

**LEGAL DESCRIPTION:**

PARCEL A:  
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 15, ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LESS ALL THAT PORTION OF LOT 1, BLOCK 15, "ISLAND VIEW SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 30, OF THE OFFICIAL RECORDS OF MIAMI DADE COUNTY, FLORIDA, THAT IS INDICATED AS "DEDICATED".

SAID LANDS CONTAINING 148,376 SQUARE FEET (3.4062 ACRES) MORE OR LESS;

TOGETHER WITH:

A PARCEL OF SOVEREIGN LAND IN BISCAYNE BAY ABUTTING SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED NO. 25150 (2329-13) DATED OCTOBER 9, 1970 BETWEEN STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND AND H. P. FORREST, AS TRUSTEE, UNDER THAT CERTAIN LAND TRUST AGREEMENT DATED APRIL 30, 1968, SAID DEED BEING RECORDED IN OFFICIAL RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND ALL LITORAL OR RIPARIAN RIGHTS WHICH MAY EXIST AS TO THE SUBJECT PROPERTIES.

SAID LANDS LYING IN THE CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA, CONTAINING 340,170 SQUARE FEET (7.81 ACRES) MORE OR LESS.

FURTHER DESCRIBED AS:

**DEED NO. 25150 (2329-13):**

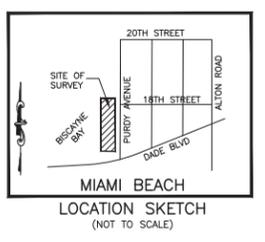
A PARCEL OF SOVEREIGN LAND IN BISCAYNE BAY ABUTTING SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID SECTION 33 FOR A DISTANCE OF 836.7 FEET TO A POINT ON THE NORTH LINE OF ISLAND VIEW SUBDIVISION, PLAT BOOK 6 AT PAGE 115 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 89°58'15" WEST, ALONG THE NORTH LINE OF THE SAID ISLAND VIEW SUBDIVISION, FOR A DISTANCE OF 830.1 FEET TO THE WEST RIGHT OF WAY LINE OF PURDY AVENUE, AS THE SAME IS SHOWN ON THE SAID PLAT OF ISLAND VIEW SUBDIVISION; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SAID PURDY AVENUE, FOR A DISTANCE OF 290 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION; THENCE SOUTH 89°58'15" WEST, ALONG THE NORTH LINE OF THE SAID LOT 9 FOR A DISTANCE OF 187.96 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 9, THE SAME BEING A POINT ON THE DADE COUNTY BULKHEAD LINE, A POINT ON THE MEAN HIGH WATER LINE OF BISCAYNE BAY AND THE POINT OF BEGINNING; THENCE SOUTH 32°37'18" WEST, ALONG THE SAID DADE COUNTY BULKHEAD LINE, FOR A DISTANCE OF 16.07 FEET; THENCE SOUTH 73°10'29" WEST, ALONG THE DADE COUNTY BULKHEAD LINE FOR A DISTANCE OF 190.25 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE DADE COUNTY BULKHEAD LINE AND SOUTHWESTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 150 FEET THROUGH A CENTRAL ANGLE OF 73°06'15" FOR AN ARC DISTANCE OF 191.39 FEET TO THE END OF SAID CURVE; THENCE SOUTH 02°04'14" WEST, TANGENT TO THE LAST DESCRIBED CURVE, AND ALONG THE DADE COUNTY BULKHEAD LINE FOR A DISTANCE OF 218.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE DADE COUNTY BULKHEAD LINE AND ALONG THE SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET THROUGH A CENTRAL ANGLE OF 38°55'20" FOR AN ARC DISTANCE OF 193.33 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE DADE COUNTY BULKHEAD LINE AND ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,739.05 FEET THROUGH A CENTRAL ANGLE OF 4°43'52" FOR AN ARC DISTANCE OF 226.17 FEET TO ITS POINT OF INTERSECTION WITH THE PROLONGATION WEST OF THE SOUTH LINE OF LOT 1, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION; THENCE NORTH 89°58'15" EAST, ALONG THE PROLONGATION WEST OF THE SOUTH LINE OF THE SAID LOT 1, FOR A DISTANCE OF 109.59 FEET TO THE SOUTHWEST CORNER OF THE SAID LOT 1 AND A POINT ON THE MEAN HIGH WATER LINE OF BISCAYNE BAY; THENCE NORTH 02°04'14" EAST, ALONG THE WEST LINE OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, BLOCK 15 OF THE SAID ISLAND VIEW SUBDIVISION, AND ALONG THE MEAN HIGH WATER LINE OF BISCAYNE BAY FOR A DISTANCE OF 796.76 FEET TO THE POINT OF BEGINNING, CONTAINING 4,4026 ACRES, MORE OR LESS, AND LYING AND BEING IN THE COUNTY OF DADE, IN THE STATE OF FLORIDA.

