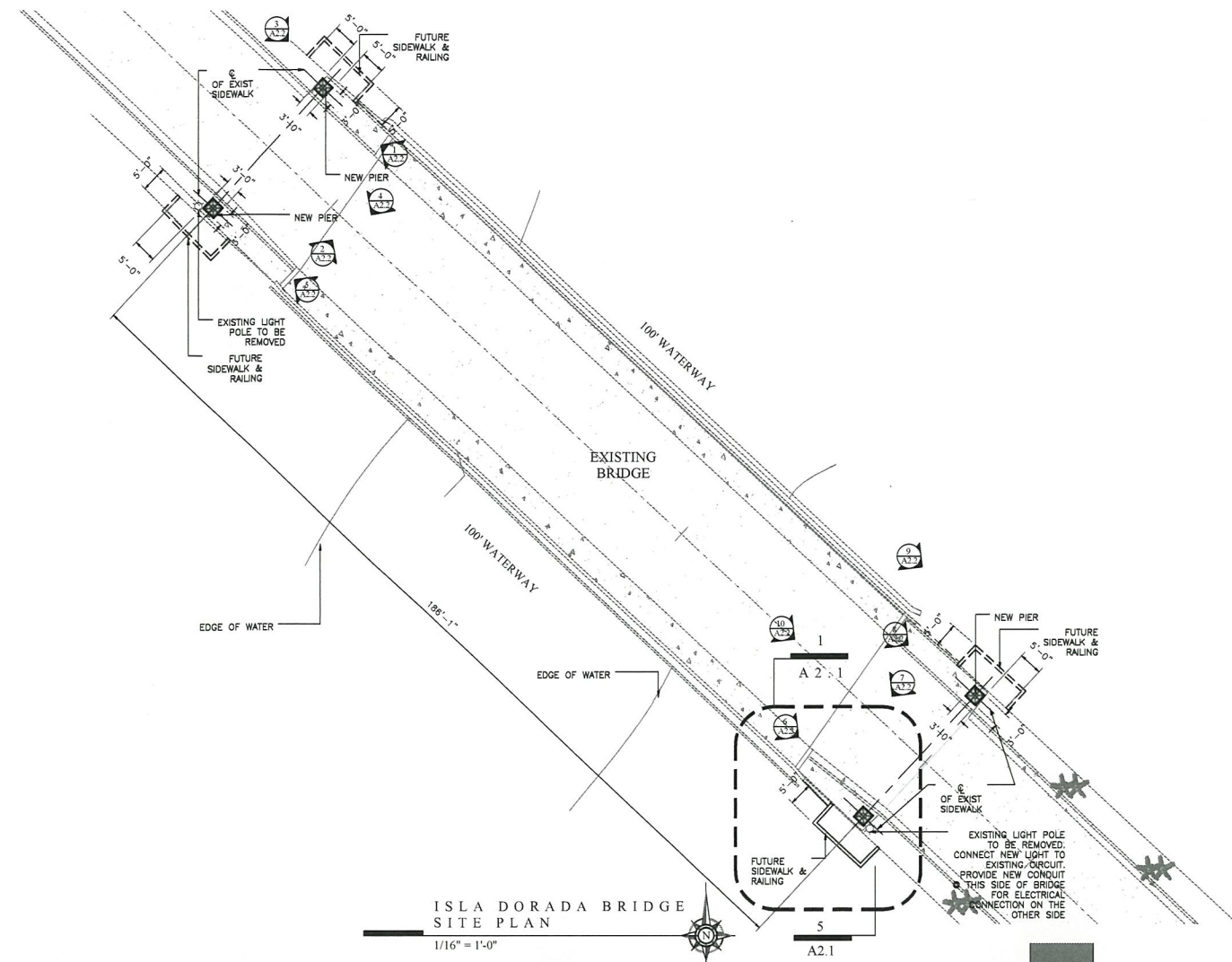


ISLA DORADA BRIDGE

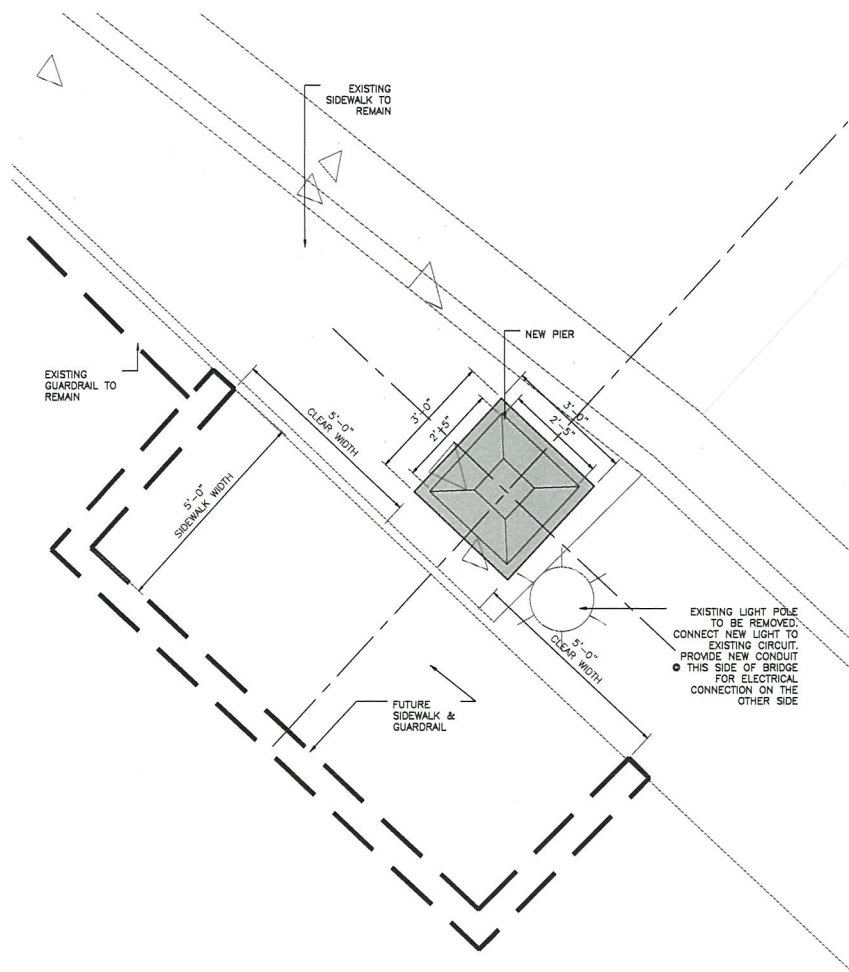
AREA OF WORK A



