

BOUNDARY & TOPOGRAPHIC SURVEY

GERRY CURTIS PARK - CITY OF MIAMI

The foregoing Easements and Rights of Way Report reflects a comprehensive search of the Public Records of Miami-Dade County, Florida, showing the present Easements and Rights of Way, affecting the property. This report is not to be construed as an Opinion of Title.

CERTIFIED through the 18th day of May 2015, at 11:00 O'clock P.M. by Evelyn Branas, Examiner:

PARAMOUNT TITLE SERVICES, INC. 7501 W. Oakland park Boulevard, Suite 303-East Fort Lauderdale, Florida 33319; Phone: (954) 467-6607 -- Fax (954) 467-3280

EASEMENTS AND RIGHT OF WAY REPORT: Search No.: 15-921-1

EASEMENTS:

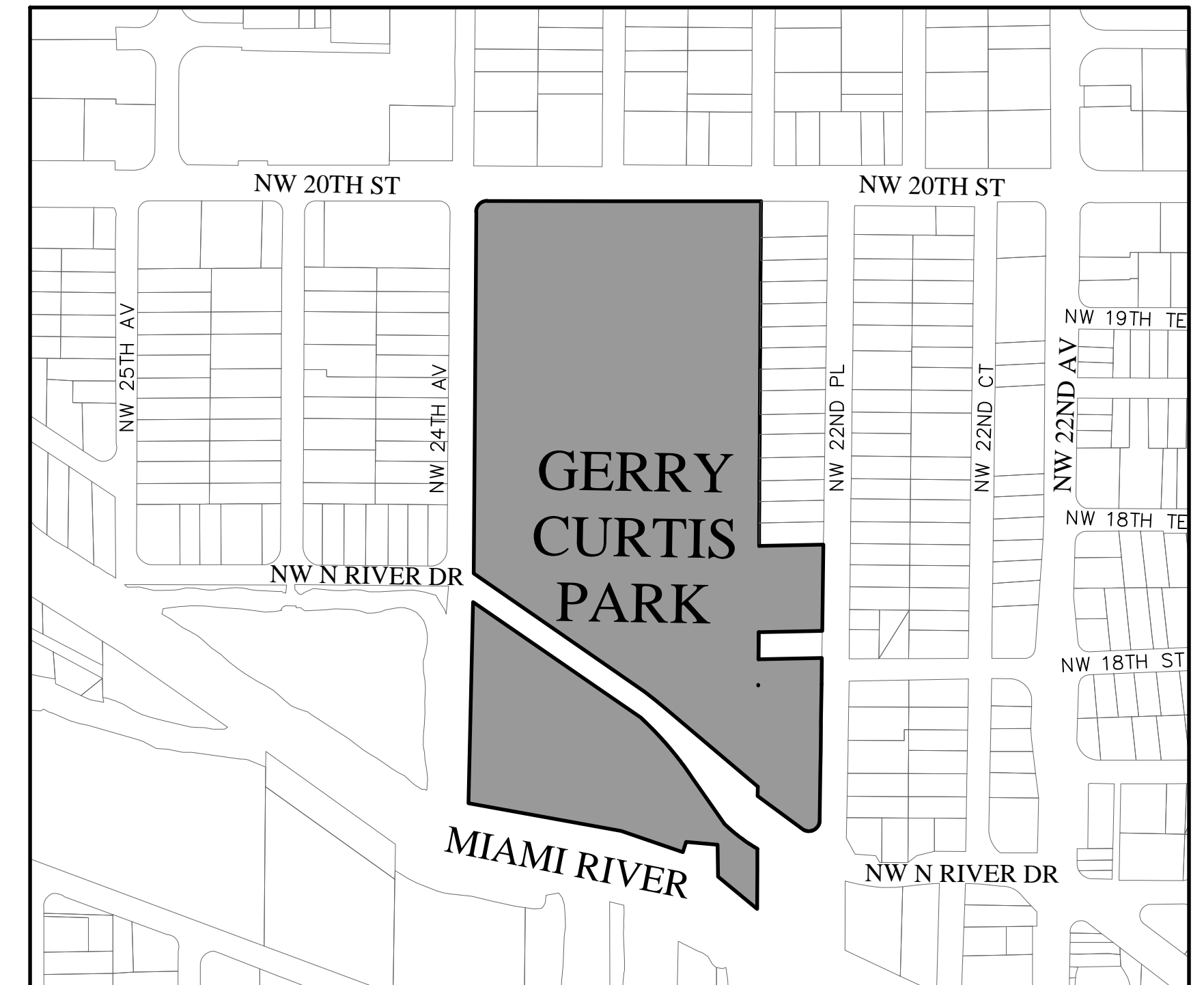
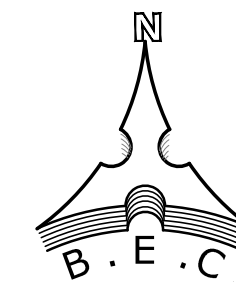
1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF WASHBURNS SUBDIVISION, Plat Book 4, Page 112, Public Records Miami-Dade County, Florida. Appears to affect the subject property and has been plotted.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF WM G. JUST SUBDIVISION, Plat Book 8, Page 68, Public Records Miami-Dade County, Florida. Appears to affect the subject property and has been plotted.
3. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF PLAT OF SUBDIVISION OF FORK OF MIAMI RIVER, Plat Book B, Page 5, Public Records Miami-Dade County, Florida. Does not appear to affect the subject property and has not been plotted.
4. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF FIRST AMENDMENT PLAT OF DR. BURKHART'S WINTER GARDENS, Plat Book 5, Page 22, Public Records Miami-Dade County, Florida. Appears to affect the subject property and has been plotted.
5. DEED OF DEDICATION: Karl Squires and Edith Dennis Squires, his wife TO City of Miami, dated July 20, 1926, filed July 24, 1926 in Deed Book 985, Page 470. This deed does not appear to affect the property and has not been plotted.
6. DEED: Wilker Wheeler and Mrs. Jessie Wheeler TO City of Miami, a Florida municipal corporation, dated July 26, 1926, filed, under Instrument Number 19271095. This deed does not appear to affect the property and has not been plotted.
7. WARRANTY DEED: Cecelia F. Stein and Thomas F. Stein, her brother TO City of Miami, a Florida municipal corporation, dated June 2, 1927, filed July 25, 1927 in Deed Book 1124, Page 235. This deed appears to affect the subject property and has been plotted.
8. DEED: Henrietta Cecilia Stein, a free dealer and Thomas G. Stein, her brother TO City of Miami, a Florida municipal corporation, dated August 23, 1927, filed July 28, 1927 in Deed Book 1125, Page 532. This deed appears to affect the subject property and has been plotted.
9. DEED: Fannie Isabelle Ferguson, a free dealer TO City of Miami, a Florida municipal corporation, dated August 23, 1927, filed July 28, 1927 in Deed Book 1125, Page 538. This deed appears to affect the subject property and has been plotted.
10. DEDICATION: Fannie I. Ferguson, unmarried TO City of Miami, a Florida municipal corporation, dated October 1, 1927, filed October 29, 1927 in Deed Book 1151, Page 392. This deed appears to affect the subject property and has been plotted.
11. WARRANTY DEED: William B Burkhardt Realty Corporation, a Florida corporation TO City of Miami, a Florida municipal corporation, dated January 26, 1928, filed October 18, 1928 in Deed Book 1258, Page 264. This deed appears to affect the subject property and has been plotted.
12. DEED: H. Pierre Branning, joined by his wife Edith H. Branning TO City of Miami, a Florida municipal corporation, filed under Instrument Number 19327561. This deed appears to affect the subject property but has not been plotted. Document provided is considerably illegible and not plottable.
13. GRANT OF EASEMENT: Fannie Isabella Ferguson, Cecelia F. Stein, Thomas Ferguson Stein and Edith D. Stein, his wife TO City of Miami, a Florida municipal corporation, dated March 31, 1932, filed May 14, 1931 in Deed Book 1487, Page 213. This deed appears to affect the subject property but has not been plotted.
14. WARRANTY DEED: George Chertkof and Sylvia Chertkof, his wife TO City of Miami, a Florida municipal corporation, dated October 10, 1942, filed June 2, 1942 in Deed Book 2235, Page 481. This deed appears to affect the subject property and has been plotted. Grants reversionary rights of title and interest to the City of Miami for the dedicated right-of-ways where plotted.
15. DEED: Board of Commissioners of Everglades Drainage District, a Florida public corporation TO Central and Southern Florida Flood Control District, a Florida body corporate, dated October 17, 1952, filed November 14, 1952 in Deed Book 3695, Page 219. This deed appears to affect the property and others, but is blanket in nature and has not been plotted.
16. QUIT CLAIM DEED AND CONVEYANCE: City of Miami, a Florida municipal corporation TO County of Dade, a body corporate and political subdivision of the State of Florida, dated November 19, 1968, filed January 21, 1970 in O.R. Book 6727, Page 565. This deed appears to affect the subject property and has been plotted.
17. EASEMENTS: Isla Del Mar, Inc., a Florida corporation TO Isla Del Mar Yacht Club, Inc., a Florida corporation, dated November 20, 1972, filed November 22, 1972 in O.R. Book 7998, Page 887. This easement does not appear to affect the property and has not been plotted.
18. COVENANT RUNNING WITH THE LAND: Isla Del Mar Yacht Club, a partnership TO City of Miami, dated June 11, 1974, filed June 13, 1974 in O.R. Book 8702, Page 286. This covenant does not appear to affect the property and has not been plotted.
19. COVENANT RUNNING WITH THE LAND: Roberto N. Saltzman and Roberto O. Ramirez TO the City of Miami, dated February 19, 1985, filed February 21, 1985 in O.R. Book 12420, Page 3171. This covenant does not appear to affect the property and has not been plotted.
20. COVENANT RUNNING WITH THE LAND: Robert N. Saltzman and Mike Caminos TO the City of Miami, dated February 10, 1985, filed February 21, 1985 in O.R. Book 12420, Page 3172. This covenant does not appear to affect the property and has not been plotted.
21. NOTICE OF LIMITATION OF USE/SITE DEDICATION: State of Florida, Department of Environmental Protection AND City of Miami, dated May 15, 1996, filed June 14, 2001 in O.R. Book 19721, Page 3145. This notice appears to affect the property, but is blanket in nature and has not been plotted.
22. AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES: Metropolitan Dade County, a political subdivision of the State of Florida AND Manuel Rdyz and Raquel Rdyz, individuals, dated July 26, 1993, filed September 10, 1993 in O.R. Book 16052, Page 216. This agreement does not appear to affect the property and has not been plotted.
23. COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY: Exxon, USA, a division of Exxon Corp. TO Public Works Department, Dade County, Florida, dated April 8, 1994, filed April 18, 1994 in O.R. Book 16323, Page 3306. This agreement does not appear to affect the property and has not been plotted.

