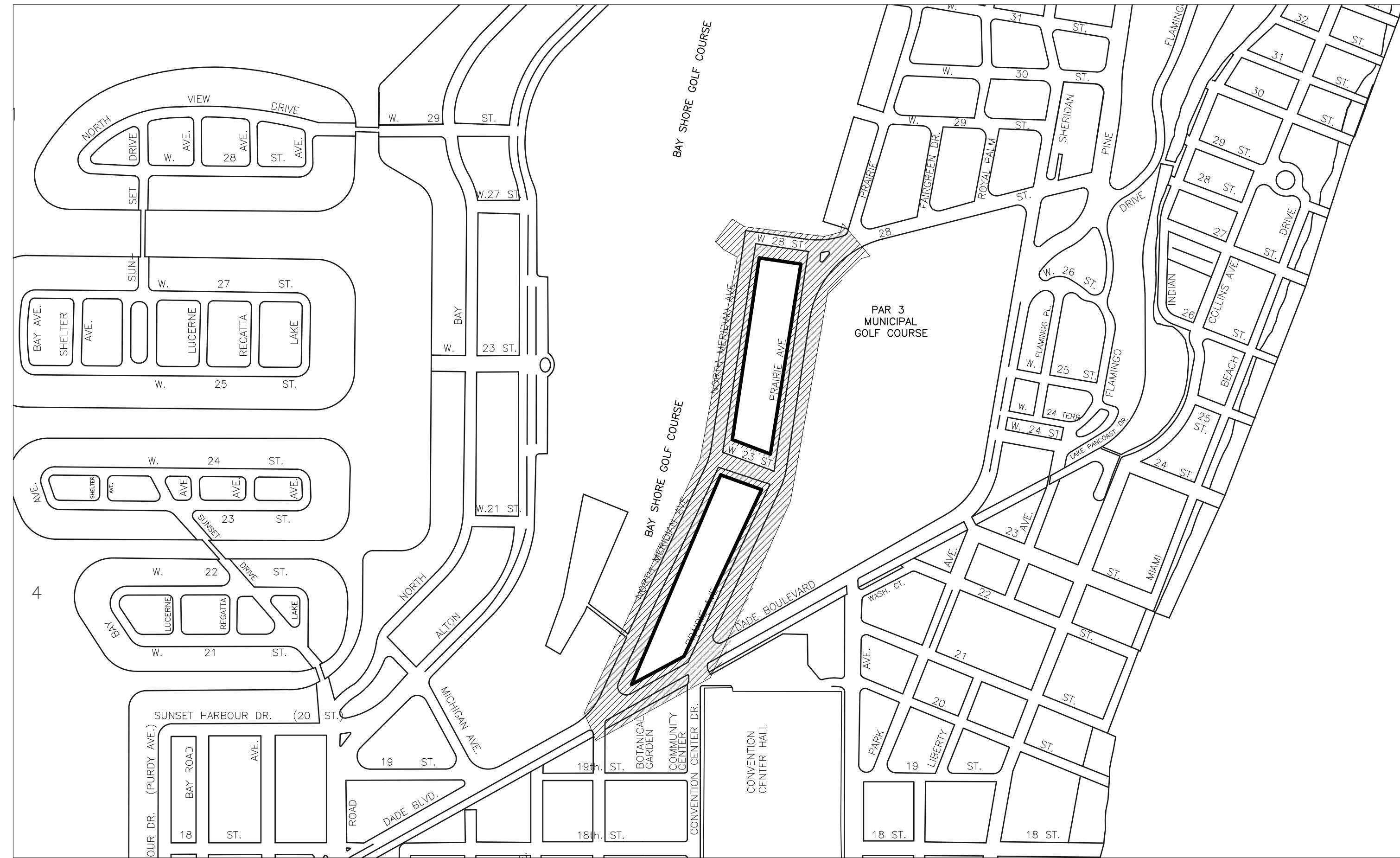
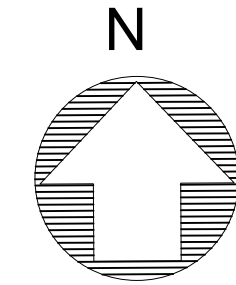


**SECTION 27 & 34 TOWNSHIP 53 SOUTH - RANGE 42 EAST  
LYING AND BEING IN THE CITY OF MIAMI BEACH, FLORIDA**



**LOCATION MAP**

(1:300)

**LEGEND & ABBREVIATIONS:**

ASPH.	ASPHALT	T.B.M.	TEMPORARY BENCH MARK		EXISTING UTILITY POWER POLE
BM	BENCH MARK	TC	TOP OF CURB		EXISTING DUMPSTER
BW	BACK OF SIDEWALK	W.M.	WATER METER		EXISTING CLEAN OUT
B	BASELINE		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING FLOOR LIGHT
CB	CATCH BASIN		EXISTING ELECTRIC TRANSFORMER		EXISTING SERVICE CABINET
CBS	CONCRETE BLOCK STRUCTURE		EXISTING GAS MAIN VALVE BOX		EXISTING PARKING METER
C&G	CURB AND GUTTER		EXISTING GAS MANHOLE		EXISTING TRAFFIC SIGNAL BOX
CL	CLEARANCE		EXISTING GUY WIRE AND ANCHOR		EXISTING ELECTRIC METER
CLF	CHAIN LINK FENCE		EXISTING LIGHT POLE LOW LEVEL		EXISTING ELECTRIC OUTLET
CM	CONCRETE MONUMENT		EXISTING LANDSCAPE SHRUBS		EXISTING WATER MANHOLE
CONC.	CONCRETE		EXISTING ORNAMENTAL PLANT		EXISTING LIGHT POLE
DH	DRILL HOLE		EXISTING OVERHEAD WIRES		EXISTING MONITORING WELL
EL.	ELEVATION		EXISTING PALM		EXISTING WATER METER BOX
ENC.	ENCROACHMENT		EXISTING PARKING METER		EXISTING WATER VALVE
FD IP	FOUND IRON PIPE		EXISTING POWER POLE		EXISTING WIRING PULL BOX
FL	FLOW LINE		EXISTING SEWER MANHOLE		EXISTING CATCH BASIN
IRN PIPE	IRON PIPE		EXISTING SIGN		EXISTING ELECTRICAL MANHOLE
STA	STATION		EXISTING STORM DRAINAGE MANHOLE		EXISTING METAL LIGHT POLE
PC	POINT OF CURVATURE		EXISTING TELEPHONE BOX		EXISTING FIRE HYDRANT
IP	DIAMETER		EXISTING TELEPHONE MANHOLE		EXISTING BACK FLOW PREVENTER
HDPE	HIGH DENSITY POLYETHYLENE		EXISTING TREE		EXISTING COMMUNICATION BOX
PVC	POLYVINYL POLYMER		EXISTING MAIL BOX		CENTRAL ANGLE
CIPP	CURED IN PLACE PIPE LINER		EXISTING CATV		DENOTES EXISTING ELEVATION
L	ARC LENGTH		EXISTING IRRIGATION VALVE		DENOTES PROPOSED ELEVATION
MH	MANHOLE		EXISTING WATER VALVE		EXISTING TRAFFIC SIGNAL BOX
PAV.	PAVEMENT		EXISTING ELECTRIC OUTLET		EXISTING BOLLARD
PCC	POINT OF COMPOUND CURVATURE		EXISTING BIKE PARKING		TRAFFIC LIGHT
PL	PROPERTY LINE		EXISTING PEDESTRIAN SIGN		EXISTING BIKE RIGHT
POB	POINT OF BEGINNING		EXISTING SANITARY SEWER VALVE		EXISTING FLAG POLE
POC	POINT OF COMMENCE				
PP	POWER POLE				
PRC	POINT OF REVERSE CURVE				
PT	POINT OF TANGENCY				
R	RADIUS				
R/W	RIGHT-OF-WAY				
B	EXISTING BENCH				

**RESTRICTIONS:**

Since no other information was furnished other than that is cited under pertinent information, 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, Florida.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of 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.