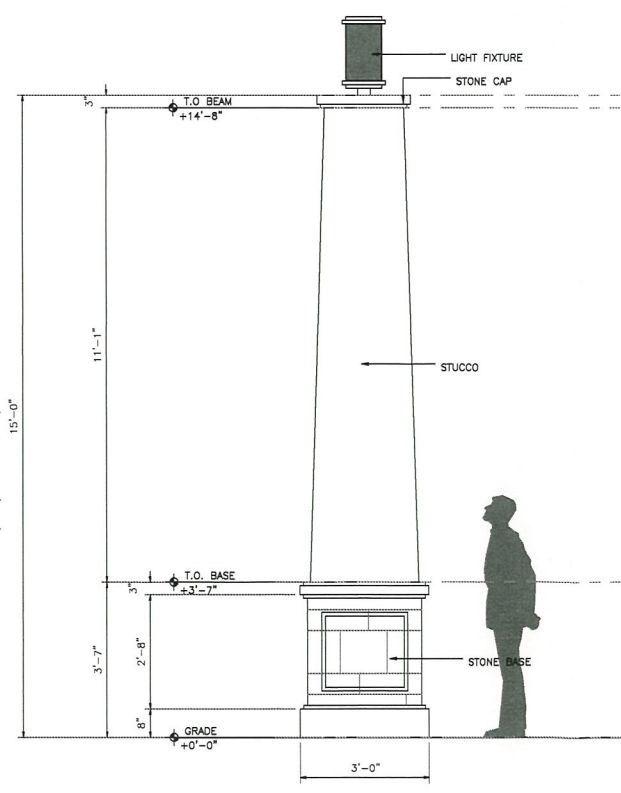
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EXISTING CONDITIONS
NTS



