

# MAP OF BOUNDARY / TOPOGRAPHIC SURVEY

**SURVEYOR'S NOTES:**

**DATE OF FIELD SURVEY:**

Date of completion of the original field Survey: March 03, 2024.  
Date of the last field Survey: September 18, 2024.

**PROPERTY INFORMATION:**

Containing 193,642 sq. ft. or 4.44 acres, more or less, by calculations.  
Folio:02-4203-251-0001 (Reference)  
Property Address: 1000 South Pointe Drive, Miami Beach, Florida

**ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet)

The elevations as shown are based on a closed level between the two benchmarks noted on this survey, and meets or exceeds the Standards of Practice.

The Vertical Accuracy obtained on this "Boundary / Topographic Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

**DATA SOURCES USED FOR SURVEY:**

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being 8.0(N.G.V.D. '29)"= 6.45' (N.A.V.D. '88), as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651(City of Miami Beach), Map No. 12086C0319, Suffix L, Map Revised Date: September 11, 2009.

**For Horizontal Control:**

North arrow and bearing and coordinates (Northing and Easting) are relative to the Florida State Plane Coordinate System, Florida East Zone 0901, North American Datum (NAD) 1983 adjustment of 2011 (NAD83/2011)-Epoch 2010.0000; with a bearing of S87°39'35"W being established South Point Drive, said line to be considered a well established and monumented line.

Global Positioning System (G.P.S.), measurements were conducted in the field to acquire said coordinate values which are based on the following Horizontal Control Stations:

Name: District 6	Name: Miami Beach
Code: FL D6	Code: FL MB
Geographic Coordinates	Geographic Coordinates
Latitude: 25° 46' 49.67350" N	Latitude: 25° 46' 57.83764" N
Longitude: 80° 22' 35.34867" W	Longitude: 80° 8' 14.16768" W
State Plane Coordinates:	State Plane Coordinates:
Northing: 526386.05 US Feet	Northing: 527,654.41 US Feet
Easting: 861341.74 US Feet	Easting: 940,056.84 US Feet
Receiver Type: Leica GR10	Receiver Type: Leica GR10
Satellite System: GPS and GLONASS	Satellite System: GPS and GLONASS

**For Vertical Control:**

All elevations shown hereon are based on the or North American Vertical Datum of 1988, and Benchmarks supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: TIDAL 01-R  
Elevation: + 4.09 (N.G.V.D. '29) - 1.55 = 2.55 (N.A.V.D. '88)  
Located S POINTE DR --- C/L EXTENDED  
ALTON RD --- 300' WEST OF THE WEST EDGE OF PAVEMENT

Benchmark: D-142-R  
Elevation: + 3.87 (N.G.V.D. '29) - 1.55 = 2.33 (N.A.V.D. '88)  
Located SOUTH POINTE DR --- 80' SOUTH OF C/L  
WASHINGTON AVE --- 35' WEST OF C/L

- Plat of "OCEAN BEACH, FLA" according to the Plat thereof as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County County, Florida.
- DECLARATION OF MURANO AT PORTOFINO CONDOMINIUM, in Official Records Book 20136 at Pages 0214-0324 of the Public Records of Miami-Dade County, Florida.
- Join Use Agreement recorded on September 06, 2001, in Official Records Book or Deed Book 19885 at Page 2272 of the Public Records of Miami-Dade County, Florida.
- P&L Easement recorded on July 01, 2002, in Official Records Book or Deed Book 20499 at Page 3466 of the Public Records of Miami-Dade County, Florida.
- Grant of Baywalk Easement recorded on January 29, 1996, in Official Records Book or Deed Book 17077 at Page 1232 of the Public Records of Miami-Dade County, Florida.