**CLIENT INFORMATION:**

This Topographic Survey was prepared at the insistence of and certified To:  
CHEN MOORE & ASSOCIATES.

**SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Corporation  
Florida Certificate of Authorization Number LB7335  
This item has been digitally signed by:

-----  
Eduardo M. Suarez, PSM  
Registered Surveyor and Mapper LS6313  
State of Florida

NOTICE: 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.

**SURVEYOR'S REPORT:**

**DATE OF FIELD SURVEY:**

The date of completion of field Survey was on July 29, 2025.

**SURVEY LIMITS:**

See location Map.

**ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds Linear: 1 foot in 7,500 feet.

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.

**PERTINENT INFORMATION USED FOR SURVEY:**

**For Horizontal Control:**

Bearings and Coordinates are relative to the State Plane Coordinate System, Florida East Zone (0901), North American Datum (N.A.D.) of 1983, adjustment of 2011 (NAD 83 / 2011) Epoch 2010.0000; with a bearing of S22°37'02"W, being established for the centerline of N MERIDIAN AVENUE, 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 connection with the following Horizontal Control Stations:

Name: Miami Beach Code: FLMB Geographic Coordinates Latitude: 25° 46' 57.83764" N Longitude: 80° 8' 14.16768" W State Plane Coordinates: Northing: 527,654.41 US Feet Easting: 940,056.84 US Feet Receiver Type: Leica GR10 Satellite System: GPS and GLONASS	Name: North Dade Code: FLND Geographic Coordinates: Latitude: 25° 57' 56.76791" N Longitude: 80° 10' 02.22323" W State Plane Coordinates: Northing: 594119.590 US Feet Easting: 929757.538 US Feet Receiver Type: Leica GR30 Satellite System: GPS and GLONASS
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All referenced Stations are part of the Florida Permanent Reference Network (FPRN) - www.dot.state.fl.us/surveyingandmapping/fprn.shtm)

All measurements are in U.S. Survey feet.

**For Vertical Control:**

All elevations shown hereon are based on the North American Vertical Datum of 1988 (N.A.V.D. 88), and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: CMB DB MA 12 Elevation: 7.56' (N.A.V.D. 88)

Located-1 DADE BOULEVARD & MERIDIAN AVENUE

Benchmark: D-182 MD Elevation: 1.87' (N.A.V.D. 88)

Located-1 WEST 23 STREET & MERIDIAN AVENUE

Benchmark: MDC D-183 Elevation: 1.62' (N.A.V.D. 88)

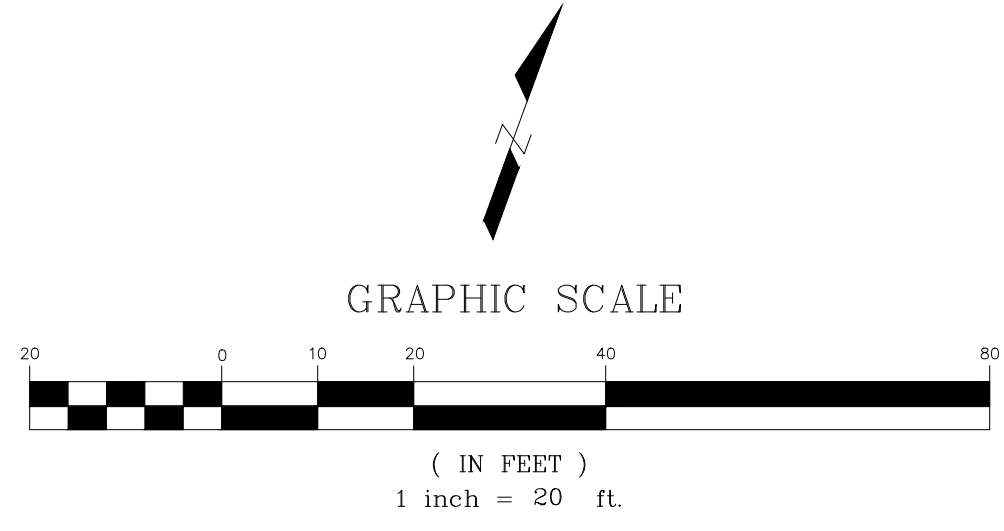
Located-1 NORTH EAST INTERSECTION WEST 29th STREET & PRAIRIE AVENUE

This project area appears to be located in a Flood Zone "AE" with the Base Flood Elevation being 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 12086C0317, Suffix L, Map Revised Date: September 11, 2009.

Plat of "AMENDED PLAT OF RESUBDIVISION OF LOT ONE BLOCK ONE OF MID-GOLF SUBDIVISION MIAMI BEACH BAY SHORE COMPANY MIAMI BEACH, FLA," recorded in Plat Book 30 at Page 19 of the Public Records of Miami-Dade County, Florida.

