## GENERAL LEGEND:

- AERIAL TARGET
- 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
- CATV CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- IN CURB INLET
- EL ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- G GAS METER
- GAS PUMP
- GV GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- OVERHEAD WIRES (APPROXIMATE)
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- P TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TSB TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WV WATER VALVE
- WL WOOD LIGHT POLE
- WP WOOD POWER POLE
- HANDICAP PARKING
- STROLLER PARKING

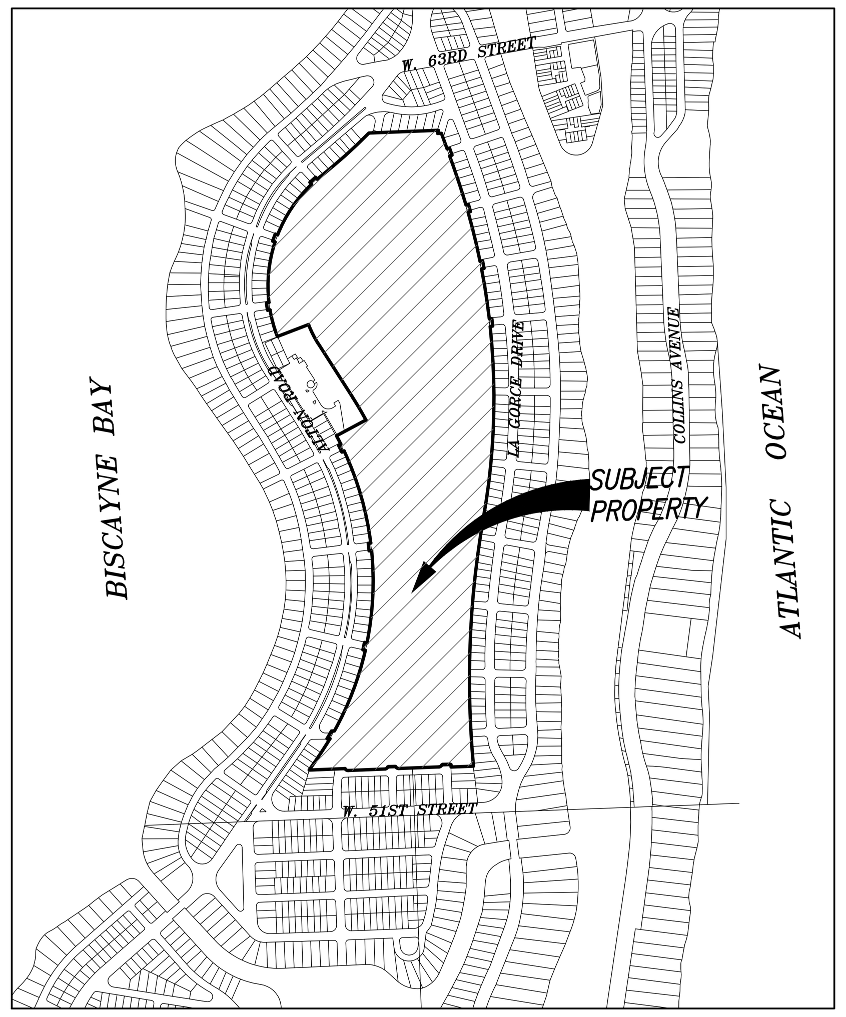
### ABBREVIATIONS:

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
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CL. denotes CLEAR
ENCR. denotes ENCROACHMENT

(D) denotes DEED INFORMATION
(L) denotes INFORMATION BY LEGAL DESCRIPTION
(M) denotes MEASURED INFORMATION
(R) denotes RECORD OR PLATTED INFORMATION

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

- COMMUNICATION
- DRAINAGE
- ELECTRIC
- FORCE MAIN
- IRRIGATION
- NATURAL GAS
- SANITARY SEWER
- WATER




## LOCATION SKETCH

Scale: 1"=1,000'

A PORTION OF SECTION 15-53S-42E, MIAMI-DADE COUNTY, FLORIDA.
A PORTION OF SECTION 14-53S-42E, MIAMI-DADE COUNTY, FLORIDA.

