

SURVEYOR'S REPORT
UPDATE TOPOGRAPHIC SURVEY
PENTLAND HOUSE
PROJECT NUMBER NC 2220
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

ARTICLE I
DEFINITIONS, GENERALLY:

- CLIENT: SHALL MEAN THE UNIVERSITY OF MIAMI.
- SURVEYOR: SHALL MEAN THE FIRM OF ATKINS NORTH AMERICA, INC. (FORMERLY KNOWN AS PBS&J) DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
- SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE TOPOGRAPHIC SURVEY IN THE FORM OF THE "TOPOGRAPHIC SURVEY" MAP ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
- PROJECT AREA: SHALL MEAN THE AREA INDICATED IN ARTICLE II OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
- CITY: SHALL MEAN THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.
- COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND COINIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

ARTICLE II
MAP/REPORT OF TOPOGRAPHIC SURVEY:

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON APRIL 2, 2013.

REVISION NO. 1: THIS SURVEY MAP AND REPORT IS HEREBY REVISED AND RECERTIFIED THIS 29TH DAY OF SEPTEMBER 2015 TO REFLECT THE OUTCOME OF AN UPDATE SURVEY CONDUCTED ON SEPTEMBER 28, 2015. SAID UPDATE SURVEY INDICATES ONLY THOSE CHANGES TO THE TOPOGRAPHY THAT HAVE TAKEN PLACE SINCE THE ORIGINAL SURVEY DATE.

REVISION NO. 2: THIS SURVEY MAP AND REPORT IS HEREBY REVISED AND RECERTIFIED THIS 2ND DAY OF DECEMBER 2015 TO INDICATE THE OUTCOME OF AN EXPANSION OF THE TOPOGRAPHIC SURVEY IN THE VICINITY OF THE PENTLAND HOUSE AS SHOWN ON THE SURVEY MAP. THE FIELD ASPECT OF THIS SURVEY WAS COMPLETED ON NOVEMBER 24, 2015. ALL OTHER DATA FROM THE PRIOR SURVEY ENGAGEMENTS REMAIN UNCHANGED.

ARTICLE III
GENERAL DESCRIPTION OF PROJECT AREA:

THE PROJECT AREA IS LOCATED AT THE MAIN CAMPUS OF THE UNIVERSITY OF MIAMI IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA. THE SITE INCLUDES THE SCHOOL OF ARCHITECTURE AND PORTIONS OF THE NEARBY STRUCTURES AS MORE FULLY SHOWN ON THE SURVEY MAP.

ARTICLE IV
ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. ALTHOUGH A BOUNDARY SURVEY WAS NOT CONDUCTED, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

ARTICLE V
SOURCES OF DATA:

- RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 30, 1948 IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.
- MAP SERIES ENTITLED "2011 CADASTRAL MAPPING PROGRAM FROM THE UNIVERSITY OF MIAMI MAIN CAMPUS CORAL GABLES, FLORIDA" IN 11 SHEETS AS PREPARED BY PBS&J/ATKINS NORTH AMERICA, INC. UNDER JOB NUMBER 10020617.
- TAX TOLD ENTRIES FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S OFFICE 2014 TAX ROLLS. (FOR REFERENCE ONLY.)
- HORIZONTAL LOCATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1983 ADJUSTMENT. (NAD83/93).
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NATIONAL GEODEIC VERTICAL DATUM OF 1929 (NGV29).
- CORAL GABLES CITY BENCHMARK NUMBER 317, ELEVATION +16.00 FEET WAS USED FOR VERTICAL CONTROL. THE BENCHMARK IS A PK BRAND NAIL AND BRASS WASHER SET IN THE BACK OF SIDEWALK AT THE SOUTHWEST CORNER OF SAN AMARO DRIVE AND ANCONA AVENUE. (SOURCE: CORAL GABLES PUBLIC WORKS DEPARTMENT, CITY BENCHMARK BOOK, ISSUE 37).
- CORAL GABLES CITY BENCHMARK NUMBER 321, ELEVATION +11.80 FEET WAS USED FOR VERTICAL CONTROL. THE BENCHMARK IS A PK BRAND NAIL AND BRASS WASHER SET IN THE FRONT OF SIDEWALK AT THE SOUTHWEST CORNER OF SAN AMARO DRIVE AND TRILLO AVENUE. (SOURCE: CORAL GABLES PUBLIC WORKS DEPARTMENT, CITY BENCHMARK BOOK, ISSUE 37).
- THE PROJECT AREA LIES WITHIN FLOOD ZONE "X" AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS UNDER MAP NUMBER 12086C0458, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.
- THE PROJECT AREA LIES WITHIN MIAMI-DADE COUNTY FLOOD CRITERIA +0.5 FEET MORE OR LESS, AS DEFINED BY THE "AMENDED PLAT OF FLOOD-CRITERIA MAP," ACCORDING TO THE PLAT THEREOF, AS RECORDED JULY 15, 1982 IN PLAT BOOK 120 AT PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