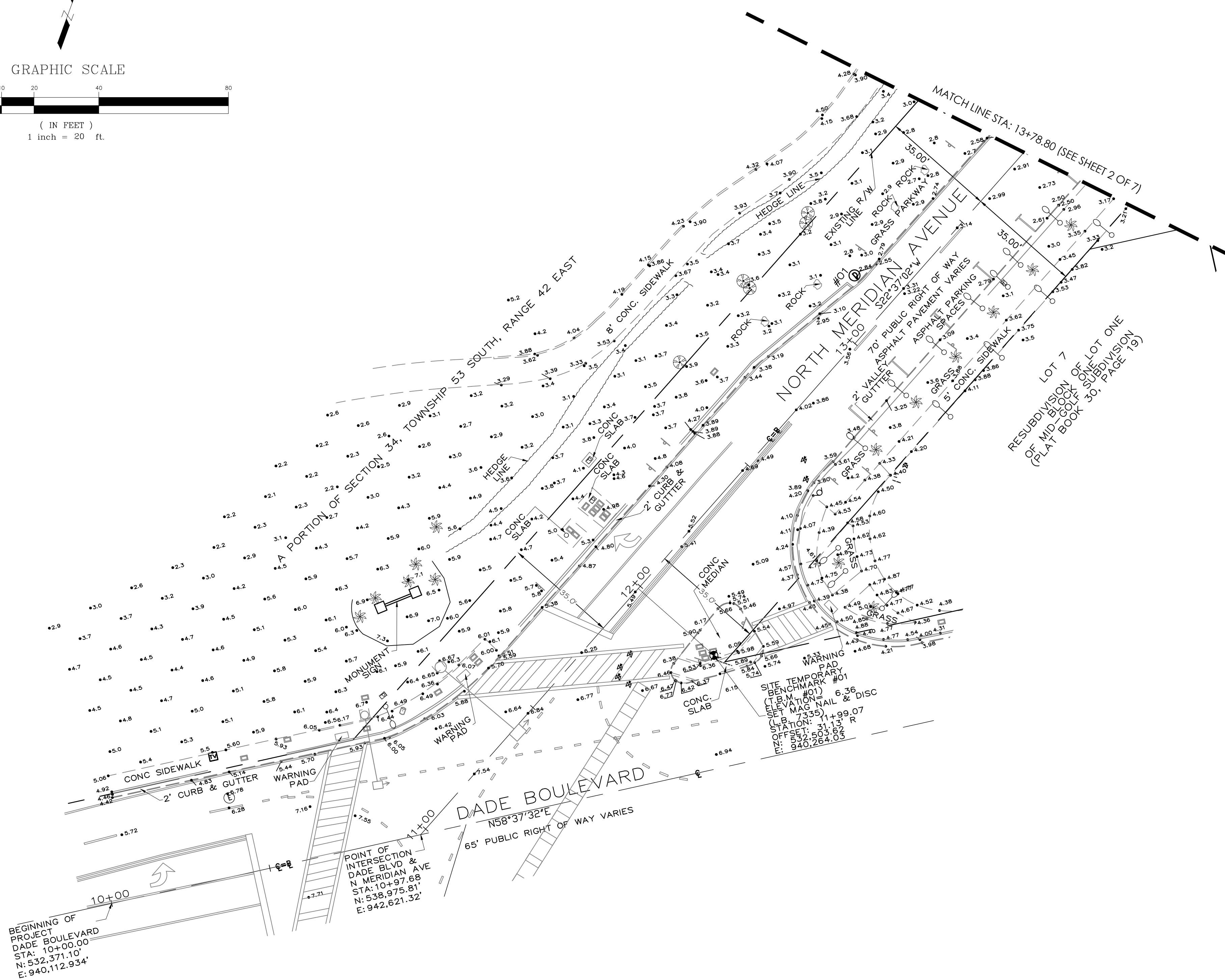
Plat of "MID-GOLF SUBDIVISION MIAMI BEACH BAY SHORE COMPANY" recorded in Plat Book 4 at Page 200 of the Public Records of Miami-Dade County, Florida.

 <b>OFFICE OF CAPITAL IMPROVEMENTS PROJECTS</b> 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL. 33139	NEIGHBORHOOD: <b>CITY OF MIAMI BEACH</b> N MERIDIAN AVENUE	 7700 N. KENDALL DRIVE, SUITE 705 MIAMI, FLORIDA 33156 PHONE: (305) 663-0912 WWW.LONGITUDESURVEYORS.COM	CITY MANAGER: Alina T. Hudak Office of Capital Improvements Projects Director: David Martinez, P.E.	ENGINEER OF RECORD: _____ DESIGN ENGINEER: _____ DRAWN BY: SF CHECKER: DH SCALE: 1" = 20'	ENGINEER OF RECORD: _____ _____ _____	File Name: 25063.0.01 Topographic Survey 08-20-25 Survey Reference: _____ Field Book: N/A Page: N/A Work Order: _____ Date: 07-30-2025 Sheet: 1 of 7 Drawing: 2025
	TITLE: <b>MAP OF TOPOGRAPHIC SURVEY</b>		NO. DATE REVISION APP'D BY			