**LIMITATIONS:**

Since no other information were furnished other than that is cited under data sources, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

**CLIENT INFORMATION:**

This Boundary Survey was prepared at the insistence of and certified to:

FJK PROJECT MANAGEMENT SERVICES, LLC

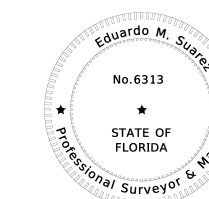
**SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Boundary / Topographic Survey" and the Survey Map consisting of sheets 1 thru 2 was performed under my direction and meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, 5J-17.052 and 5J-17.053, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

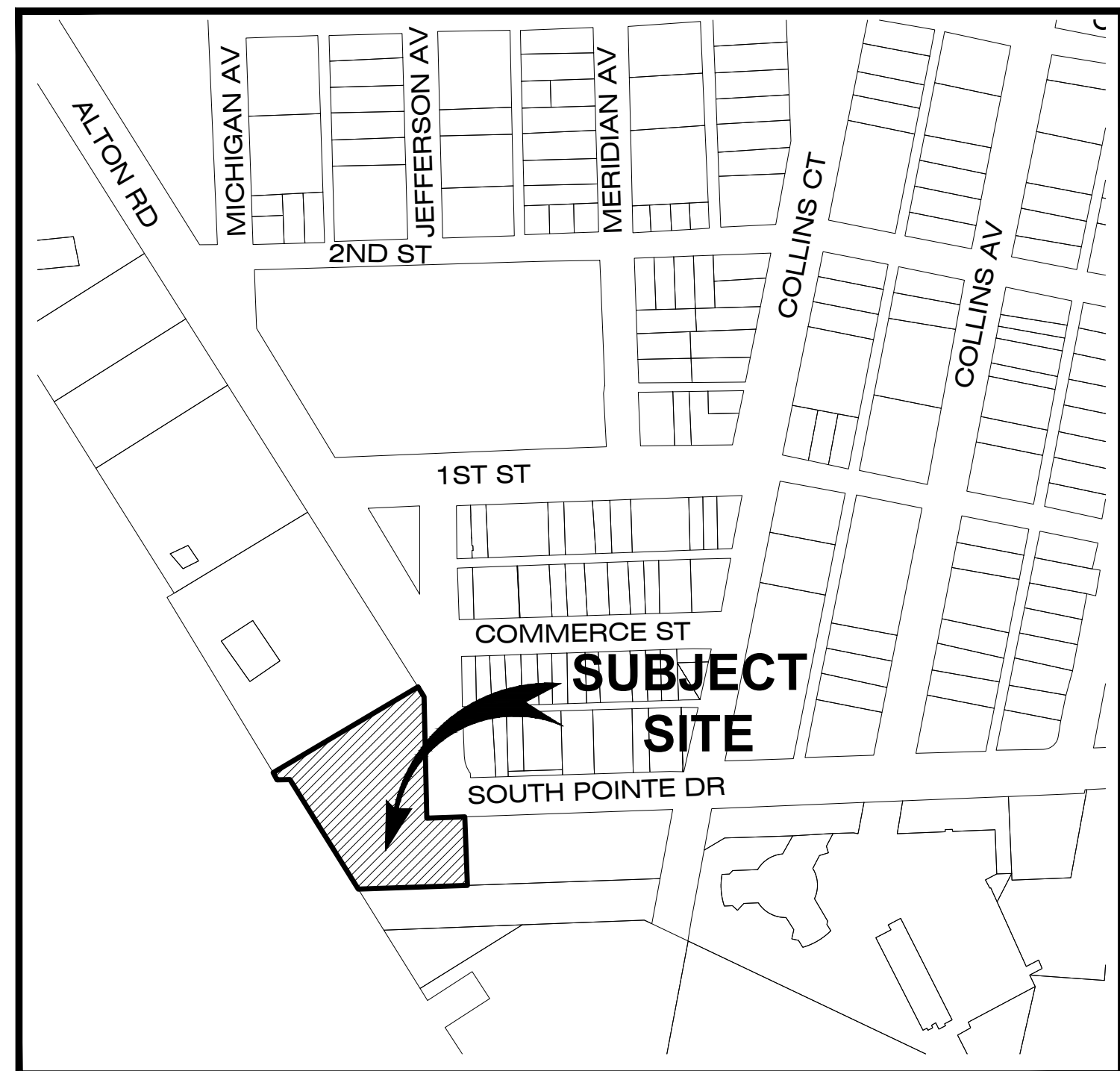
LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company  
Florida Certificate of Authorization Number LB7335

**Eduardo M Suarez**  
Digitally signed by Eduardo M Suarez  
Date: 2025.09.18 16:11:23 -0400

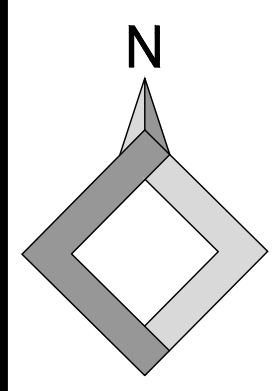
**Eduardo M. Suarez, FSM**  
Professional Surveyor and Mapper LS6313  
State of Florida