## LEGAL DESCRIPTION

PARCEL I:

A TRACT OF LAND LYING IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 10, GOVERNMENT LOT 7 OF FRACTIONAL SECTION 11, GOVERNMENT LOTS 2, 3, 6 AND 7 OF FRACTIONAL SECTION 14 AND GOVERNMENT LOTS 1, 2, 3 AND 4 OF FRACTIONAL SECTION 15, TOWNSHIP 53 SOUTH, RANGE 42 EAST, IN DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 15, TOWNSHIP 53 SOUTH, RANGE 42 EAST, IN DADE COUNTY, FLORIDA, RUN NORTH ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 390 FEET TO THE POINT OF BEGINNING OF THE TRACT, HEREIN DESCRIBED, SAID POINT BEING SHOWN ON A PLAT OF LA GORCE GOLF SUBDIVISION, RECORDED IN PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN ALONG A LINE DEFLECTING TO THE RIGHT FROM THE EAST LINE OF SECTION 15 AN ANGLE OF 89 DEGREES 56 MINUTES A DISTANCE OF 439.65 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF BEACH VIEW SUBDIVISION AS PER PLAT BOOK 9, PAGE 158 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID BEACH VIEW SUBDIVISION AND THE WESTERLY LINE OF BEACH VIEW ADDITION AS PER PLAT BOOK 16 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, A DISTANCE OF 5044 FEET, PLUS OR MINUS, TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID BEACH VIEW ADDITION WITH THE NORTH LINE OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 42 EAST; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 374.5 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 15 A DISTANCE OF 188.15 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 15 WITH THE WEST LINE OF PRAIRIE AVENUE, AS SAID PRAIRIE AVENUE IS SHOWN ON SAID PLAT OF BEACH VIEW ADDITION; THENCE RUN IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO AND 150 FEET DISTANCE EASTERLY FROM THE EAST LINE OF ALTON ROAD, AS SAID ALTON ROAD IS SHOWN ON SAID PLAT OF LA GORCE GOLF SUBDIVISION, A DISTANCE OF 5590 FEET, PLUS OR MINUS, TO A POINT, SAID POINT BEING THE INTERSECTION OF THE LAST MENTIONED LINE WITH A LINE PARALLEL TO AND 390 FEET DISTANCE NORTH FROM THE SOUTH LINE OF SAID SECTION 15; THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO AND 390 FEET DISTANT NORTH FROM THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 815.03 FEET, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 131.87 ACRES, MORE OR LESS.

ALSO LOTS 1, 2, 3, 4 AND 5 OF BLOCK 11 AND LOTS 5, 6, 7, 8 AND 9 OF BLOCK 9 OF SAID LA GORCE GOLF SUBDIVISION AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, CONTAINING APPROXIMATELY 1.59 ACRES, MORE OR LESS. ALSO: THE UNNAMED STRIP OF LAND, APPROXIMATELY 25 FEET IN WIDTH LYING SOUTH OF BLOCK 12 OF BEACH VIEW ADDITION AS SHOWN ON PLAT OF SAID ADDITIONAL RECORDED IN PLAT BOOK 16 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH THE UNNAMED STRIP OF LAND, APPROXIMATELY 25 FEET IN WIDTH, SHOWN ON PLAT AFOREMENTIONED LA GORCE GOLF SUBDIVISION, LYING EASTERLY OF BLOCKS 3, 5, 7, 9, 11, 13, 16 AND 18 OF SAID SUBDIVISION AND EASTERLY OF THE ENDS OF WEST 52ND, WEST 53RD, WEST 54TH, WEST 56TH, WEST 57TH, WEST 58TH, WEST 59TH AND WEST 60TH. STREET IN SAID SUBDIVISION AND ALSO EASTERLY OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 21 OF LAKE VIEW SUBDIVISION AS SHOWN ON PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 14 AT PAGE 42 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND TOGETHER WITH THE UNNAMED STRIP OF LAND OF VARYING WIDTH LYING NORTH OF LOT 33, BLOCK 21, AND NORTH OF 52ND TERRACE (NOW KNOWN AS 51ST TERRACE) AND NORTH OF LOT 1, BLOCK 9-A, AS SHOWN ON PLAT OF SAID LAKE VIEW SUBDIVISION, CONTAINING 4.6 ACRES, MORE OR LESS; AND

PARCEL II:

ALSO EIGHT UNNAMED STRIPS OF LAND, APPROXIMATELY 20 FEET IN WIDTH ACROSS THE EASTERLY ENDS OF WEST 52, WEST 53RD, WEST 54TH, WEST 56TH, WEST 57TH, WEST 58TH, WEST 59TH AND WEST 60TH STREETS, AS SHOWN ON PLATS OF SAID LAKE VIEW AND LA GORCE GOLF SUBDIVISION AND FOUR UNNAMED STRIPS OF LAND APPROXIMATELY 20 FEET IN WIDTH ACROSS THE WESTERLY ENDS OF WEST 58TH, WEST 59TH, WEST 60TH AND WEST 61ST STREET AS SHOWN ON PLAT OF BEACH VIEW ADDITION, CONTAINING 0.33 ACRES, MORE OR LESS.