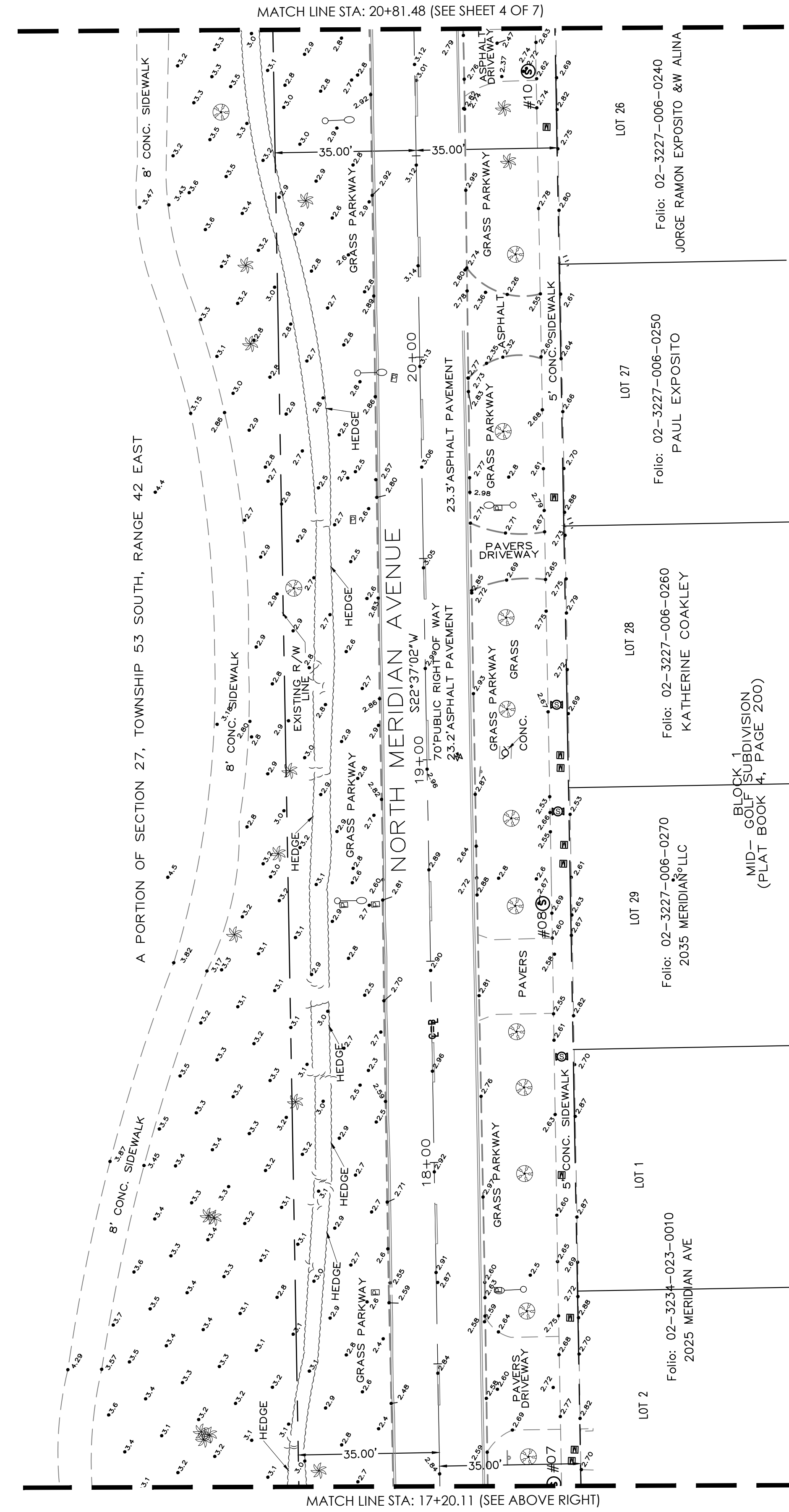
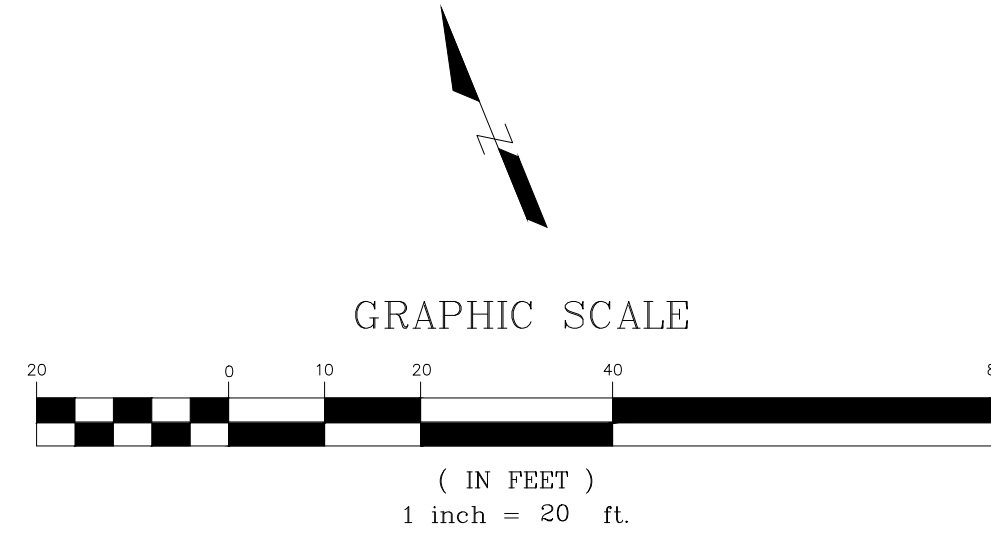
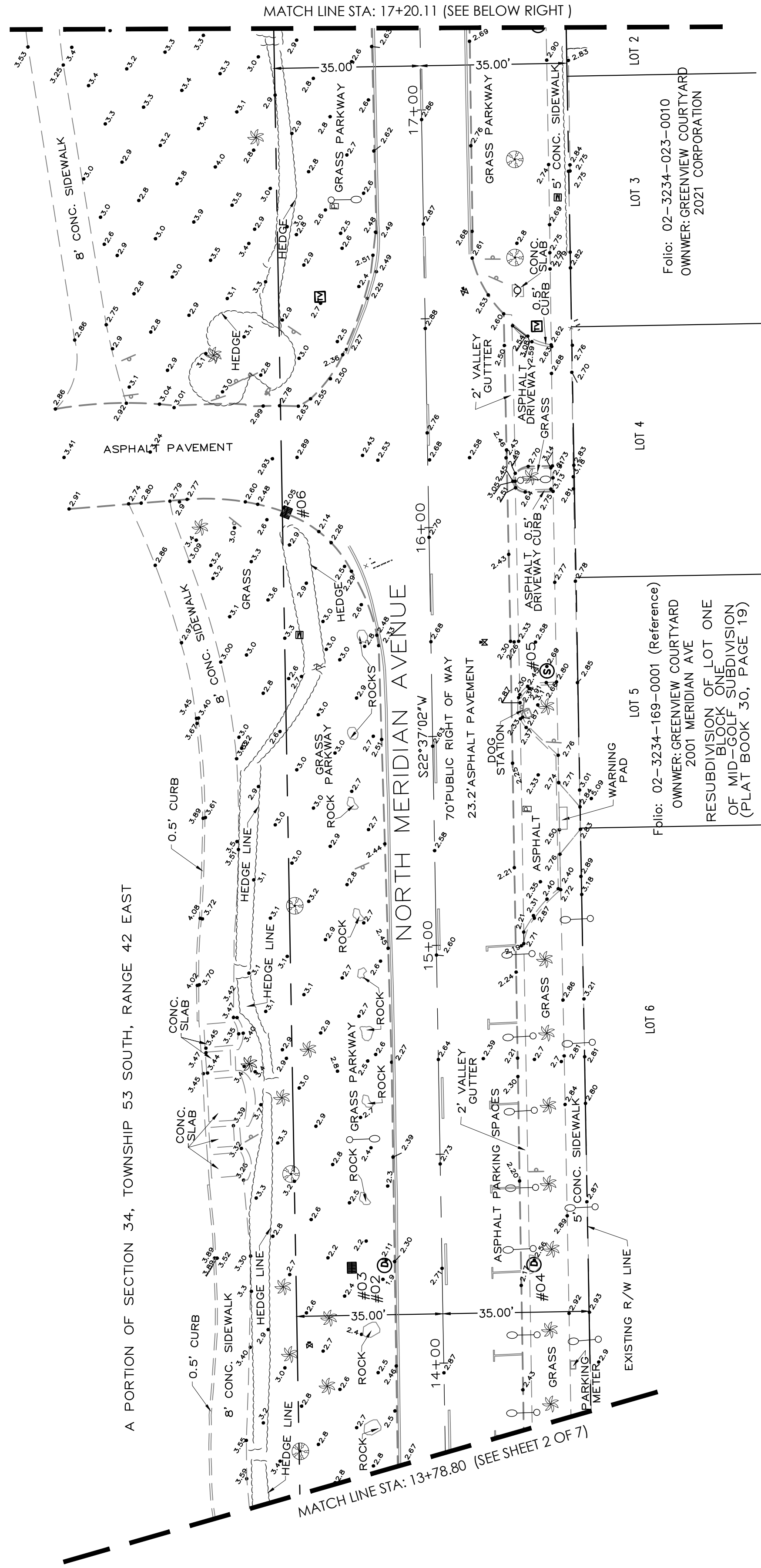


GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

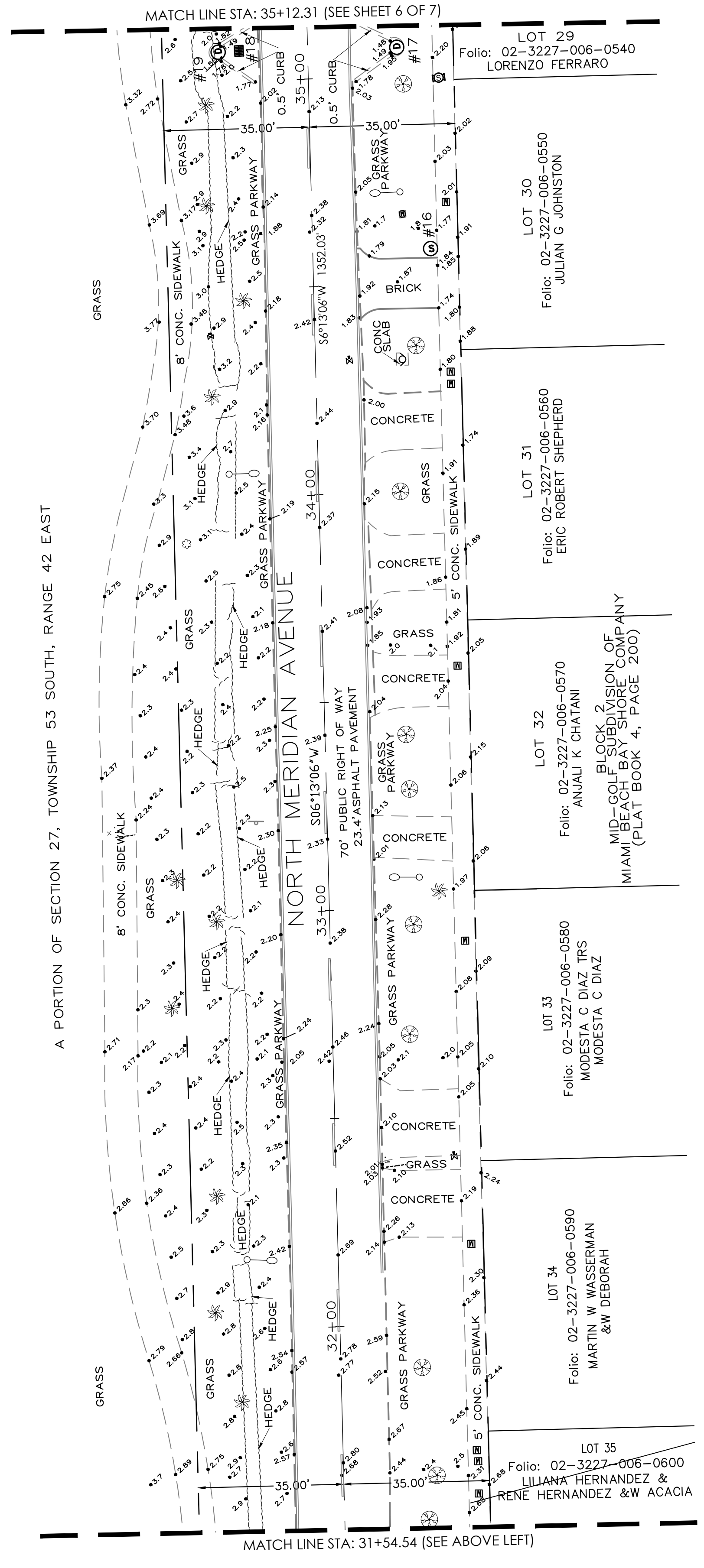
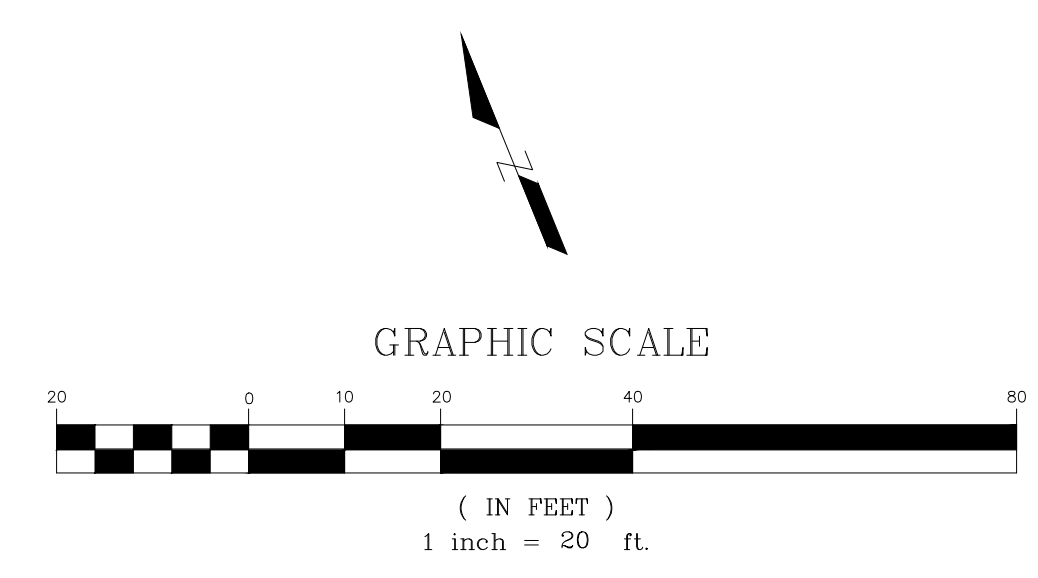
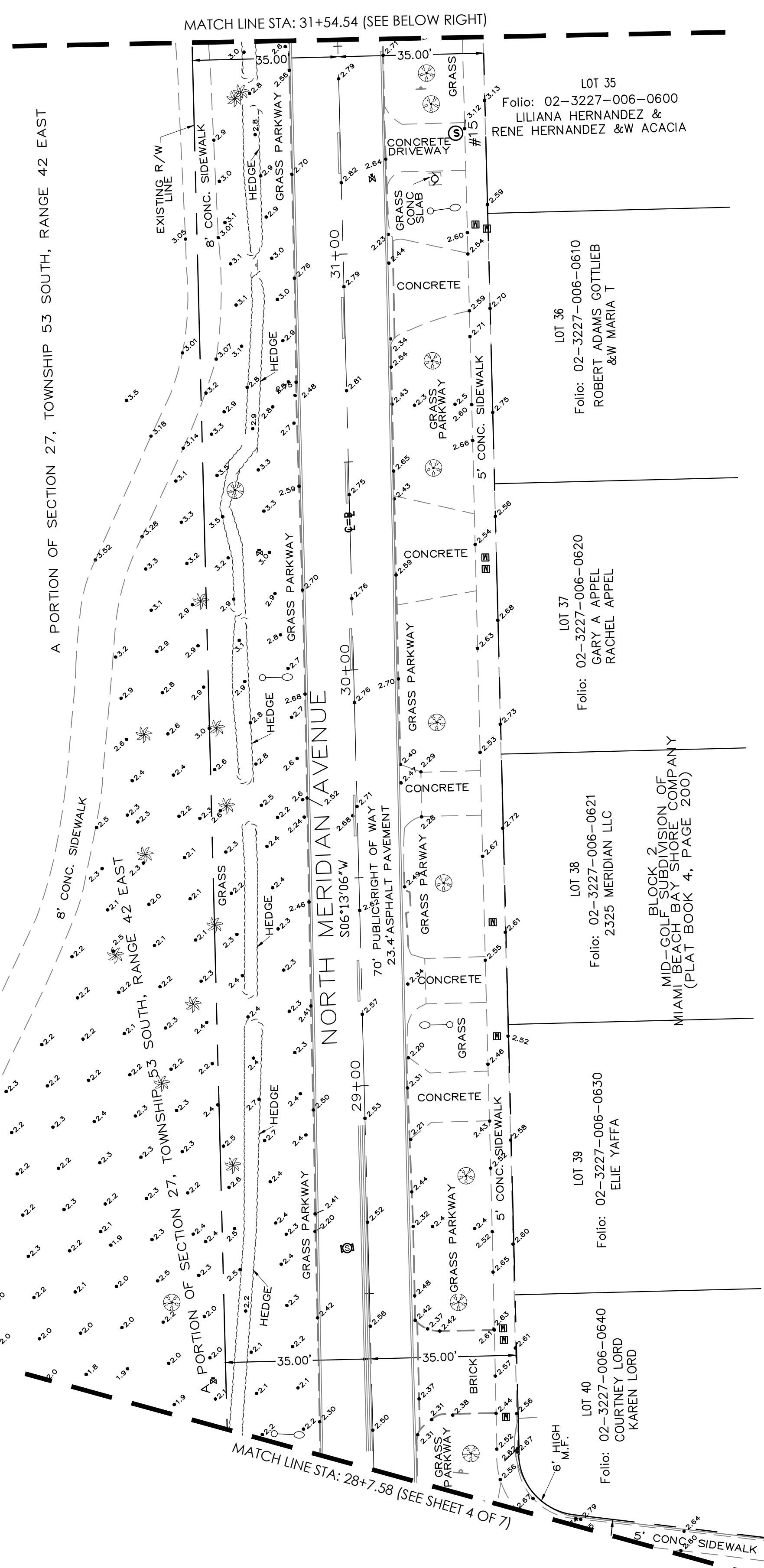


