

5Ciii SURVEYOR SIGNIFICANT OBSERVATIONS

- ⚠️ BUILDING CROSSES OVER THE FRONT SETBACK LINE BY A MAXIMUM DISTANCE OF 39.0 FEET.
- ⚠️ BUILDING CROSSES OVER THE STREET SIDE SETBACK LINE BY A MAXIMUM DISTANCE OF 44.6 FEET.
- ⚠️ BUILDING CROSSES OVER THE INTERIOR SIDE SETBACK LINE BY A MAXIMUM DISTANCE OF 33.2 FEET.
- ⚠️ 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. 12068C0319L), 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 2125, 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 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, 2002 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		
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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		11'
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;		6.8'
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		16.8'
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		23.6'
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		39.7'
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		
NOTES: ZONE RM-3 - RESIDENTIAL MULTIFAMILY, HIGH INTENSITY, WITHIN THE PARKING TIER 1 OVERLAY MF - MULTI-FAMILY (495 UNITS) WITH ACCESSORY EATING AND HEALTH CLUB CONFORMANCE STATUS: LEGAL NONCONFORMING TO SETBACKS AND PARKING		

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.

SHEET 1 OF 2

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: (SEE 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 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 80.14 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°39'50" 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 ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY LINE OF 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 1259.44 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 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: (SEE 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.

6Dii 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

6Bw 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, 7B1, 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
DAYTON BEACH SHORES, FLORIDA 32118
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AKESLER@SOUTHERNGEOMATICS.COM
CAD PROJECT #24-102-06

THIS DOCUMENT SHOULD BE CONSIDERED UNLAWFUL WITHOUT A LICENSED SURVEYOR'S SIGNATURE, DATE AND SEAL.

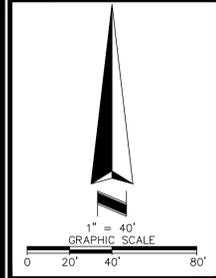
ALFRED J. KESLER
LICENSE NUMBER 6947
PROFESSIONAL SURVEYOR AND MAPPER

AMERICAN SURVEYING & MAPPING, INC.
NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF SOUTHERNGEOMATICS, INC.
221 Circle Drive, Maitland, FL 32751
Phone: (407) 426-9799
nationalduediligenceservices.com