**SURVEYOR'S REPORT AND NOTES:**

- PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
- THE PURPOSE OF THIS SURVEY IS TO MAP A BOUNDARY OF MAURICE GIBB MEMORIAL PARK AS WELL AS MAP THE LOCATION AND TOPOGRAPHY OF ABOVE GROUND IMPROVEMENTS.
- ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP, BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- EASEMENTS/RESTRICTIONS SHOWN ARE PER TITLE SEARCH REPORT PREPARED BY EDUAR CANO WITH ATTORNEYS' TITLE FUND SERVICES, LLC. SAID REPORT HAVING AN EFFECTIVE SEARCH DATE OF APRIL 16, 2018 AT 11:00PM AND A FILE NUMBER OF 572235.
- THE "LEGAL DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED OR SHOWN HEREON.
- THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
- IMPROVEMENTS THAT WERE OBSERVED AT THE TIME OF SURVEY WERE NOT LOCATED OR SHOWN HEREON.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- DUE TO THE COMPLEXITY OF THE ZONING REGULATIONS ON THESE PROPERTIES, THE CODES, SET-BACKS, LAND USES, AND RESTRICTIONS ARE SUBJECT TO CHANGE AND INTERPRETATION AND SHOULD BE VERIFIED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES.
- DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S01°59'45"E ALONG EAST LINE OF BLOCK 15, ISLAND VIEW SUBDIVISION (P.B. 6, PG. 115, M.D.C.R.).
- THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.2' FOR THE LIMITS OF HARD SURFACES, SUCH AS ASPHALT, CONCRETE, CURBING, BUILDINGS, ETC. AND IS ±0.3' FOR GROUND SURFACE FEATURES, SUCH AS SURFACE FEATURES OF UTILITIES, ETC. AND IS ±0.4' FOR FEATURES PROTRUDING OUT OF THE GROUND, SUCH AS LIGHT POLES, FENCES, TREES, ETC.
- THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES. THE EXPECTED HORIZONTAL ACCURACY OF THE SYMBOLS SHOWN ON THIS MAP IS ±0.3' FROM THE CENTER OF THE SYMBOL, UNLESS OTHERWISE NOTED.
- THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY KCI TECHNOLOGIES FROM RECOVERED MONUMENTATION ALONG THE BOUNDARY TO VERIFY THE LOCATION SHOWN IN RECORDED PUBLIC DOCUMENTS. THE EXPECTED HORIZONTAL ACCURACY OF THE BOUNDARY LINES SHOWN ON THIS MAP IS ±0.3'.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY THE CITY OF MIAMI BEACH BENCHMARK "C-100", ELEVATION=9.50' (NAVD 88), A BRASS DISC ON THE NORTH CORNER OF A BRIDGE CROSSING THE DADE CANAL FROM DADE BOULEVARD TO 17TH STREET, AND BENCHMARK "LR 05 R", ELEVATION=2.82' (NAVD 88), A PK NAIL ADJACENT TO THE EAST BULLNOSE AT THE INTERSECTION OF WEST AVENUE AND LINCOLN ROAD.
- THE EXPECTED VERTICAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.05' FOR HARD SURFACES, SUCH AS ASPHALT, CONCRETE, ETC. AND ±0.1' FOR SOFT SURFACES, SUCH AS GRASS, DIRT, MUD, ETC.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12086C0317L, COMMUNITY PANEL NO. 120651. EFFECTIVE DATE SEPTEMBER 11, 2009. THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION 8 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- MEASURED DISTANCES AND DIRECTIONS AGREE WITH RECORDED DISTANCES AND DIRECTIONS UNLESS OTHERWISE NOTED.
- ONLY UPLAND AREAS (LOTS 1-9, BLOCK 15, ISLAND VIEW SUBDIVISION) WERE SURVEYED. SUBMERGED LANDS WERE NOT SURVEYED.
- THE MEAN HIGH WATER ELEVATION SHOWN HEREON WAS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TIDE INTERPOLATION STATIONS NO. 150 & 151.
- THE MEAN HIGH WATER ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ELEVATION=0.16'.
- PFE SIZES, DIMENSIONS, INVERTS, AND TYPES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION, DUE TO STANDING WATER, DEBRIS, AND OTHER OBSTRUCTIONS WITHIN THE STRUCTURES AT THE TIME THIS SURVEY WAS PERFORMED.

