'44"W (C)	58.70' (C)
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L3	S67°05'00"W (R)	40.43' (R)
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L4	N32°27'12"W (R)	59.61' (R)
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ABBREVIATIONS:

- A/C = AIR CONDITIONER
- BLDG = BUILDING
- (C) = CALCULATED
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CI = CURB INLET
- CIP = CAST IRON PIPE
- CLM = CONCRETE COLUMN
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- DA = DUMPSTER AREA
- (D) = DEED MEASUREMENT
- D.B. = DEED BOOK
- DDCV = DOUBLE DETECTOR CHECK VALVE
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- E = EAST
- E/P = EDGE OF PAVEMENT
- ELEV. = ELEVATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. = FINISH FLOOR
- FND = FOUND
- FSL = FIRE AND LIFE SAFETY
- INV. = INVERT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- LB = LICENSE BUSINESS
- (M) = MEASURED DISTANCE
- MAT = MATERIAL
- MC = MOORING CLEAT
- MF = METAL FENCE
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- NL&W = NAIL & WASHER
- NAD = NORTH AMERICAN DATUM
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM 1929
- NGVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- NGS = NATIONAL GEODETIC SURVEY
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFF SET
- (P) = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- PKW = PARKER KAYLON NAIL & WASHER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCE
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (R) = RECORD DISTANCE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SWK. = SIDEWALK
- (SE) = SOUTHEAST
- (SW) = SOUTHWEST
- T.O.B. = TOP OF BANK
- T.O.E. = TOE OF SLOPE
- TYP. = TYPICAL
- UNK = UNKNOWN
- GPR = GROUND PENETRATING RADAR

LEGEND:

- [Symbol] = AIR CONDITIONER
- [Symbol] = BACK FLOW PREVENTER
- [Symbol] = CATCH BASIN
- [Symbol] = CALL BOX
- [Symbol] = CONCRETE POWER POLE
- [Symbol] = CLEANOUT
- [Symbol] = ELECTRIC BOX
- [Symbol] = ELECTRIC METER
- [Symbol] = ELECTRIC OUTLET
- [Symbol] = FOUND IRON ROD "AS NOTED"
- [Symbol] = FOUND IRON ROD & CAP "AS NOTED"
- [Symbol] = FOUND NAIL & DISK "AS NOTED"
- [Symbol] = LIGHT POLE
- [Symbol] = CAMERA POLE
- [Symbol] = SINGLE SIGN POST
- [Symbol] = WATER VALVE
- x 0.00 = HARD SURFACE ELEVATION
- x 0.0 = SOFT SURFACE ELEVATION
- [Symbol] = FIRE HYDRANT
- [Symbol] = IRRIGATION VALVE
- [Symbol] = SPOT LIGHT
- [Symbol] = SANITARY MANHOLE
- [Symbol] = DRAINAGE MANHOLE
- [Symbol] = WATER METER
- [Symbol] = ELECTRIC MANHOLE
- [Symbol] = GUY ANCHOR
- [Symbol] = MANHOLE (UNKNOWN)
- [Symbol] = MONITORING WELL
- [Symbol] = AIR CONDITIONER
- [Symbol] = TRANSFORMER
- [Symbol] = TREE (UNKNOWN)
- [Symbol] = TREE (PALM)
- [Symbol] = TREE (PALM-CLUSTER)
- [Symbol] = WOOD POWER POLE

LINE LEGEND:

- [Symbol] = CHAIN LINK FENCE
- [Symbol] = GUARD RAIL
- [Symbol] = METAL FENCE
- [Symbol] = STORM DRAIN LINE
- [Symbol] = SANITARY SEWER LINE
- [Symbol] = WOOD FENCE
- [Symbol] = OVERHEAD UTILITY LINE
- [Symbol] = TOP OF BANK
- [Symbol] = TOE OF SLOPE
- [Symbol] = VEGETATION LINE
- [Symbol] = BURIED ELECTRIC LINE
- [Symbol] = BURIED FIBER OPTICS TELEPHONE LINE
- [Symbol] = WATER LINE
- [Symbol] = FORCE MAIN LINE
- [Symbol] = UNKNOWN UTILITY LINE

BOUNDARY AND TOPOGRAPHIC SURVEY
ONE ISLAND PARK SURVEY
 SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST
 MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

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