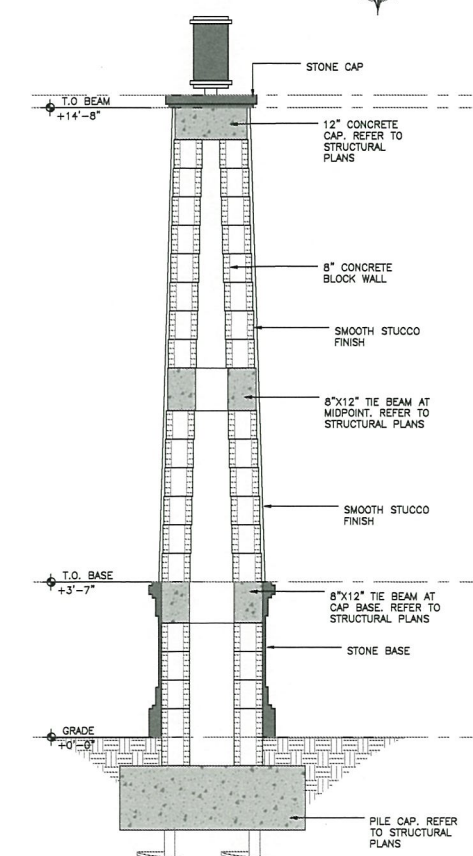
ISLA DORADA BRIDGE
SITE PLAN
1/16" = 1'-0"



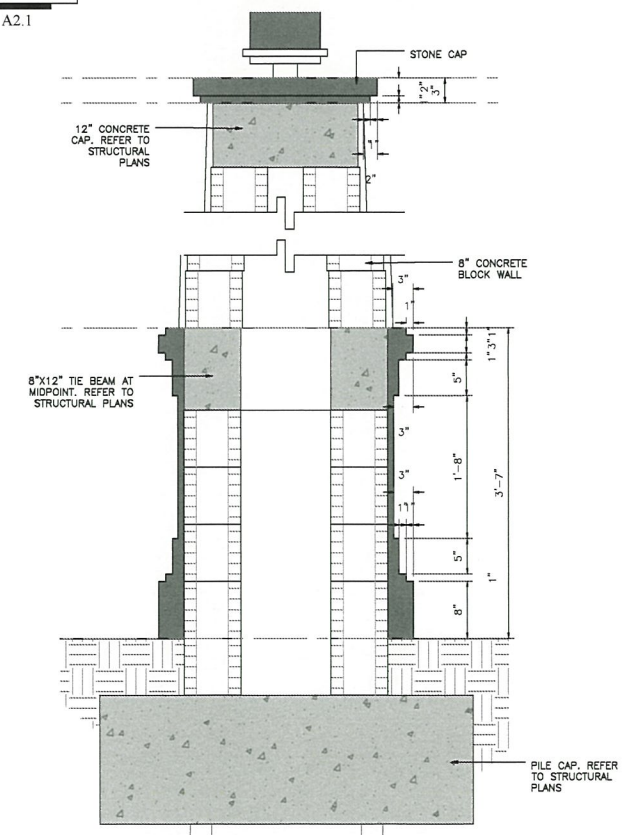
1 PLAN
A 2 . 1 1/2" = 1'-0"