(SEE SHEETS 2 & 3 OF 4 FOR SKETCH OF SURVEY)  
 (SEE SHEET 4 OF 4 FOR EASEMENT ENCUMBRANCE & AS-BUILT TABLES)



**LEGEND:**

- ALUM ALUMINUM
- BFP BACKFLOW PREVENTOR
- BOLL BOLLARD
- BOS BOTTOM OF STRUCTURE
- CA CALCULATED MEASUREMENT
- CA CENTRAL ANGLE/DELTA (CURVE)
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CBS CONCRETE BLOCK STRUCTURE
- CI CURB INLET
- CONC CONCRETE
- CPP CONCRETE POWER POLE
- (D) MEASUREMENT PER DEED
- DMH DRAINAGE MANHOLE (STORMWATER)
- DWS DETECTABLE WARNING SURFACE
- EB ELECTRIC BOX
- EL ELEVATION
- EM ELECTRIC METER
- EP ELECTRIC PANEL
- ETB ELECTRIC TRANSFORMER BOX
- FND FOUND
- FPL FLORIDA POWER AND LIGHT
- GV GATE VALVE
- HOPE HIGH DENSITY POLYETHYLENE
- HH HAND HOLE
- ICB IRRIGATION CONTROL BOX
- ID IDENTIFICATION
- IRC IRON ROD WITH CAP
- KEITH & SCHNARS
- LA ARC LENGTH (CURVE)
- LB LICENSED BUSINESS
- (M) FIELD MEASUREMENT
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- MAO MAGNETIC
- MF METAL FENCE
- MH MANHOLE
- MLP METAL LIGHT POLE
- MS MULTI-STEM
- MW MONITORING WELL
- N/A NOT APPLICABLE
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NL&D NAIL AND DISK
- NO. NUMBER
- OR.B. OFFICIAL RECORDS BOOK
- OF OUTFALL
- OF PLAT
- P.A. PROFESSIONAL ASSOCIATION
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- PG. PAGE
- PHR POLYVINYL CHLORIDE PIPE HAND RAIL
- PK&D PARKER-KALON NAIL AND DISK
- PS PUMP STATION
- PVC POLYVINYL CHLORIDE PIPE
- R RADIUS (CURVE)
- R/W RIGHT OF WAY
- RCP REINFORCED CONCRETE PIPE
- S&T&T TELEPHONE AND TELECOMMUNICATIONS
- S&B STREET LIGHT BOX
- SMH SANITARY MANHOLE
- SP SIGN POST
- SQ. FT. SQUARE FEET
- SSCO SANITARY SEWER CLEANOUT
- STA STATION
- SWP STORM WATER PUMP
- TRAV PT TRAVERSE POINT
- TRSH TRASH RECEPTACLE
- T&B TRAFFIC SIGNAL BOX
- TYP TYPICAL
- UNL UNABLE TO BE DETERMINED
- VG VALLEY GUTTER
- W/ WITH
- WM WATER METER
- WV WATER VALVE
- FI FIRE HYDRANT
- SI SIAMESE CONNECTOR
- GV GATE VALVE (UNLESS NOTED OTHERWISE)
- WM WATER METER
- CB CATCH BASIN
- GA GUYWIRE ANCHOR
- TREE
- PT PALM TREE
- HEDGE/SHRUB
- SP SPOTLIGHT AND/OR FLOODLIGHT
- SI SIGN
- NP NUMBER OF PARKING SPACES
- HP HANDICAP PARKING SPACE
- MHW MEAN HIGH WATER LINE
- RL RIGHT OF WAY LINE
- CL CENTER LINE
- EL EASEMENT LINE
- LOT LOT LINE
- MLP METAL LIGHT POLE
- PC PROPERTY CORNER

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREDIN DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON JUNE 18, 2019. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES, INC.  
 SURVEYORS, ENGINEERS, AND PLANNERS

**Benjamin B  
 Hoyle**  
 2023.07.25  
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**ENGINEERS | PLANNERS | SCIENTISTS  
 CONSTRUCTION MANAGERS**  
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DATE	REVISIONS
1/9/20	ADD MHW LINE REVISE CERTIFICATE
5/5/21	ADD R/W WIDTHS & LOT DIMENSIONS
8/18/22	UPDATE SURVEY
7/22/23	ADD EASEMENTS

DATE	6/19/2019
SCALE	AS SHOWN
FIELD BOOK	1367 1475 1567 1528 1531
DRAWN BY	JW/MB/DS/AB
CHECKED BY	RKK/BBH

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 CITY OF MIAMI BEACH  
 MAURICE GIBB MEMORIAL PARK  
 A PORTION OF ISLAND VIEW SUBDIVISION  
 P.B. 6, PG. 115, M.D.C.R.  
 MIAMI-DADE COUNTY, FLORIDA

SHEET NO.	1
OF	4 SHEETS
PROJECT NO.	512100098.03C