TOGETHER WITH:

PORTION OF W. 57TH STREET BOUNDED AS FOLLOWS: BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 9, BLOCK 9; BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1, BLOCK 11; BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, BLOCK 11 AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF ALTON ROAD. ALL AS SHOWN IN LAGORCE-GOLF SUBDIVISION, PLAT BOOK 14, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS LOCATED, LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N31°22'46"W ALONG THE EAST RIGHT-OF-WAY LINE OF ALTON ROAD BETWEEN W. 57TH STREET AND W. 56TH STREET.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREA OF THE PROPERTY DESCRIBED HEREON IS: ±6,067,529 SQUARE FEET (±139.291 ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8), PER FLOOD INSURANCE RATE MAP NO. 12086C0309L, COMMUNITY NO. 120651, PANEL NO. 0309, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
12. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED GC (COLF COURSE) PER MIAMI BEACH PLANNING DEPARTMENT
13. EASEMENTS, ENCUMBRANCES AND ENCROACHMENTS, IF ANY, ARE BASED SOLELY ON CLEAR VISIBLE EVIDENCE COLLECTED DURING THE SURVEY AND AS SHOWN ON THE UNDERLYING PLAT(S) OF RECORD. THE SURVEYED LANDS MAY BE SUBJECT TO OTHER EASEMENTS, ENCUMBRANCES AND/OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY BE DISCLOSED BY A SEARCH OF TITLE, WHICH WAS NOT MADE AVAILABLE TO THE SURVEYOR.
14. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
15. BENCHMARKS:
    a. MIAMI-DADE BENCHMARK D-113, LOCATOR. 3222 S.W. LOCATED @ 56 ST --- 33' WEST OF C/L AND ALTON RD --- 44' SOUTH OF C/L, PK NAIL AND BRASS WASHER IN CONC CATCH BASIN, ELEVATION = 3.71' N.G.V.D 29.
    b. MIAMI-DADE BENCHMARK D-132-R, LOCATOR. 3223 S.W. LOCATED @ 48 ST --- 53' NORTH OF C/L AND ALTON RD --- 31' EAST OF C/L, PK NAIL AND BRASS WASHER IN CONC CATCH BASIN AT SE CORNER OF BRIDGE, ELEVATION =8.23' N.G.V.D 29.
16. FENCES AND OTHER PERIMETER IMPROVEMENTS, INCLUDING THOSE UNDER IMPROVEMENT AGREEMENTS WITH AD JOINERS HAVE NOT BEEN SURVEYED AND INCLUDED AT THIS TIME (AT THE OWNER'S DIRECTION).