RIGHT OF WAYS:

1. WARRANTY DEED: Carrie R. Tuttle and Henry E. Tuttle, her husband TO the City of Miami, a Florida municipal corporation, dated April 20, 1932, filed May 20, 1932 in Deed Book 1487, Page 239. This deed does not appear to affect the property and has not been plotted.
2. WARRANTY DEED: Wm. G. Just and Milo V. Jut, his wife TO the City of Miami, a Florida municipal corporation, dated April 15, 1932, filed May 20, 1932 in Deed Book 1487, Page 537. This deed does not appear to affect the property and has not been plotted.
3. WARRANTY DEED: Continental Bond and Mortgage Company, a Florida corporation TO the City of Miami, a Florida municipal corporation, dated April 1, 1932, filed May 20, 1932 in Deed Book 1487, Page 543. This deed does not appear to affect the property and has not been plotted.
4. WARRANTY DEED: Mrs. Julia L. Seggel, a widow TO the City of Miami, a Florida municipal corporation, dated September 2, 1941, filed September 9, 1941 in Deed Book 2184, Page 78. This deed does not appear to affect the property and has not been plotted.
5. GRANT OF EASEMENT: Ajax Packaging and Plastics, Inc. TO the City of Miami, a Florida municipal corporation, dated March 11, 1966, filed March 24, 1966 in O.R. Book 4992, Page 139. This deed does not appear to affect the property and has not been plotted.
6. WARRANTY DEED: Amelia Smoyer, the unremarried widow of Glen S. Smoyer TO City of Miami, a Florida municipal corporation, dated April 25, 1968, filed April 26, 1968 in O.R. Book 5920, Page 644. This deed appears to affect the property and has been plotted.
7. SPECIAL WARRANTY DEED: Everett E. Hall and Martha M. Hall, his wife TO County of Dade, a body corporate and political subdivision of the State of Florida, dated January 23, 1970, filed February 13, 1970 in O.R. Book 6758, Page 299. This deed does not appear to affect the property and has not been plotted.
8. QUIT CLAIM AND CONVEYANCE: Everett V. Bryant and Mary Ann Bryant, his wife TO County of Dade, a body corporate and political subdivision of the State of Florida, dated January 23, 1970, filed February 18, 1970 in O.R. Book 6763, Page 567. This deed does not appear to affect the property and has not been plotted.
9. SPECIAL WARRANTY DEED: Everett V. Bryant and Mary Ann Bryant, his wife TO County of Dade, a body corporate and political subdivision of the State of Florida, dated January 23, 1970, filed February 18, 1970 in O.R. Book 6763, Page 571. This deed does not appear to affect the property and has not been plotted.
10. SPECIAL WARRANTY DEED: Michael Farkas and Phyllis Farkas, his wife TO County of Dade, a body corporate and political subdivision of the State of Florida, dated January 29, 1970, filed March 3, 1970 in O.R. Book 6778, Page 595. This deed does not appear to affect the property and has not been plotted.
11. SPECIAL WARRANTY DEED: Helen Darnelle a/k/a Helen Darnel, widow of Ernest Darnelle, deceased TO County of Dade, a body corporate and political subdivision of the State of Florida, dated February 6, 1970, filed March 3, 1970 in O.R. Book 5778, Page 626. This deed does not appear to affect the property and has not been plotted.
12. SPECIAL WARRANTY DEED: Eugene J. Hammond and Louise Miles Hammond, his wife TO County of Dade, a body corporate and political subdivision of the State of Florida, dated March 2, 1970, filed April 6, 1970 in O.R. Book 6813, Page 675. This deed does not appear to affect the property and has not been plotted.
13. WARRANTY DEED: Julius Miller and Stephen Miller, as trustees and the profit-sharing plan and trust agreement dated December 31, 1968, with Rex engraving of Miami, Inc., a Florida corporation TO the City of Miami, a Florida municipal corporation, dated March 31, 1976, filed October 26, 1976 in O.R. Book 9481, Page 1020. This deed does not appear to affect the property and has not been plotted.
14. WARRANTY DEED: Armando Manzon & Esther Manzon, his wife TO the City of Miami, a Florida municipal corporation, dated August 6, 1985, filed September 4, 1985 in O.R. Book 12627, Page 212. This deed does not appear to affect the property and has not been plotted.