2 ELEVATION
A 2 . 1 1/2" = 1'-0"



3 ELEVATION
A 2 . 1 1/2" = 1'-0"



4 ELEVATION
A 2 . 1 1/2" = 1'-0"

THE WEBER STUDIO
ARCHITECT
ARCHITECT
ARCHITECT

TAHITI BEACH
COMMON AREA IMPROVEMENTS
155 ISLA DORADA BLVD
MIAMI, FL 33138

ISLA DORADA BRIDGE	DATE	05.13.2020
DRAWN BY	PA	
REVISION	DATE	

A2.1



1 SITE IMAGE
A 2 . 2



1 SITE IMAGE
A 2 . 2



1 SITE IMAGE
A 2 . 2



4 SITE IMAGE
A 2 . 2



5 SITE IMAGE
A 2 . 2



6 SITE IMAGE
A 2 . 2



7 SITE IMAGE
A 2 . 2



8 SITE IMAGE
A 2 . 2



9 SITE IMAGE
A 2 . 2



10 SITE IMAGE
A 2 . 2

Handwritten signature
HOWARD F. WEBER
ARCHITECT
ARCHITECT

THE WEBER STUDIO
AA26402025
188 GRANDIN BLVD, SUITE 414
MIAMI BEACH, FL 33139
www.weberstudio.com
305.361.9956 305.361.9986

TAHITI BEACH
COMMON AREA IMPROVEMENTS
1550 MIAMI BEACH BLVD
MIAMI BEACH, FL 33139

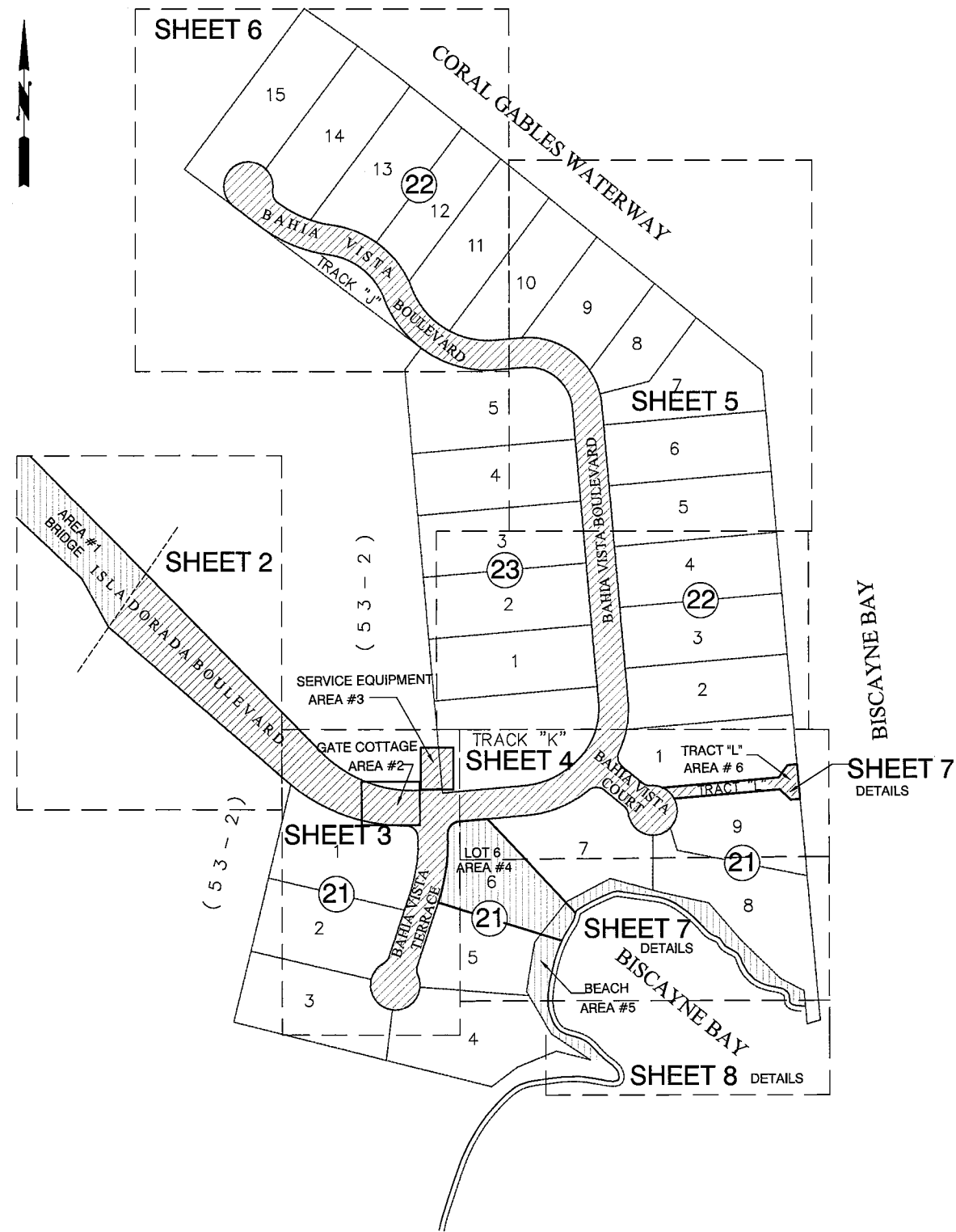
ISLA DORADA
BRIDGE
DATE: 05/13/2020
DRAWN BY: PA
REVISION: DATE