**SECTION 03 - TOWNSHIP 54 SOUTH - RANGE 42 EAST  
LYING AND BEING IN CITY OF MIAMI BEACH, FLORIDA**



**LOCATION MAP**  
(NOT TO SCALE)



**SURVEY LIMITS/LEGAL DESCRIPTION:**

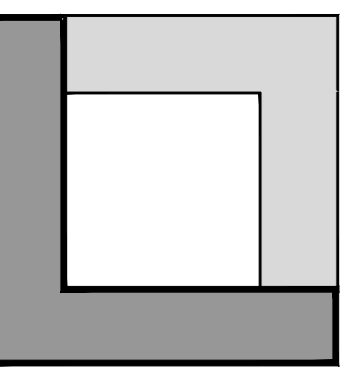
Lots 1 through 7, Inclusive and East 30.00 feet of Lot 8 in Block 111, of "OCEAN BEACH FLORIDA ADDITION NO. 3", according to the plat thereof as recorded in Plat Book 2, at Page 81, in the Public Records of Dade County,

And:  
That part of Biscayne Street (also known as Biscayne Avenue) as shown on said Plat of "OCEAN BEACH FLORIDA ADDITION NO. 3", lying Westerly of the Southerly projection of the West Right of Way line of Jefferson Avenue as shown on said plat and being bounded on the West by Biscayne Bay.

And:  
All that part of the North 132.00 feet of Section 10, Township 54, Range 42 East, described as: Beginning at a point on the Northern boundary of said Section 10, which is intersection by the Easterly boundary of Jefferson Avenue extended Southerly across Biscayne Street as a Point or Place of Beginning; thence Southerly containing the Easterly boundary of Jefferson Avenue extended for a distance of 132.00 feet to a point; thence Westerly 208.11 feet more or less along a line parallel to and 132.00 feet Southerly from the Northern line of said Section 10 to Biscayne Bay; thence Northwesterly meandering the bay to the intersection of the Northern line of Section 10; thence Easterly along the Northern line of Section 10, 285.00 feet more or less to the Point or Place of Beginning; (the Northerly boundary of said section 10 being common with the Southerly boundary of Biscayne Street), also described as; all of that part of the North 132.00 feet of Section 10, Township 54 South, Range 42 East, known as Tract A or The Smith Company Bay Front Tract, more particularly described as follows, to wit: Bounded on the North by the Northern line of said Section 10; on the East by the East line of Jefferson Avenue extended; bounded on the South by a line parallel to and distant 132.00 feet South of the Northern line of said section 10, and bounded on the West by Biscayne Bay, together with the accretion thereto.

The aforementioned parcel being more particularly described as follows:

Commence at a point on the northern boundary of Section 10, Township 54, Range 42 East at the intersection of the Easterly boundary of Jefferson Avenue right of way at the Southern boundary of Biscayne Street right-of-way, which is the POINT OF BEGINNING of the following described parcel; thence S87°38'57"W for 70.0 feet; thence N01°55'19"W for 227.29 feet; thence N32°12'16"W for 381.66 feet; thence S57°47'16"W for 300.00 feet; thence S32°12'16"E for 379.28 feet; thence S32°12'16"E for 244.44 feet; thence N87°38'57"E for 206.98 feet; thence N01°55'19"W for 132.00 feet to a POINT OF BEGINNING.



**LONGITUDE SURVEYORS**

7700 N. Kendall Drive,  
Suite 705  
Miami, FL 33156  
PH: (305) 463-0912  
FAX: (305) 513-5680  
FLORIDA CERTIFICATE  
OF AUTHORIZATION  
LB 7335

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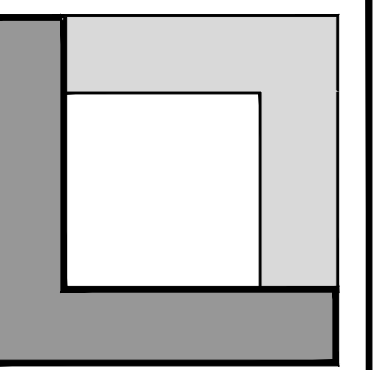
No.	Date	Description
1	09-18-2025	Update Survey