SHOWN FOR REFERENCE:

1. AGREEMENT: Fannie I. Ferguson AND City of Miami, a Florida municipal corporation, dated October 10, 1927, filed November 14, 1927 in Deed Book 1156, Page 196. This dedication does not appear to affect the subject property.
2. AGREEMENT: Thomas F. Stein and Cecelia F. Stein AND City of Miami, a Florida municipal corporation, dated October 10, 1927, filed November 14, 1927 in Deed Book 1156, Page 198. This dedication does not appear to affect the subject property.
3. WARRANTY DEED: Theo. R. Washburn & Anna Washburn, his wife TO the City of Miami, a Florida municipal corporation, dated May 4, 1928, filed January 31, 1929 in Deed Book 1279, Page 103. This deed does not appear to affect the property and has not been plotted.
4. WARRANTY DEED: August Westman, single TO the City of Miami, a Florida municipal corporation, dated December 6, 1928, filed January 31, 1929 in Deed Book 1279, Page 109. This deed does not appear to affect the property and has not been plotted.



LOCATION SKETCH Scale 1" = 300'

LEGAL DESCRIPTION:

Lots 17, 18, 19 and 20, in Block 1, Lot A and Lots 1 through 7, both inclusive, in Block 2 of WASHBURN'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4 at Page 112 of the Public Records of Miami-Dade County, Florida.

AND

All that part of the West 1/2 of the East 1/2 of the NW 1/4 of Section 34, Township 53 South, Range 41 East, lying North of the Miami River LESS the North 35 feet and the West 25 feet thereof, and also LESS that part of the East 1/2 of the NW 1/4 of said Section 34 which lies within the external area formed by a 25.00 feet radius arc, concave to the Southeast, tangent to the South line of the North 35 feet of the NW 1/4 of said Section 34, and tangent to the East line of the West 25 feet of the East 1/2 of the NW 1/4 of said Section 34.

LESS the right-of-way for NW North River Drive

SURVEYOR'S NOTES:

- This site lies in the NW 1/4 of Section 34, Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.
- Bearings shown hereon are relative to State Plane Coordinates, Florida East Zone, U.S. Foot, Transverse Mercator System, North American Datum of 1983 (NAD 83) 2011 Adjustment, and were derived from coordinates obtained by using Real Time Kinematic (RTK), Global Positioning System (GPS); and are referenced to the South Right-of-Way line of N.W. 20th Street, having a bearing of N87°50'11"E.
- Boundary information referenced from the Survey prepared by Biscayne Engineering: Tentative Plat of Gerry Curtis Park; B.E.C. Order Number 01-69853, dated February 20, 1991.
- Lands shown hereon are located in Federal Flood Zones "AE" elevation 9 as shown on Miami-Dade County FLOOD INSURANCE RATE MAP, Map Number 12086C0311, Suffix LC, Community Name: City of Miami, Community Number 120650, Map Revised: September 11, 2009.
- Dimensions indicated hereon are field measured using a total station electronic distance measurement (EDM), unless otherwise noted.
- Building dimensions shown hereon were measured at ground level along the exterior face.
- Ties from property lines to building are to the exterior face of buildings perimeter walls; underground foundations have not been located or shown.
- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown including but not limited to buildings, structural appurtenances, storm drainage systems, tanks or rubbish fills.
- No attempt was made by the surveyor to locate underground utilities in the field. Underground utilities shown hereon were derived from a digital file provided to BEC by InfraMap in 2014 (CAD file: "14026UT01").
- No attempt was made by the surveyor to determine mineral rights ownership and/or rights-of-entry appurtenant thereto.
- Trees were identified to the best of our ability; it is recommended that an arborist be consulted for verification of species and scientific names.
- There may be additional restrictions affecting this property found in the laws of the City of Miami and the State of Florida.
- Base Building Line (BBL) shown hereon per City of Miami Code of Ordinances, Part II, Chapter 54, section 187 and section 190-(6.3)&(269).
- Base Building Line (BBL) shown at the NW corner of the intersection of NW 22nd Pl and NW North River Drive falls outside of the park Boundary when shown as a curve with a 25 foot radius, as per the aforementioned Code of Ordinances. As a result, the BBL was moved to be contiguous with the existing Boundary.
- Right-of-Way for NW North River Drive shown hereon is per City of Miami Atlas Sheets No 25F and 25B; No Right-of-Way dedication documents were provided.
- The Mean High Water Elevation as shown hereon was established by extending the elevation shown at Mean High Water Line Interpolation Point Identification Number 145.
- The Mean High Water Level shown hereon has an elevation of 1.92' NGVD-1929.
- This Mean High Waterline survey complies with Chapter 177, Part II, Florida Statutes.