A2.2

TOPOGRAPHIC SURVEY

TAHITI BEACH ISLAND ROAD

CORAL GABLES, FL 33143



SURVEYOR'S REPORT:

1. MAP OF TOPOGRAPHIC SURVEY, Fieldwork date of data acquisition: August 6th, 2020.

2. GENERAL LEGAL DESCRIPTION:

The complete right of way of TRACT "M", private road along the Isla Dorada Boulevard, Bahia Vista Boulevard, Bahia Vista Court and Bahia Vista Terrace and additional areas located in COCOPLUM SECTION TWO PLAT "E", as recorded in Plat Book 131, Page 76, lying and being NE 1/4 of Section 33, Township 54 South, Range 41 East, Miami-Dade County, Florida.

3. SURVEYED AREA:

Route Survey containing 304,831.52 Square Feet or 6.99 Acres more or less by calculations. Additional Topographic Survey 79,459.39 Square Feet or 1.82 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

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 1"=20'

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- This is not a Boundary Survey.
- North Arrow and Bearings refer to an assumed value of S46°59'36"E, along the Center Line of Isla Dorada Boulevard, as per Plat Book 131, at Page 76 of the Public Records of Miami-Dade County, Florida.
- Plat of COCOPLUM BEACH PROPERTY, Plat Book 53, at Page 2 of the Public Records of Miami-Dade County, Florida.
- Plat of COCOPLUM SECTION TWO PLAT "E", Plat Book 131, at Page 76 of the Public Records of Miami-Dade County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.

Benchmark used: City of Coral Gables Benchmarks

- No. 505 Elevation=6.06' (N.G.V.D. 1929) located @ Cocoplum Road Isla Dorada Boulevard SW cor PKBW set on conc slab 1 feet in front of fire hydrant SW cor Cocoplum & Isla Dorada front of S166 Isla Dorada.
- No. 506 Elevation=6.03' (N.G.V.D. 1929) located @ Isla Dorada Boulevard pl between 174 & 176.
- No. 710 Elevation=6.22' (N.G.V.D. 1929) located @ NE cor Sansonte Avenue/ Paloma Drive PKBW in conc slab front of hydrant 17 feet N of CL Sansonte 48 feet E of CL Isla Dorada.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 11, 12 feet, Flood Zone VE, Base Flood Elevation 13 feet as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Coral Gables and Community Number 120639 Map/Panel Number 12086C0478, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Surveyed Area that are not shown on the Route Survey that may be found in the Public Records of Miami-Dade County. No research was made for other instruments than the existing in the plat and provided by client. No determination was made as to how the site can be served with utilities. Fences and walls ownership by visual means only, legal ownership not determined. No underground utilities and/or structures(foundations) was located within or abutting the Subject Surveyed Area.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Topographic Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Topographic Survey are the same as the deed distances and directions. Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Topographic Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.