## 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. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

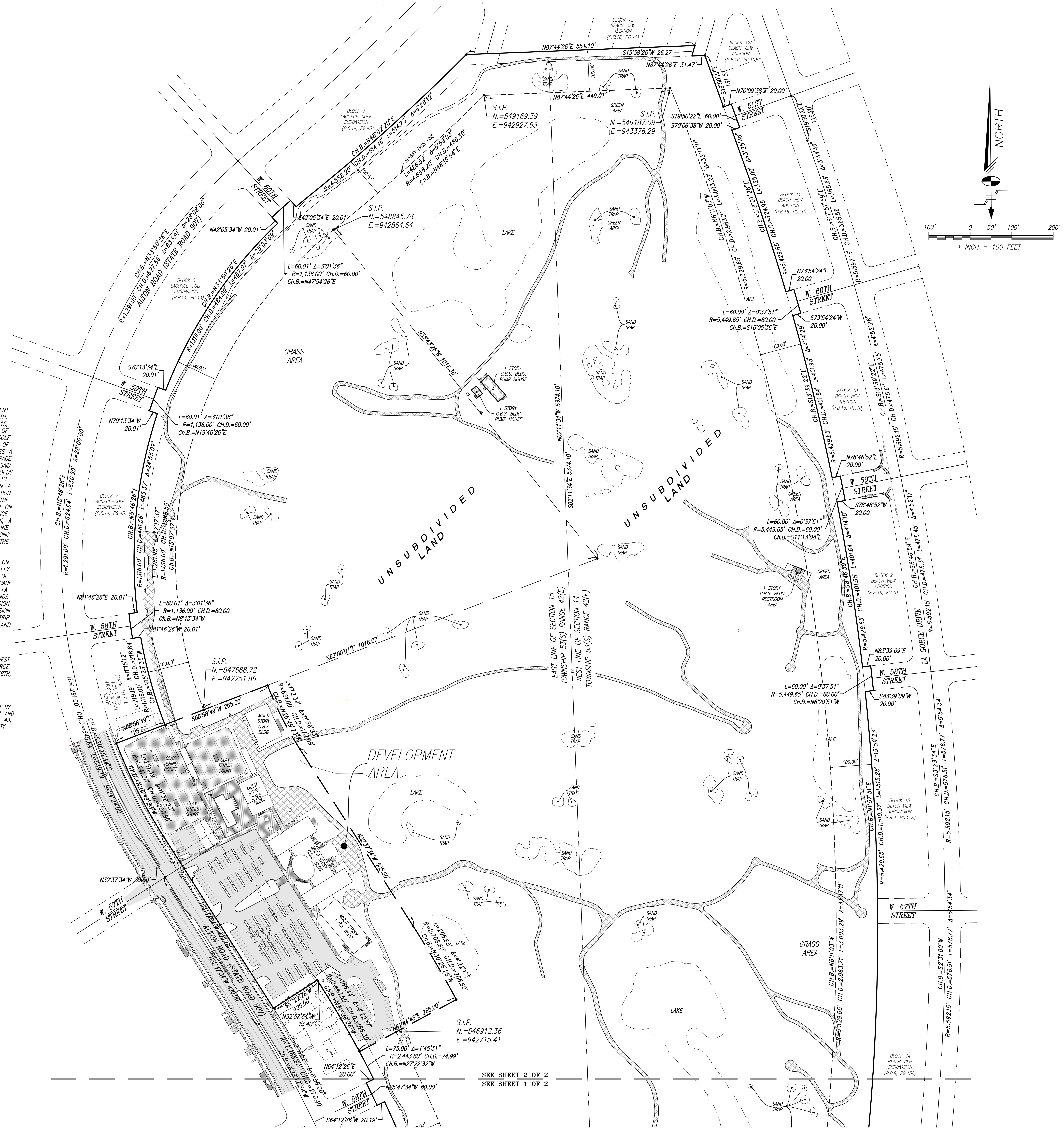
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: *Mark Steven Johnson*
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Mark S Johnson

**This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.**




CERTIFICATE OF AUTHORIZATION No. LB-87

# Schwebke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS
2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010

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|---|---|---|
| Drawn By: A.H | Survey Date: 6-16-2025 | Checked By: M.S.J. Date: 07-09-2025 |
| Order No. 219679 | F.B. No.: 2307A Pg.26 | Scale: AS SHOWN |

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

# BOUNDARY SURVEY

Section 15, Township 53 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

| Date: | Order No. | Field Book | Remarks: | By: |
|---|---|---|---|---|

K:\155342\LA GORCE COUNTRY CLUB\DWG\DWG\AJ 6430-LA GORCE (07-09-2025) - MJ.DWG

Sheet 1 of 2

FILE NO. AJ-6430

GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
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- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP — CONCRETE POWER POLE
- CONTROL POINT
- IN — CURB INLET
- EL — ELECTRIC BOX
- ELECTRIC HAND HOLE
- 9.0 or 9.00 — ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
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- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L ELECTRIC MANHOLE
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- SIAMESE CONNECTION
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- UNKNOWN UTILITY HAND HOLE
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- WM — WATER METER
- WV — WATER VALVE
- WL — WOOD LIGHT POLE
- WP — WOOD POWER POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

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|---|---|---|
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| Δ | denotes | DELTA ANGLE |
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PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