- All elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD-1929) and are based on the following:
 - i) Miami-Dade County Benchmark N-3005 (EL.= 7.01' NGVD-1929), PK nail & brass washer in conc. curb: 1.5' South of South edge of pavement of NW 20th St. & 25' West of projected West edge of pavement of NW 22nd Ave.
 - ii) Miami-Dade County Benchmark N-3006 (EL.= 5.27' NGVD-1929), PK nail & brass washer in conc. curb: 25' SW of projected SW edge of pavement of NW N River Dr. & 25' West of Centerline of NW 27th Ct.

SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129

Survey Date: 05-19-2015

Wolfgang S. Hueck, PSM, For the Firm
Professional Surveyor and Mapper No. 6519
State of Florida

BISCAYNE ENGINEERING COMPANY, INC. Surveyors	
ORDER #	03-84809
DATE	05-19-15
F.B.#	2828/33-78; 2790/16-35
FOR: CITY OF MIAMI	BOUNDARY & TOPOGRAPHIC SURVEY GERRY CURTIS PARK - CITY OF MIAMI
DRAWN BY: A.R. & J.B.	CHECKED BY: W.H.
DESIGNED BY: A.R.	SCALE: 1" = 300'
APPROVED BY: W.H.	F.B./P.G.:
PH: (305) 324-7671 WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com	
529 WEST FLAGLER STREET MIAMI FLORIDA, 33130	
SHEET No. 1 OF 5	

BOUNDARY & TOPOGRAPHIC SURVEY

GERRY CURTIS PARK - CITY OF MIAMI

STRUCTURES TABLE (NGVD-1929)

STRUCTURE NUMBER	TYPE OF STRUCTURE	NGVD1929 RIM EL. (')	NGVD1929 BOTTOM (')	NGVD1929 INV. EL. (')	DIRECTION	SIZE (in.)	MATERIAL	COMMENTS
1	CB	6.07						
2	MHD	6.91						FULL OF MUD & WATER
3	MHD	6.87	-0.53					FULL OF MUD & WATER
4	MHS	6.73		0.62	N	12	PVC	
				0.58	E	12	PVC	
				3.88	S	8	PVC	
5	CB	4.78						NO ACCESS
6	MHD	5.89						FULL OF MUD & WATER
7	MHS	6.00						NO ACCESS
8	MHD	6.11	-4.11					FULL OF MUD & WATER
9	MHS	5.88	-4.67					FULL OF MUD & WATER
10	MHD	5.12	-2.73					NO ACCESS
11	CB	5.23						NO ACCESS
12	CB	4.36	-2.44	-0.39	N	24	CONC.	
				-0.54	S	24	CONC.	
13	MHS	4.98						NO ACCESS
14	MHD	4.53		-5.60	N	24	CONC.	
				-5.60	S	24	CONC.	
				-5.43	N	12	PVC	
				-5.50	S	12	PVC	
16	CB	4.33	-3.02	-0.27	NE	24	CONC.	
				0.15	S	24	CONC.	
				0.83	NW	24	CONC.	
17	CB	4.44	-0.36	0.64	S	16	CONC.	
				0.74	N	16	CONC.	
				0.14	N	16	CONC.	
18	MHD	5.05		0.19	S	16	CONC.	
				0.19	E	16	CONC.	
				0.12	W	16	CONC.	
19	MHS	5.13		-5.57	N	36	CONC.	
				-3.67	N	10	METAL	
				-2.02	N	10	METAL	
				-3.02	S	12	METAL	
				-5.62	SE	36	CONC.	
				-5.27	W	10	METAL	
				-4.07	W	12	CONC.	
20	MHD	4.90	0.44	0.33	N	16	CONC.	
				0.53	N	16	CONC.	
				0.12	N	16	CONC.	
21	CB	4.82	0.19					
				0.17	E	16	CONC.	
				0.17	SE	16	CONC.	
				0.07	W	16	CONC.	
22	MHS	4.70		-3.19	N	12	METAL	
				1.05	SE	12	METAL	
23	MHS	4.69						NO ACCESS
24	MHS	4.69		-0.43	E	12	METAL	
				0.82	NW	16	METAL	
				0.83	S	16	PVC	
25	CB	4.11	0.81	1.61	NW	16	CONC.	
26	MHS	5.03		-0.25	N	16	METAL	
				0.93	S	16	PVC	
27	MHS	5.13	0.49	0.48	S	16	METAL	
28	MHS	4.25		0.59	N	12	PVC	
				0.60	W	12	PVC	
29	MH FPL	4.57						FPL MH
30	MHD	4.25	-2.75	-1.35	N	15	CONC.	
31	MHD	4.00	-3.00	-1.30	S	15	CONC.	
32	OUTFALL			-0.78	S	15	R.C.P.	HEADWALL EL = 2.83'
33	MHS	4.92	-5.23					LADDER
34	MHS	4.93	-5.22					CATWALK
35	MHS	4.17	-5.88					CATWALK
36	MHS	4.19		0.12	NW	12	CONC.	
				-0.61	SW	24	PVC	
				-0.61	E	24	CONC.	
37	MHS	4.66		-4.70	NW	18	METAL	
				-0.76	SE	18	METAL	
38	MHS	4.68	-0.91	-0.94	NW	18	METAL	
				1.04	SW	6	PVC	
				-1.05	SE	18	METAL	
39	MHS	7.36	2.72	2.63	N	6	PVC	
				2.82	NE	6	PVC	
40	MHD	8.14	-0.35	1.67	S	36	OMP	
41	MHD	7.62	0.32	1.62	N	36	OMP	
				4.12	W	8	PVC	
42	MHD	3.39	-4.51	-2.56	S	30	CONC.	
				-2.21	W	30	CONC.	
43	CB	5.71	-1.90					NO ACCESS
44	MHD	6.01	-4.19	1.61	SE	30	CONC.	
45	MHD	5.96	-4.24	0.36	E	30	CONC.	
46	MHD	5.94	-0.78	0.74	NE	30	CONC.	
				0.74	SE	30	CONC.	
				0.34	SW	30	CONC.	
				0.34	NW	30	CONC.	
47	CB	5.44	-2.85	5.94				NO ACCESS
48	CB	6.10	-1.90	1.60	E	30	OMP	
49	MHS	6.46	-1.39	-0.54	N	4	CONC.	
				-1.44	SE	18	METAL	
				-1.34	W	18	METAL	
50	CB	5.61	-3.09	0.31	E	24	CONC.	
51	MHD	6.63	-2.37	-0.37	S	15	CONC.	
				0.73	W	24	CONC.	
52	MHS	4.13	-3.07	-3.07	NE	18	METAL	
				-1.57	S	8	CLAY	
				-3.17	NW	18	METAL	
53	CB	3.29	-2.11	-0.91	E	12	CONC.	
54	CB	3.52	-2.18	-1.08	E	12	CONC.	
				-0.88	W	12	CONC.	
55	MHD	4.04	-3.16	0.94	E	12	METAL	
56	MHD	4.97	-0.23	-0.23	N	15	CONC.	
				-0.23	SW	15	CONC.	
57	MHD	4.89	-2.21	-0.31	W	15	CONC.	
58	CB	4.37	-4.03	-0.48	E	15	CONC.	
				-0.38	W	12	CONC.	
				0.07	S	15	CONC.	
59	MHD	4.69	-3.31	-0.31	E	15	CONC.	
60	MHS	4.53						NO ACCESS
61	MHS	4.56						NO ACCESS
62	MHS	4.67						NO ACCESS
63	MHD	4.65	-1.50	0.85	E	12	METAL	
64	MHS	5.34		-0.76	N	12	METAL	
				-0.66	E	12	PVC	
65	MHD	5.94	0.99	0.84	E	12	CONC.	
				1.04	S	12	CONC.	
				0.94	NW	12	CONC.	
66	CB	5.27	2.07	3.62	E	8	CONC.	
				1.77	W	12	CONC.	
67	MHS	5.28						NO ACCESS
68	GREASE TRAP	7.48						NO ACCESS
69	OUTFALL			-2.10				HEADWALL EL = 3.48'
70	CB	5.34						
71	MHD	5.05						NO ACCESS