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

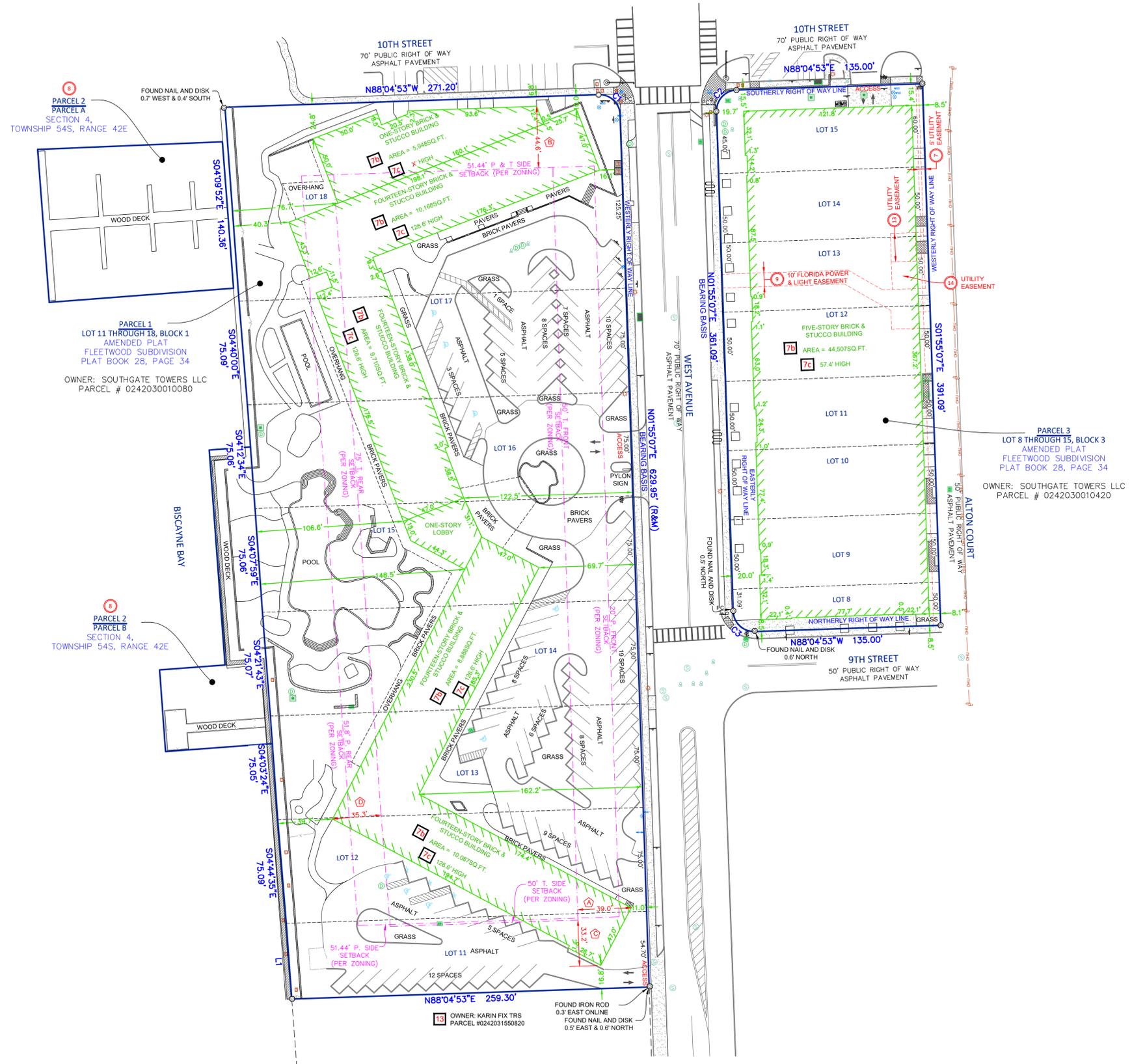
ALTA/NSPS LAND TITLE SURVEY OF SOUTHGATE TOWERS APARTMENTS 910 AND 959 WEST AVENUE MIAMI BEACH, FLORIDA

6Dvii 2 AMERICAN SURVEYING & MAPPING, INC. NATIONAL DUE DILIGENCE SERVICES A DIVISION OF SOUTHERNGEOMATICS, INC. 221 Circle Drive, Maitland, FL 32751 Phone: (407) 426-9799 nationalduediligenceservices.com



6Diic LEGEND AND ABBREVIATIONS

	LIGHT POLE		CHAIN LINK FENCE
	ELECTRIC TRANSFORMER		WIRE FENCE
	ELECTRIC VAULT		OVERHEAD UTILITY LINE
	STORM MANHOLE		WALL
	CURB STORM INLET		CONCRETE SURFACE
	DRAIN GRATE		NO PARKING AREA
	SANITARY MANHOLE		AREAS IN FLOOD ZONE AE
	CLEANOUT		FOUND 1/2" IRON ROD & CAP
	INLET WITH CONCRETE		FOUND NAIL & DISK
	FIRE HYDRANT		PEDESTRIAN CROSS
	WATER VALVE		TOWER
	WATER SHUTOFF		
	WATER VALVE ABOVE		
	BIKE RACK		
	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'

ALTA/NSPS LAND TITLE SURVEY
2
OF
SOUTHGATE TOWERS APARTMENTS
910 AND 959 WEST AVENUE
MIAMI BEACH, FLORIDA
MIAMI-DADE COUNTY

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