No.	STRUCTURE	RIM ELEV. (feet)	DIRECTION	TYPE	SIZE (inches)	INVERT (feet)	BOTTOM ELEV. (feet)	NOTE
1	DRAINAGE MANHOLE	2.84	NE	RCP	18	-1.94	-2.05	
2	DRAINAGE MANHOLE	2.11	NW	CI	12	-1.61	-1.99	
			SE	CI	12	-1.79		
			SW	RCP	18	-1.97		
			N	CI	16	-0.29		
3	CATCH BASIN	1.99	SE	CI	12	-1.59	-2.57	
4	DRAINAGE MANHOLE	2.56	NW	CI	12	-0.92	-1.04	
			SE	PVC	6	-0.23		
			SW	PVC	6	0.15		
5	SANITARY MANHOLE	2.69	NE	CIPP/LINER	8	-0.23	-0.23	
			NW	PVC	6	-0.03		
			SE	PVC	6	0.15		
			SW	CLAY	8	-0.16		
6	CATCH BASIN	2.01	NW	PVC	12	0.09	-0.08	
7	SANITARY MANHOLE	2.74						NO ACCESS, UNDER PARKED CAR
8	SANITARY MANHOLE	2.67	NW	CLAY	6	-0.38		
			SE	CLAY	8	-0.61		
			SW	CLAY	8	-0.57		
10	SANITARY MANHOLE	2.72	NE	CLAY	8	-0.82		
			SW	CLAY	8	-0.77		
11	SANITARY MANHOLE	2.82	NE	CLAY	8	-1.32		
			SW	CLAY	8	-1.28		
12	DRAINAGE MANHOLE	2.44	NE	RCP	18	-1.41	-2.05	
			NW	CI	16	-1.33		
12-A	DRAINAGE MANHOLE	2.30	SE	CI	16	-1.45	-2.20	
13	SANITARY MANHOLE	2.69	N	CIPP/LINER	8	-1.69		
			SW	CLAY	8	-1.66		
14	DRAINAGE MANHOLE	2.43	SW	RCP	18	-1.65	-2.31	
15	SANITARY MANHOLE	2.98	N	CIPP/LINER	8	-2.38		
			S	CIPP/LINER	8	-2.35		
16	SANITARY MANHOLE	1.98	N	CIPP/LINER	8	-2.60		
			S	CIPP/LINER	8	-2.56		
17	DRAINAGE MANHOLE	2.34	W	CLAY	15	-1.69	-1.88	
18	CATCH BASIN	1.59	N	CI	12	-1.41	-2.01	
			E	CLAY	15	-1.95		
			W	CLAY	15	-2.00		
19	DRAINAGE MANHOLE	2.40	E	CLAY	15	-1.82	-2.21	
			W	CLAY	6	1.38		
			SW	CI	12	0.12		
20	SANITARY MANHOLE	2.49	N	CIPP/LINER	12	-3.11		
			S	CIPP/LINER	12	-3.05		
21	CATCH BASIN	2.34	S	CI	12	-1.73	-2.15	
			W	HDPE	15	-1.11		
22	CATCH BASIN	2.58	N	RCP	15	-1.20	-1.27	
23	CATCH BASIN	2.43	NW	RCP	15	-1.67	-1.84	
			SE	RCP	15	-1.49		
24	CATCH BASIN	2.09	S	RCP	15	-1.31	-1.73	
			NW	RCP	15	-1.70		
25	SANITARY MANHOLE	3.11	S	CIPP/LINER	8	-3.60		
			E	CIPP/LINER	16	-4.39		
			W	CIPP/LINER	16	-4.34		
26	DRAINAGE MANHOLE	2.77	N	CLAY	12	-4.19	-4.22	
			E	CLAY	12	-4.13		
26-A	SANITARY MANHOLE	2.53	S	CIPP/LINER	8	-4.12		
			NE	CIPP/LINER	8	-4.16		
27	SANITARY MANHOLE	2.94	W	CLAY	6	-1.36		
			SE	CIPP/LINER	8	-1.43		
			W	CIPP/LINER	16	-4.45		
28	SANITARY MANHOLE	2.90	NE	CIPP/LINER	18	-4.50		
			NW	CIPP/LINER	8	-2.30		
			SW	CIPP/LINER	8	-4.20		
29	DRAINAGE MANHOLE	2.66	W	CLAY	12	-4.32	-4.39	
			NE	CLAY	12	-4.19		
30	SANITARY MANHOLE	3.10	NW	CIPP/LINER	8	-4.45		
			SE	CIPP/LINER	18	-4.78		
			SW	CIPP/LINER	18	-4.75		