LEGEND:

CATCH BASIN SIGN POST
GUY WIRE
WOOD POWER POLE
LIGHT POLE
COMMUNICATION BOX
AIR CONDITIONING UNIT
WATER METER
WATER VALVE
VALVE
CLEAN-OUT
SANITARY MANHOLE
DRAINAGE MANHOLE
STAND PIPE
BENCHMARK
MONUMENT
ELECTRIC BOX
BENCH
FIRE HYDRANT
SEWER VALVE
WATER FOUNTAIN
WIRE PULL BOX
TRANSFORMER
ELECTRIC MANHOLE
TREE
PALM TREE

ABBREVIATIONS:

BBL = BASE BUILDING LINE
BEC = BISCAYNE ENGINEERING COMPANY
BLDG = BUILDING
(C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
C&G = CURB AND GUTTER
CB = CATCH BASIN
CBS = CONCRETE BLOCK STRUCTURE
CIP = CAST IRON PIPE
CLF = CHAIN LINK FENCE
CLR = CLEAR
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
COR. = CORNER
CP = CONCRETE PIPE
DB = DEED BOOK
D.C. = DEPRESSED CURB
DH = DRILL HOLE
DIP = DUCTILE IRON PIPE
E.E. = EAST
ELEV. = ELEVATION
ENCR. = ENCRANCHMENT
F.F.E. = FINISHED FLOOR ELEVATION
F.E.C. = FLORIDA EAST COAST
FD = FOUND
GI = GALVANIZED IRON
HDPE = HIGH-DENSITY POLYETHYLENE
HP = HIGH PRESSURE
I.P. = IRON PIPE
I.D. = IDENTIFICATION
L = LENGTH (WHEN USED IN CURVE DATA)
(L) = PER LEGAL DESCRIPTION
L.B. = LICENSED BUSINESS
(M) = MEASURED
MHD = DRAINAGE MANHOLE
MHS = SANITARY SEWER MANHOLE
M.N. = MAIN
MON. = MONUMENT
N = NORTH
N&W = NAIL AND WASHER
N&D = NAIL AND DISK
NGVD-1929 = NATIONAL GEODETIC VERTICAL OF 1929
NE = NORTHEAST
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PER PLAT
P.B. = PLAT BOOK
P.C. = PAGE
PK N&W = PARKER KALON NAIL AND WASHER
PL = PLANTER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S. = PARKING SPACE
PVC = POLYVINYL CHLORIDE
R = RADIUS
(R) = RECORD
R&C = 5/8" REBAR AND CAP
ROF = REINFORCED CONCRETE PIPE
ROE = RANGE
R/W = RIGHT-OF-WAY
S = SOUTH
SAN. = SANITARY
SEC. = SECTION
SR = SEWER
SRF = SPLIT RAIL FENCE
STM = STORM
SW = SOUTHWEST
T.C. = TRANSITE CONCRETE
TWP = TOWNSHIP
TYP. = TYPICAL
V.C.P. = VITRIOUS CLAY
W = WEST
WTR. = WATER
+= MORE AND LESS
M = MONUMENT LINE
C = CENTERLINE
Δ = DEFLECTION ANGLE
φ = DIAMETER

LINE TYPES

0.5' CONCRETE CURB
MONUMENT LINE
CENTER LINE
BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
OVERHEAD WIRES
CHAIN LINK FENCE
QUADRAIL
LADDER
SECTION LINE
STRIPING
EDGE OF BRICKS
METAL FENCE
HANDRAIL
EASEMENT
CANOPY
BASE BUILDING LINE

HATCH TYPES

BUILDING LIMITS
CONCRETE WALL
CONCRETE
ASPHALT
DIRT/CLAY/SAND
RUBBER MAT
WATER

UNDERGROUND LINE TYPES

STORM SEWER LINE
SANITARY SEWER LINE
BURIED POWER LINE
WATER LINE
UNKNOWN LINE
BURIED TELEPHONE LINE
SANITARY FORCE MAIN LINE
BURIED FIBER OPTIC LINE