ARTICLE VI
LIMITATIONS:

- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 30 FEET IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DRAWN TO THE FACT THAT THE MAP SCALE MAY BE ALTERED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- ALL PLOTTED EXCEPTIONS (E.G., EASEMENTS) AS INDICATED ON THE SURVEY MAP WERE OBTAINED FROM SAID MAP SERIES ENTITLED "2011 CADASTRAL MAPPING PROGRAM FROM THE UNIVERSITY OF MIAMI MAIN CAMPUS CORAL GABLES, FLORIDA" AS PREPARED BY PBS&J/ATKINS NORTH AMERICA, INC. THIS DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO SUCH FACTS THAT A TITLE SEARCH MAY REVEAL.
- SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF CORAL GABLES, OR ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.
- OTHER THAN SURFACE MARKINGS PLACED BY HI-TECH ENGINEERING, INC., NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION ETC., AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED. AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY, THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHAEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT AREA.
- WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.
- THE LOCATION OF ELEVATIONS AND OTHER VERTICAL FEATURES WERE MEASURED TO AN ESTIMATE VERTICAL POSITIONAL ACCURACY OF 1/100 FOOT FOR HARDSCAPE SURFACES AND 1/10 FOOT FOR NATURAL GROUND SURFACES.
- NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE PROJECT AREA. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
- THIS DOCUMENT DOES NOT REPRESENT A FIELD BOUNDARY SURVEY. THE UNDERLYING TRACTS AND RIGHT OF WAY BOUNDARIES AS DEPICTED HEREON ARE SUPPORTED BY MATHEMATICAL CALCULATION AND PLACEMENT OF SAME BASED ON THE UNDERLYING PLATS OF RECORD, COMPILED WITH OTHER DATA AS MORE FULLY DESCRIBED IN ARTICLE V.

ARTICLE VII
BOUNDARY INCONSISTENCIES:

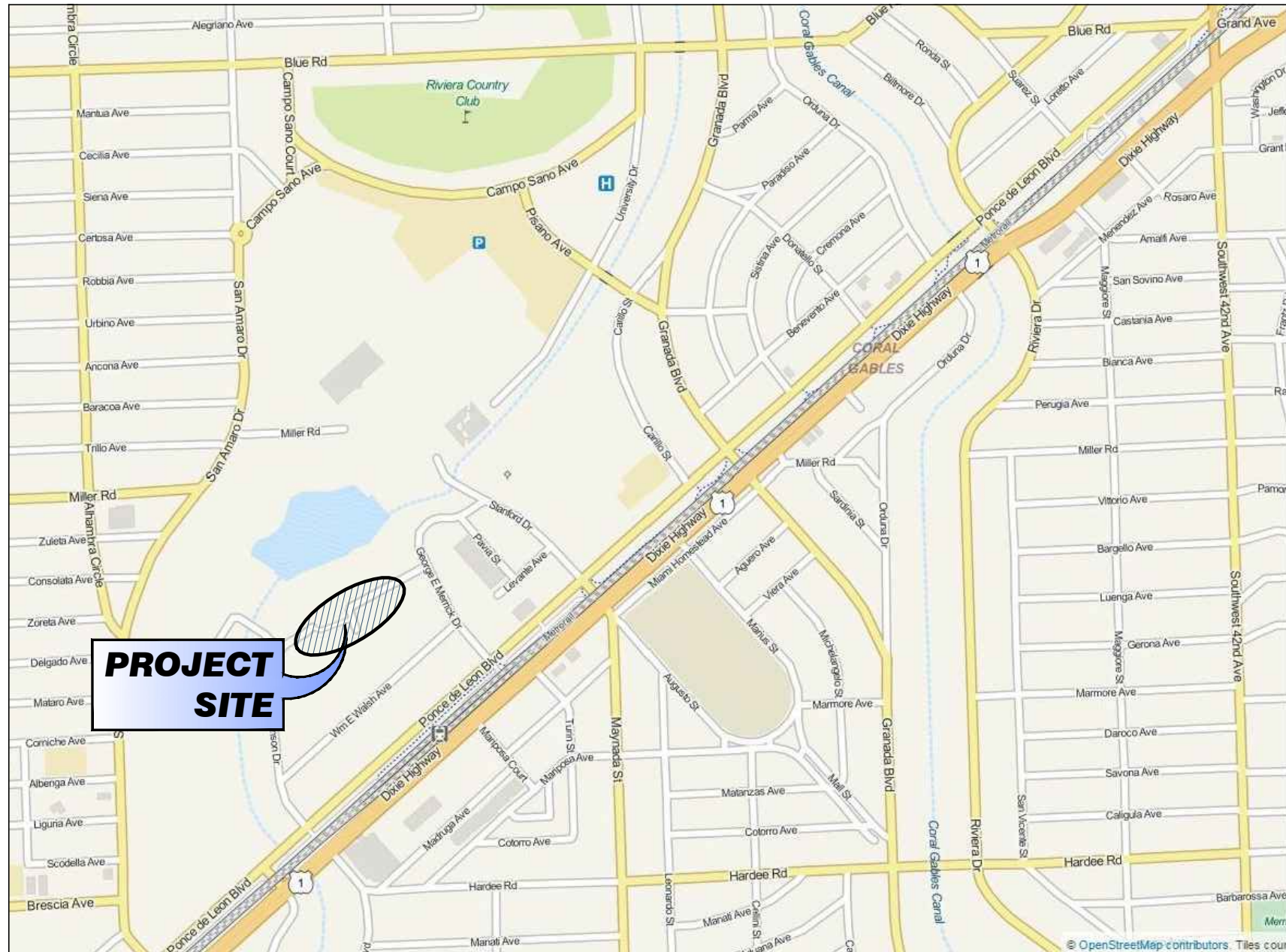
THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CAPTURE OF HORIZONTAL AND VERTICAL SPATIAL DATA WITHIN THE PROJECT AREA. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT AREA. ALTHOUGH A BOUNDARY SURVEY WAS NOT PERFORMED, CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS. IN THE CONTEXT OF THESE STATEMENTS, PLATTED, CALCULATED AND MEASURED BEARINGS AND DISTANCES ARE INDICATED WHEN APPLICABLE.