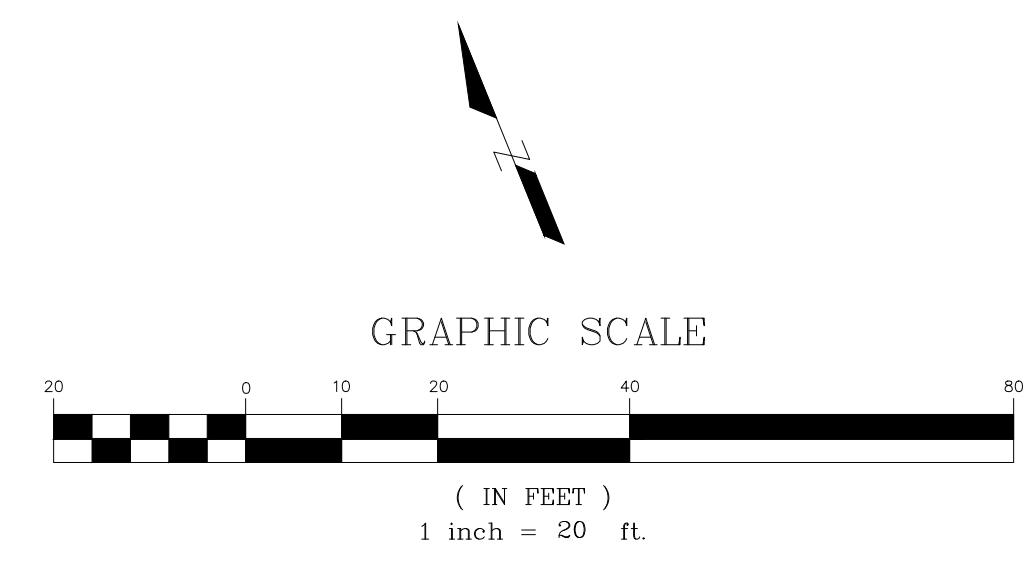
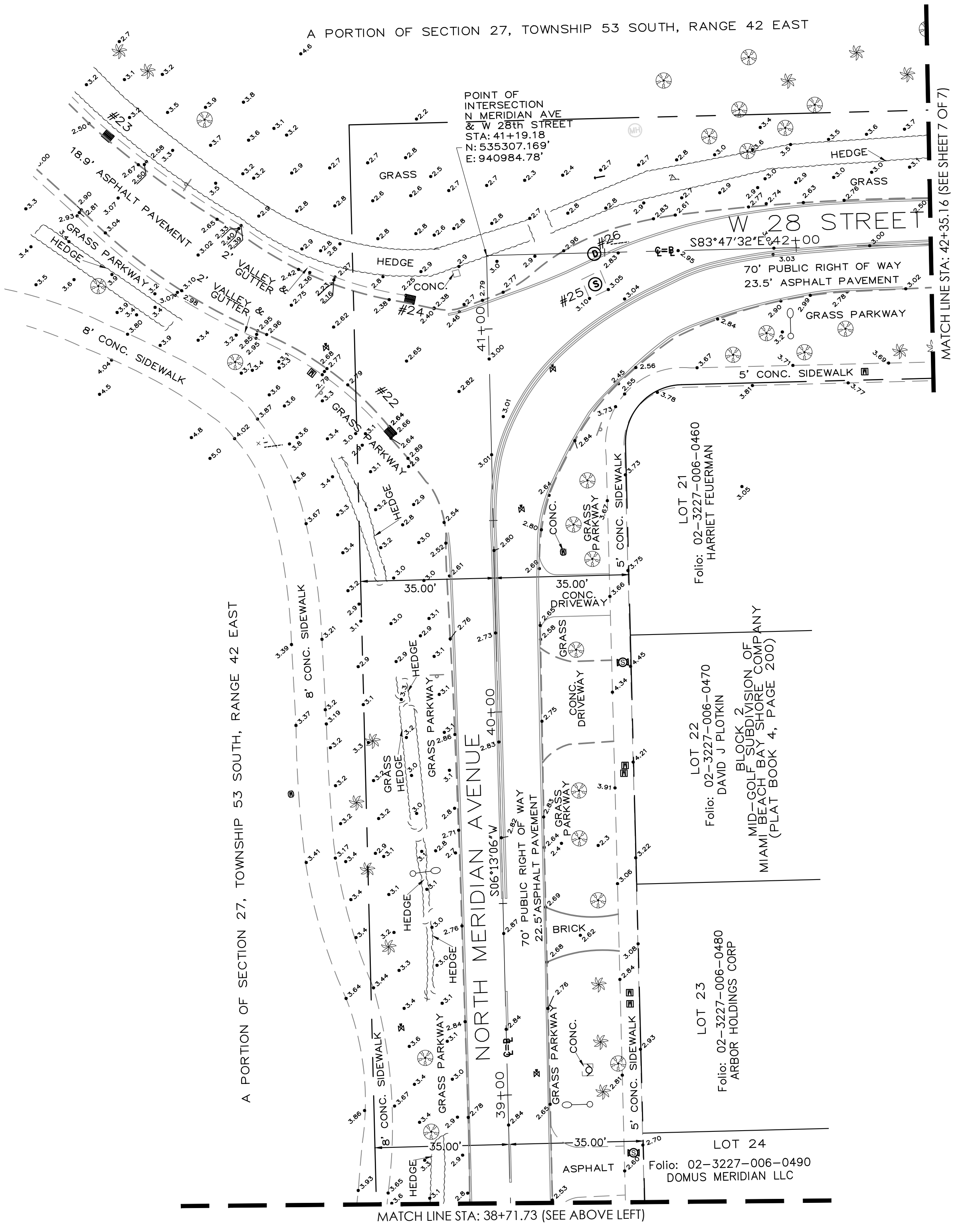
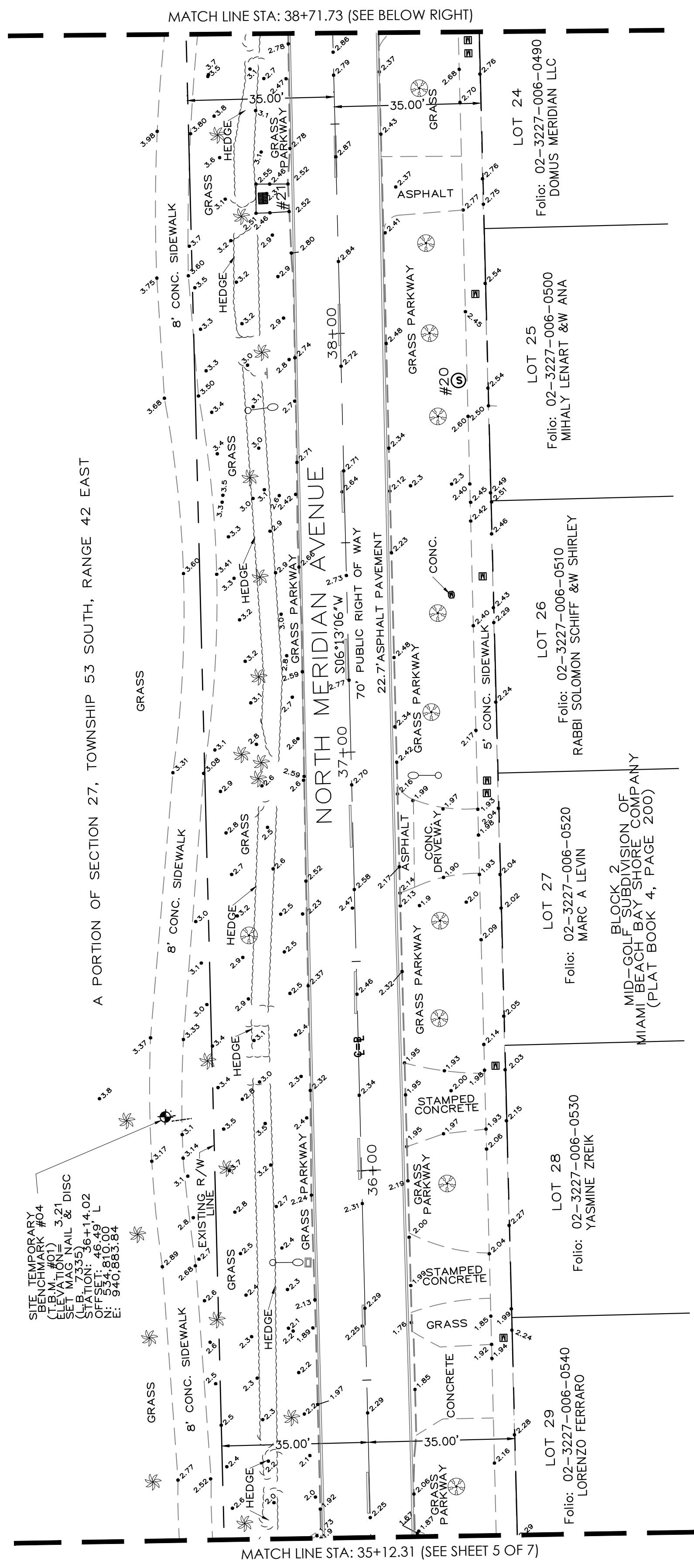