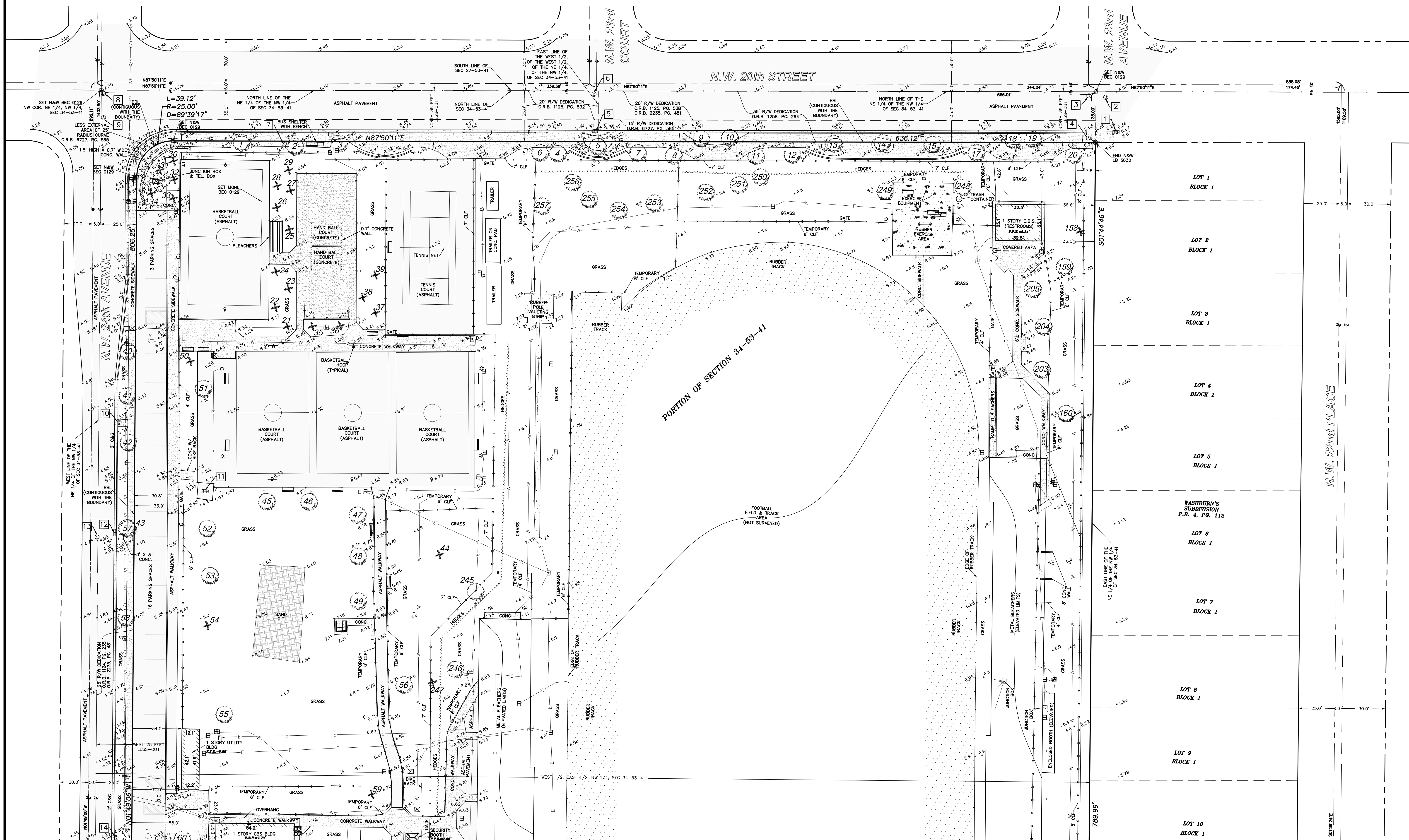
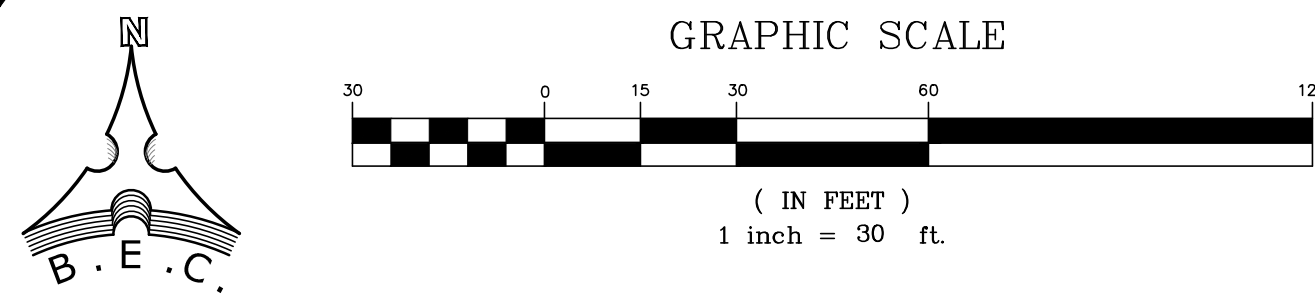
NOTE: UNDERGROUND LINEWORK PROVIDED BY INFRA-MIAAMI (SEE SURVEYOR'S NOTES)

TREE TABLE

#	D.(")	S.(')	H.(')	COMMON NAME	SCIENTIFIC NAME	#	D.(")	S.(')	H.(')	COMMON NAME	SCIENTIFIC NAME
1	48	20	25	Paper Tree	Melaleuca quinquenervia	130	8	12	17	Mahogany	Swetinia mahagoni
2	10	12	15	Oak Tree	Quercus virginia	131	8	10	14	Oak Tree	Quercus virginia
3	48	25	25	Paper Tree	Melaleuca quinquenervia	132	7	8	12	Oak Tree	Quercus virginia
4	14	8	15	Oak Tree	Quercus virginia	133	40	50	40	Oak Tree	Quercus virginia
5	14	8	15	Oak Tree	Quercus virginia	134	12	18	30	Coconut Palm	Cocos nucifera
6	48	20	25	Paper Tree	Melaleuca quinquenervia	135	12	14	30	Coconut Palm	Cocos nucifera
7	10	8	15	Oak Tree	Quercus virginia	136	48	50	50	Ficus Tree	Ficus benjamina
8	10	8	15	Oak Tree	Quercus virginia	137	14	30	25	Oak Tree	Quercus virginia
9	20	8	15	Ficus Tree	Ficus benjamina	138	5	8	10	Almond Tree	Terminalia catappa
10	20	10	15	Ficus Tree	Ficus benjamina	139	12	8	35	Palm Tree	Areacasea
11	16	10	12	Paper Tree	Melaleuca quinquenervia	140	14	18	28	Oak Tree	Quercus virginia
12	16	10	12	Paper Tree	Melaleuca quinquenervia	141	10	14	20	Oak Tree	Quercus virginia
13	48	25	25	Paper Tree	Melaleuca quinquenervia	142	10	14	20	Oak Tree	Quercus virginia
14	48	25	25	Paper Tree	Melaleuca quinquenervia	143	15	20	25	Oak Tree	Quercus virginia
15	48	25	25	Paper Tree	Melaleuca quinquenervia	144	26	15	25	Paper Tree	Melaleuca quinquenervia
16	15	10	12	Ficus Tree	Ficus benjamina	145	10	15	18	Black Olive	Bucida buceras
17	16	10	12	Ficus Tree	Ficus benjamina	146	14	12	20	Trees(Dead)	N/A
18	16	10	20	Ficus Tree	Ficus benjamina	147	18	25	30	Woman's Tongue	Albizia lebeck
19	16	10	20	Ficus Tree	Ficus benjamina	148	22	30	30	Black Olive	Bucida buceras
20	16	10	20	Ficus Tree	Ficus benjamina	149	72	75	35	Ficus Tree	Ficus benjamina
21	10	10	30	Palm Tree	Unknown	150	26	15	25	Paper Tree	Melaleuca quinquenervia
22	10	10	30	Palm Tree	Unknown	151	26	15	25	Paper Tree	Melaleuca quinquenervia
23	10	10	30	Palm Tree	Unknown	152	10	12	12	Woman's Tongue	Albizia lebeck
24	10	10	30	Palm Tree	Unknown	153	16	20	25	Oak Tree	Quercus virginia
25	10	10	30	Palm Tree	Unknown	154	6	8	12	Oak Tree	Quercus virginia
26	10	10	30	Palm Tree	Unknown	155	10	15	20	Oak Tree	Quercus virginia
27	10	10	30	Palm Tree	Unknown	156	8	12	12	Oak Tree	Quercus virginia
28	10	10	30	Palm Tree	Unknown	157	10	8	7	Oak Tree	Quercus virginia
29	10	10	30	Palm Tree	Unknown	158	12	20	35	Cuban Royal Palm	Roystonea regia
30	6	10	15	Palm Tree	Unknown	159	20	35	35	Black Olive	Bucida buceras
31	6	10	15	Palm Tree	Unknown	160	20	35	35	Black Olive	Bucida buceras
32	6	10	15	Palm Tree	Unknown	161	28	40	35	Black Olive	Bucida buceras
33	6	10	15	Palm Tree	Unknown	162	28	40	35	Oak Tree	Quercus virginia
34	6	10	15	Palm Tree	Unknown	163	38	40	35	Oak Tree	Quercus virginia
35	10	15	20	Palm Tree	Unknown	164	25	40	35	Oak Tree	Quercus virginia
36	10	15	20	Palm Tree	Unknown	165	18	25	35	Palm Tree	Unknown
37	10	15	20	Palm Tree	Unknown	166	6				