Digitally signed
by Eugenia L.
Formoso
Date: 2020.08.07
18:19:19 -04'00'

Seal:

Date: 08-06-2020
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660



Project # 17-04056
Job # 20-08025

FormTech
Land Surveying, Inc.
State of Florida LB # 7980
12209 S.W. 129th Court, Miami, Florida, 33186
Ph: (786)443-0285 (786)443-0278 Fax: (786)428-3034
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PROJECT NAME

TOPOGRAPHIC
SURVEY
TAHITI BEACH ISLAND ROAD
CORAL GABLES, FL 33143

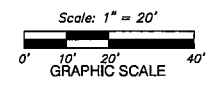
SHEET TITLE

TOPOGRAPHIC
SURVEY

REVISIONS

No.	DESCRIPTION	DATE	BY

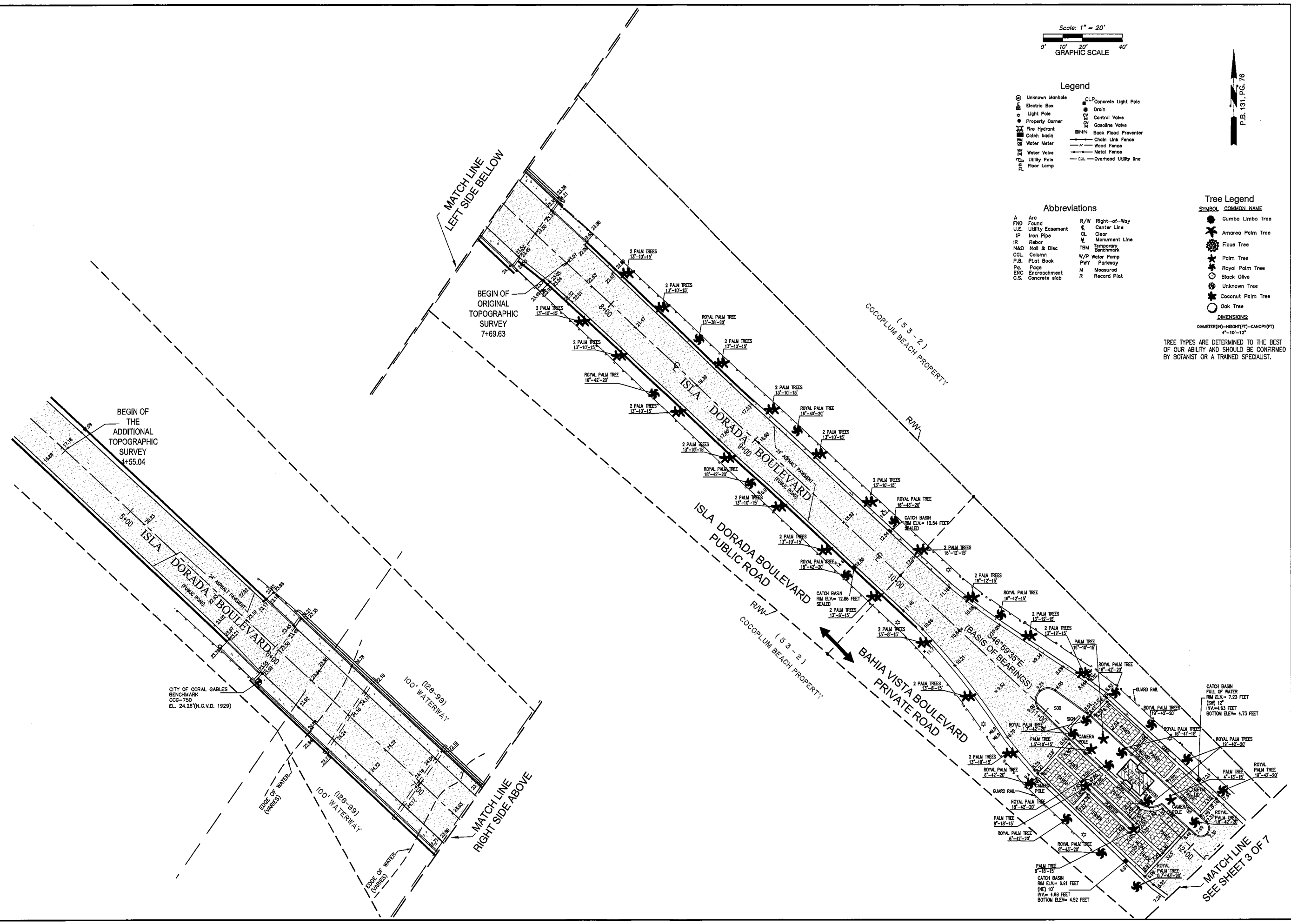
DRAWN: M.S. FINAL CHECK: E.F.
DATE: 08-06-2020 SCALE: AS SHOWN