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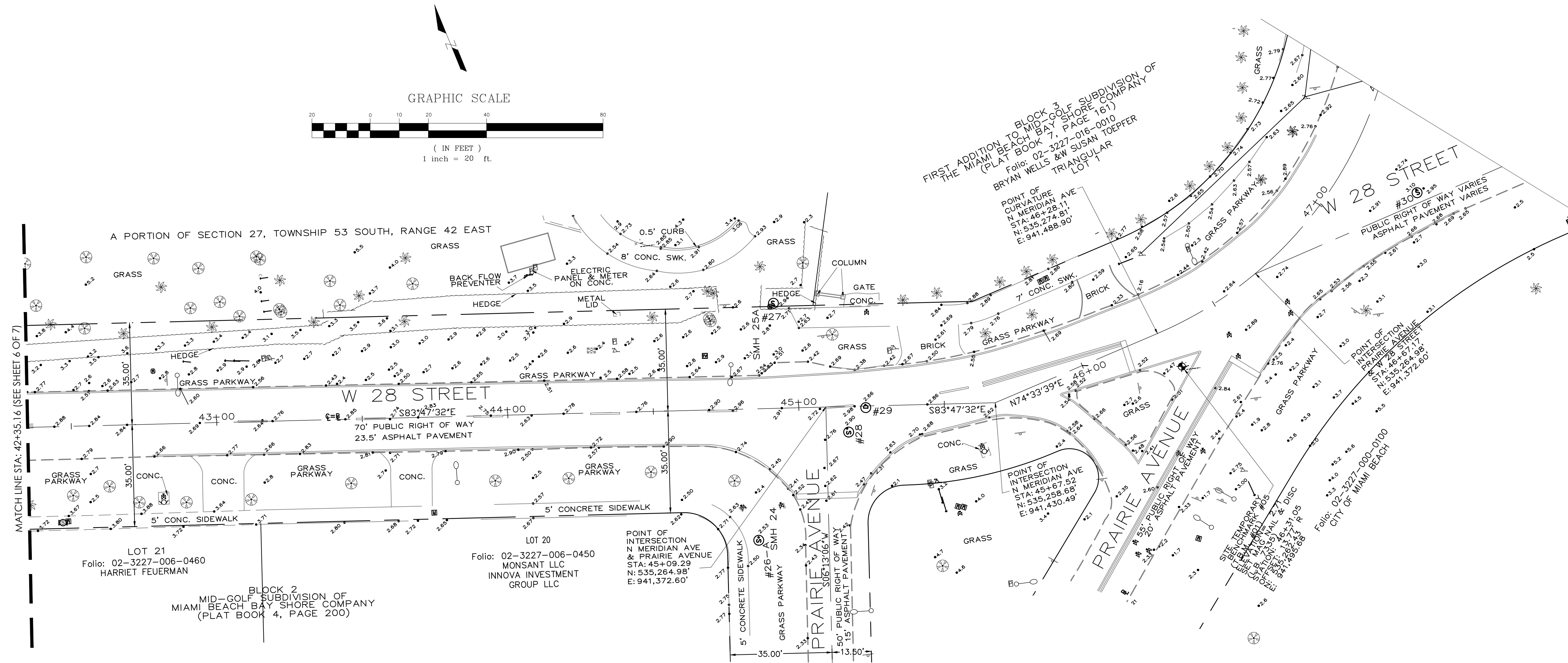
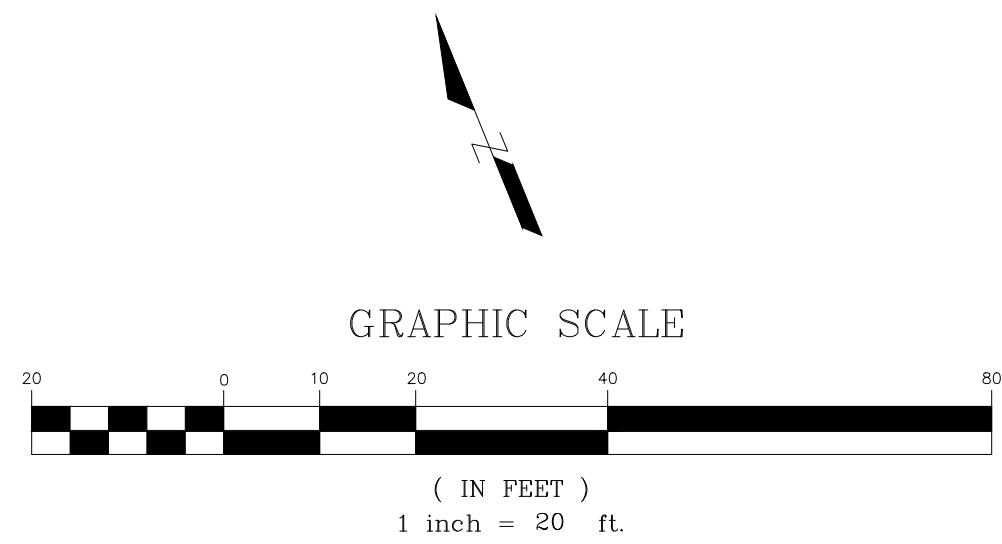




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