Project Name: **MURANO AT PORTOFINO CONDOMINIUM**  
Type of Project: **BOUNDARY / TOPOGRAPHIC SURVEY**

Scale:	AS SHOWN
Drawn By:	JM
Checked By:	GS
Managed By:	GS
Drawing Date:	Sep 18, 2025
Project No.:	<b>21205.0.05</b>
Sheet	1 of 2

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

# MAP OF BOUNDARY / TOPOGRAPHIC SURVEY



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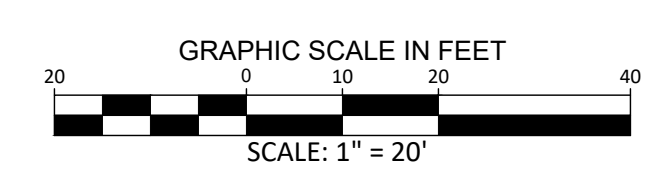
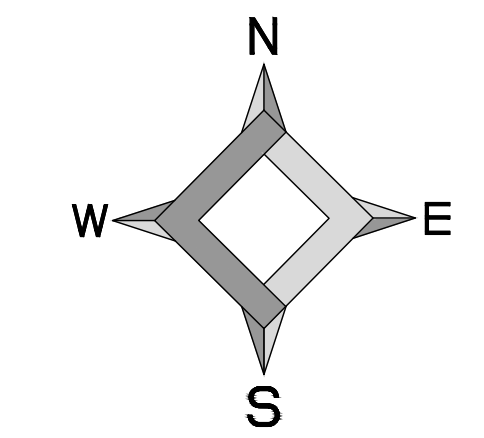
No.	Date	Description
1	09-18-2025	Update Survey

Project Name: **MURANO AT PORTOFINO CONDOMINIUM**  
Type of Project: **BOUNDARY / TOPOGRAPHIC SURVEY**

Scale: AS SHOWN  
Drawn By: JM  
Checked By: GS  
Managed By: GS  
Drawing Date: Sep 18, 2025  
Project No.: **21205.0.05**

Sheet 2 of 2

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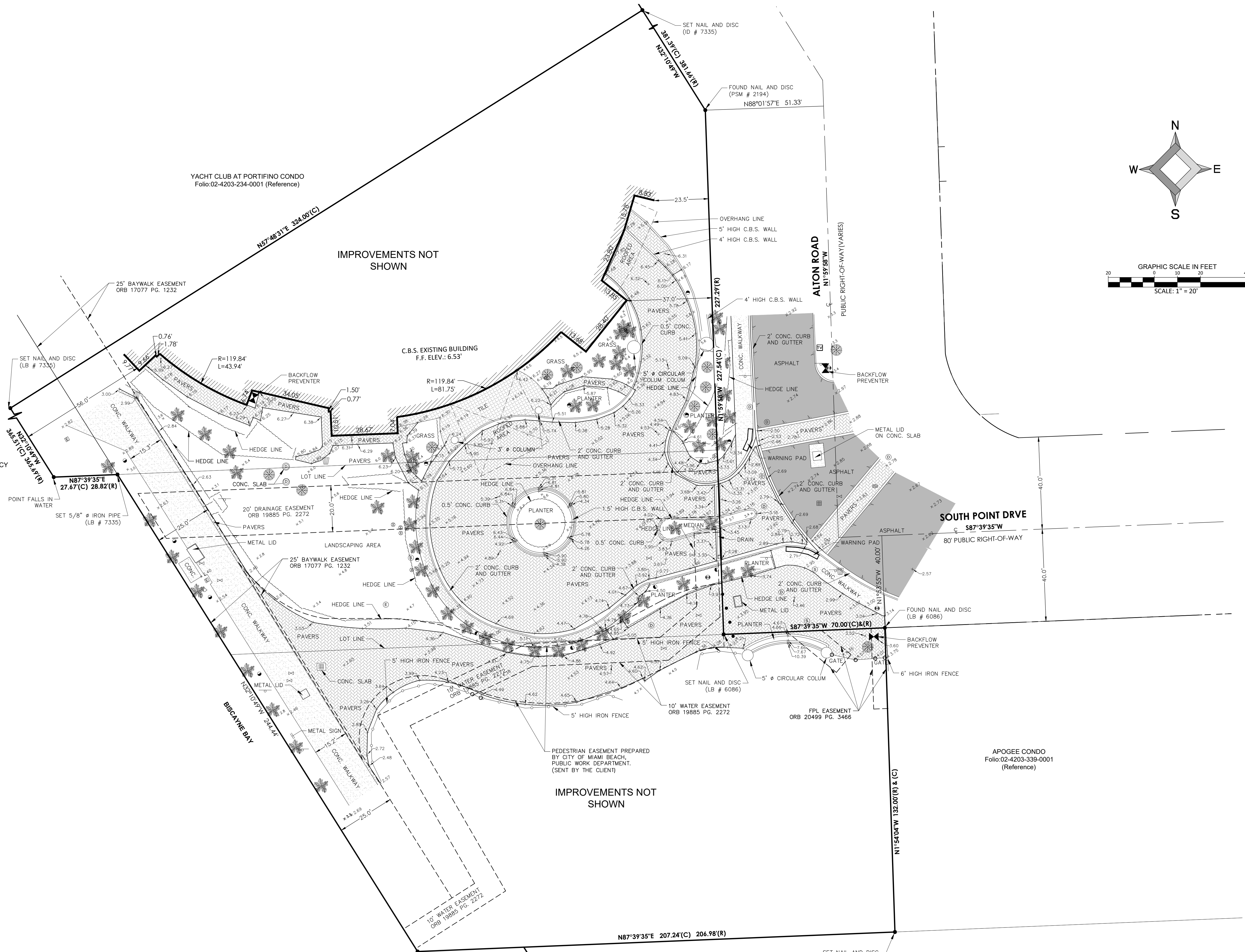