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- NATURAL GAS
- SANITARY SEWER
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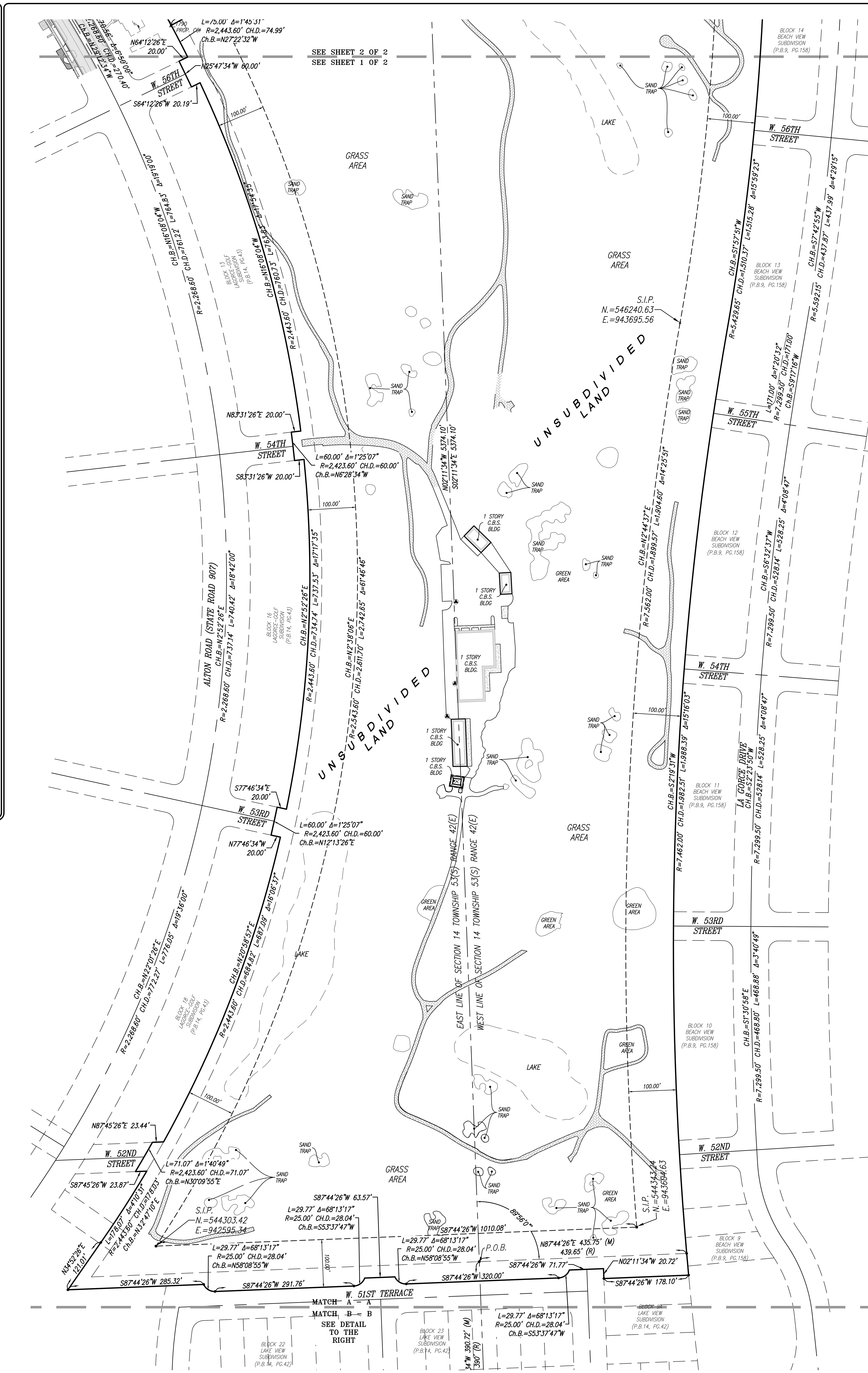