BOUNDARY & TOPOGRAPHIC SURVEY

GERRY CURTIS PARK - CITY OF MIAMI



MATCH LINE A (FOR CONTINUATION, SEE SHEET 4 OF 5)

ORDER # _____ DATE _____

FOR: CITY OF MIAMI
SCALE: 1" = 30'
DATE: 05-19-15
DESIGNED BY: A.R.
DRAWN BY: A.R. & J.B.
APPROVED BY: W.H.

CHECKED BY: W.H.
2828/33-78: 2790/16-35

COMMENTS

PH: (305) 324-7671
FAX: (305) 324-0869

529 WEST FLAGLER STREET
MIAMI
FLORIDA, 33136

www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors

BOUNDARY & TOPOGRAPHIC SURVEY
GERRY CURTIS PARK - CITY OF MIAMI

3 OF 5

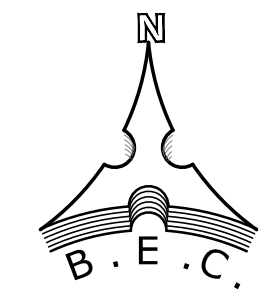
BOUNDARY & TOPOGRAPHIC SURVEY

GERRY CURTIS PARK - CITY OF MIAMI

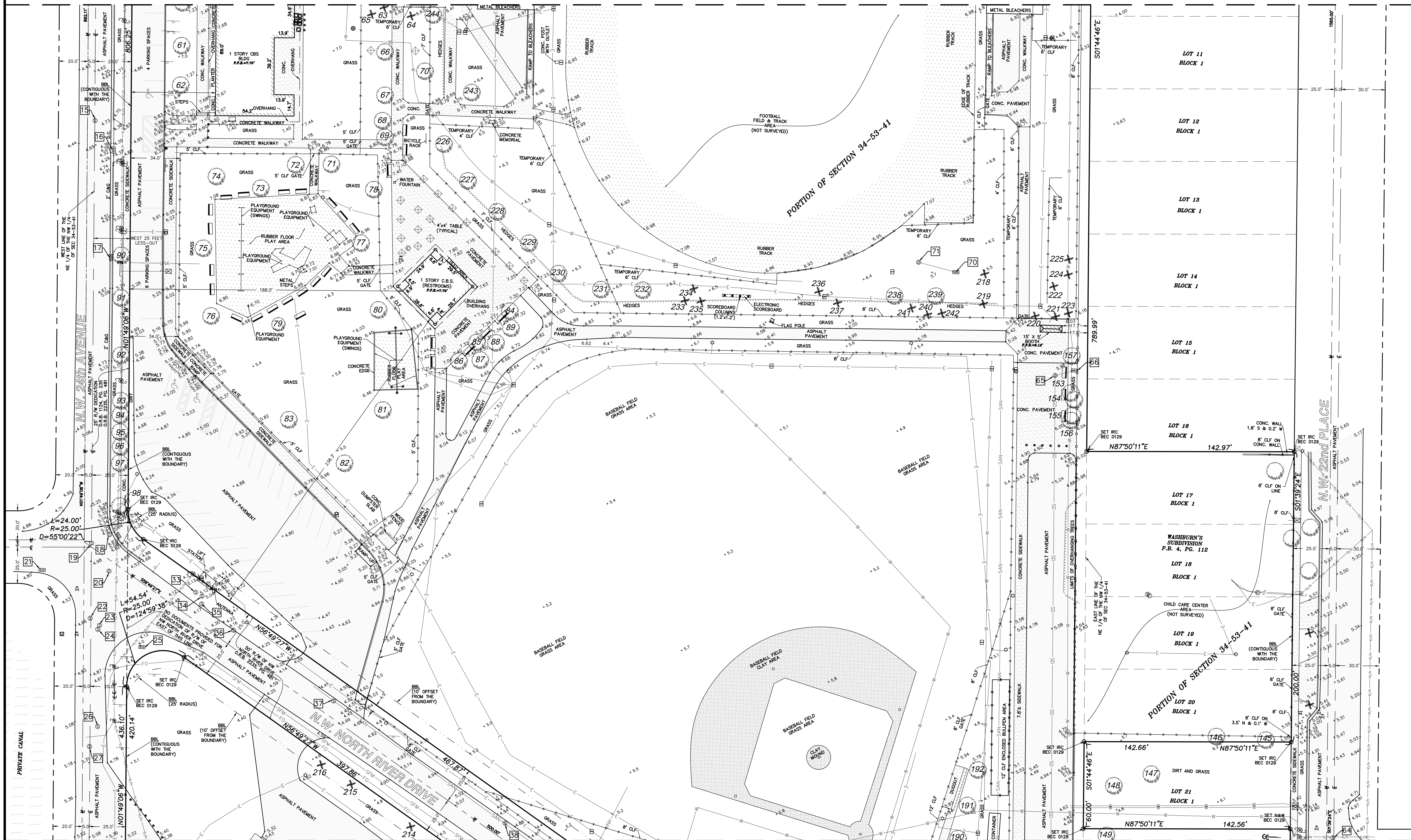
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