- Legend**
- ⊕ Unknown Manhole
 - ⊖ Electric Box
 - Light Pole
 - Property Corner
 - ⊕ Fire Hydrant
 - ⊖ Catch basin
 - ⊖ Water Meter
 - ⊖ Water Valve
 - ⊖ Utility Pole
 - ⊖ Floor Lamp
 - ⊖ Concrete Light Pole
 - ⊖ Drain
 - ⊖ Control Valve
 - ⊖ Gasoline Valve
 - ⊖ Back Flood Preventer
 - ⊖ Chain Link Fence
 - ⊖ Wood Fence
 - ⊖ Metal Fence
 - ⊖ Overhead Utility line

- Abbreviations**
- A Arc
 - FND Found
 - U.E. Utility Easement
 - IP Iron Pipe
 - IR Rebar
 - NAD Nail & Disc
 - CGL Column
 - P.B. Plat Book
 - Pa Page
 - ENC Encroachment
 - C.S. Concrete slab
 - R/W Right-of-Way
 - CL Center Line
 - CL Clear
 - M Monument Line
 - TBM Temporary Benchmark
 - W/P Water Pump
 - P/W Parkway
 - M Measured
 - R Record Plat

- Tree Legend**
- SYMBOL COMMON NAME
- Gumbo Limbo Tree
 - ★ Amarae Palm Tree
 - ⊙ Ficus Tree
 - ⊙ Palm Tree
 - ⊙ Royal Palm Tree
 - ⊙ Black Olive
 - ⊙ Coconut Palm Tree
 - ⊙ Unknown Tree
 - ⊙ Oak Tree
- DIMENSIONS:
DIAMETER(N)-HEIGHT(F)-CANOPY(F)
4'-10'-12"
- TREE TYPES ARE DETERMINED TO THE BEST OF OUR ABILITY AND SHOULD BE CONFIRMED BY BOTANIST OR A TRAINED SPECIALIST.



Project # 17-04056
Job # 20-08025

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12205 S.W. 125th Court, Miami, Florida, 33186
Ph: (786)443-0285 (786)443-0278 Fax: (786)429-3034
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PROJECT NAME

TOPOGRAPHIC SURVEY
TAHITI BEACH ISLAND ROAD
CORAL GABLES, FL 33143

SHEET TITLE

TOPOGRAPHIC SURVEY

REVISIONS

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DRAWN: M.S. FINAL CHECK: E.F.
DATE: 08-06-2020 SCALE: AS SHOWN