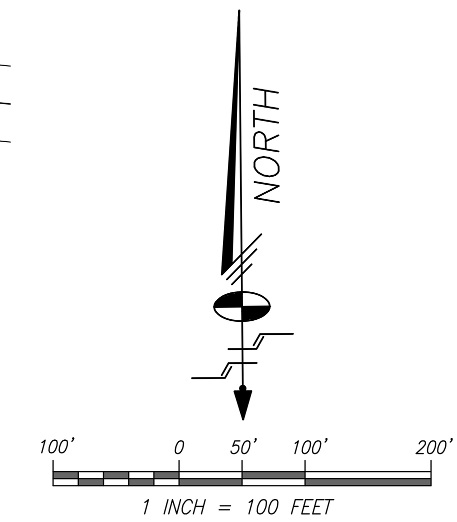


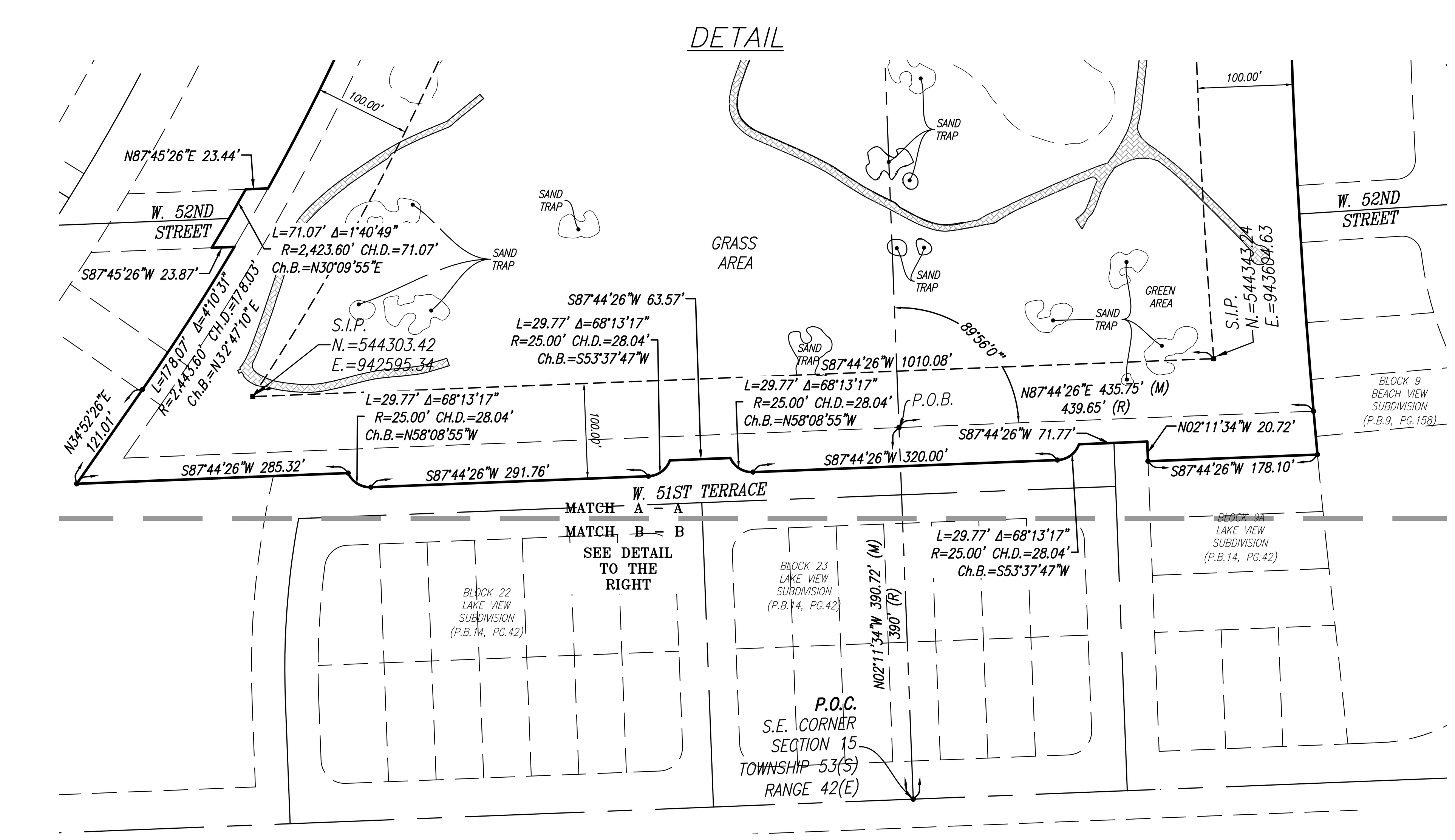


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# BOUNDARY SURVEY

Section 15, Township 53 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

| Date | Order No. | Field Book | Remarks | By |
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| | | | | |

Sheet 2 of 2

FILE NO. AJ-6430