MATCH LINE A (FOR CONTINUATION, SEE SHEET 3 OF 5)



MATCH LINE B (FOR CONTINUATION, SEE SHEET 5 OF 5)

ORDER #	DATE	F.B.#	COMMENTS

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 Consulting Engineers Planners Surveyors
 MAMI
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 FAX: (305) 324-0869
 WEB SITE: www.biscayneengineering.com
 E-MAIL: info@biscayneengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
GERRY CURTIS PARK - CITY OF MIAMI
 FOR: CITY OF MIAMI
 SCALE: 1" = 30'
 DESIGNED BY: A.R.
 DRAWN BY: A.R. & J.B.
 CHECKED BY: W.H.
 DATE: 05-19-15
 APPROVED BY: W.H.
 2826/33-78: 2790/16-35

ORDER No.
03-84809
 SHEET No.
4 OF 5

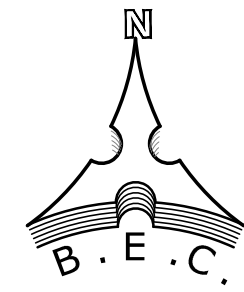
BOUNDARY & TOPOGRAPHIC SURVEY

GERRY CURTIS PARK - CITY OF MIAMI

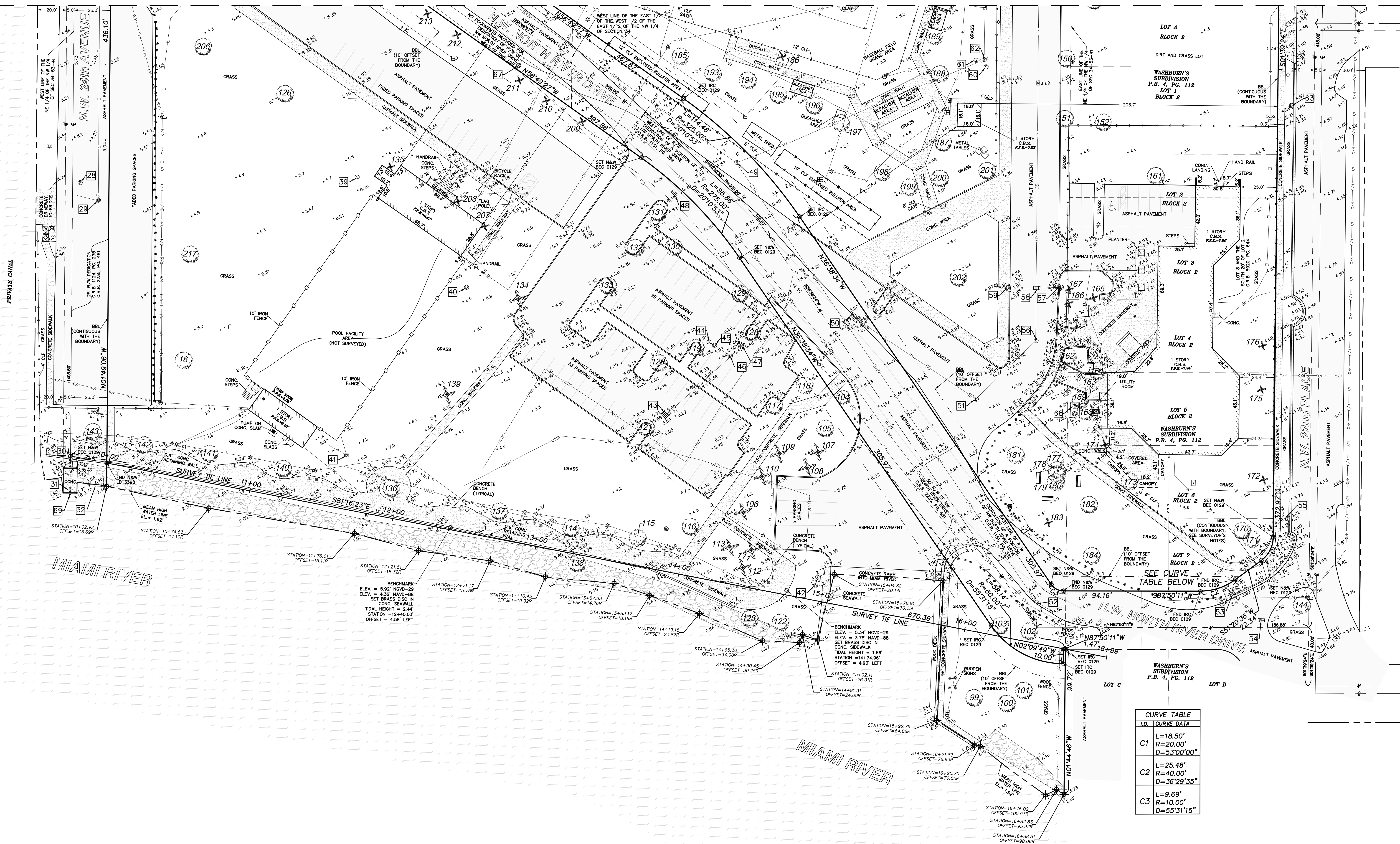
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



MATCH LINE B (FOR CONTINUATION, SEE SHEET 4 OF 5)



CURVE TABLE	
L.D.	CURVE DATA
C1	L=18.50' R=20.00' D=53°00'00"
C2	L=25.48' R=40.00' D=36°29'35"
C3	L=9.69' R=10.00' D=55°31'15"

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BISCAYNE ENGINEERING COMPANY, INC.
 Consulting Engineers Planners Surveyors
 529 WEST FLAGLER STREET
 MIAMI, FLORIDA 33130
 PHONE: (305) 324-7671
 FAX: (305) 324-0869
 WEB SITE: www.biscayneengineering.com
 E-MAIL: info@biscayneengineering.com

FOR: CITY OF MIAMI
 BOUNDARY & TOPOGRAPHIC SURVEY
 GERRY CURTIS PARK - CITY OF MIAMI
 SCALE: 1" = 30'
 DATE: 05-19-15
 DESIGNED BY: A.R.
 DRAWN BY: A.R. & J.B.
 CHECKED BY: W.H.
 APPROVED BY: W.H.

ORDER No. 03-84809
 SHEET No. 5 OF 5