**LEGEND AND ABBREVIATIONS**

	= PALM TREE
	= TREE
	= TEMPORARY SITE BENCHMARK
	O.R.B. = OFFICIAL RECORDS BOOK
	PG. = PAGE
	ELEV. = ELEVATION
	TYP. = TYPICAL
	EX. = EXISTING
	ST. = STORM
	SN. = SANITARY
	G. = GAS
	W. = WATER
	CONC. = CONCRETE
	C.B.S. = CONCRETE BLOCK STUCCO
	C.L.F. = CHAIN LINK FENCE
	W.F. = WOOD FENCE
	M.F. = METAL FENCE
	FF. = FINISH FLOOR
	RECORD = RECORD
	(C) = CALCULATED
	(M) = MEASURE
	LB = LICENSE BUSINESS
	L = LENGTH
	∠ = CENTRAL ANGLE
	R = RADIUS
	T = TANGENT
	ID = IDENTIFICATION
	R.O.W. = RIGHT-OF-WAY
	P.B. = PLAY BOOK
	S.L. = SECTION LINE
	C.L. = CENTERLINE
	● = BOLLARD
	— = SIGN
	— = CONCRETE LIGHT POLE
	— = FLOODLIGHT
	— = ELECTRIC BOX
	— = WOODEN UTILITY POLE
	— = CONCRETE UTILITY POLE
	— = ELECTRIC TRANSFORMER
	— = GUY ANCHOR
	— = HANDICAP PARKING SPACE
	— = WATER METER
	— = IRRIGATION VALVE
	— = WATER VALVE
	— = FIRE HYDRANT
	— = STORM MANHOLE
	— = CATCH BASIN
	— = SANITARY MANHOLE
	— = SANITARY VALVE
	— = CLEANOUT
	— = PROPERTY LINE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE



YACHT CLUB AT PORTOFINO CONDO  
Folio:02-4203-234-0001 (Reference)

IMPROVEMENTS NOT SHOWN

C.B.S. EXISTING BUILDING  
F.F. ELEV.: 6.53'

Owner  
CITY OF MIAMI BEACH  
REDEVELOPMENT AGENCY  
Folio:02-4203-000-0020

IMPROVEMENTS NOT SHOWN

Owner  
CITY OF MIAMI BEACH  
Folio:02-4210-000-0135

APOGEE CONDO  
Folio:02-4203-339-0001  
(Reference)

APOGEE CONDO  
Folio:02-4203-339-0001  
(Reference)