ARTICLE VII
APPARENT PHYSICAL USE:

- THE PROJECT AREA CONSISTS OF THE UNIVERSITY OF MIAMI FACILITIES CONDUCTIVE TO THE USE OF THE PROJECT AREA FOR SAME. THE IDENTIFICATION, CHARACTER, LOCATION AND RELATIONSHIP OF THE FACILITIES WITHIN THE PROJECT AREA ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.
- THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

ARTICLE IX
EASEMENTS AND ENCUMBRANCES:

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAN THAT WHAT MAY APPEAR ON THE UNDERLYING PLATS OF RECORD OR CALLED FOR IN ARTICLE V OF THIS SURVEYOR'S REPORT. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.



LOCATION MAP
NOT TO SCALE



ARTICLE IX
EASEMENTS AND ENCUMBRANCES:

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAN THAT WHAT MAY APPEAR ON THE UNDERLYING PLATS OF RECORD OR CALLED FOR IN ARTICLE V OF THIS SURVEYOR'S REPORT. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

ARTICLE X
CLIENT INFORMATION:

THIS UPDATED TOPOGRAPHIC SURVEY AND THE REVISED SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

UNIVERSITY OF MIAMI
SUITE 205
1535 LEVANTE AVENUE
CORAL GABLES, FL 33146

ARTICLE XI
SURVEYOR'S CERTIFICATE:

THE STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) S.S.

I HEREBY CERTIFY: THAT THIS UPDATE "TOPOGRAPHIC SURVEY" AND THE REVISED SURVEY MAP AND REPORT 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 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ATKINS NORTH AMERICA, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: _____
DOUGLAS W. DEANS, PLS
PROFESSIONAL LAND SURVEYOR NO. 4140
STATE OF FLORIDA
DATE OF COMPLETION OF FIELD SURVEY: NOVEMBER 24, 2015 (REVISION NO. 2)
DATE OF CERTIFICATION: DECEMBER 2, 2015 (REVISION NO. 2)

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND EACH PART THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ACCOMPANIED BY THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

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AS SUCCESSOR IN NAME TO PBS&J
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HORIZONTAL CONTROL POINTS TABULATION

STATION DESIGNATION	LOCALITY	COUNTY	HORIZONTAL DATUM	STATE PLANE ZONE	VERTICAL DATUM	ESTABLISHING AGENCY	LATITUDE (NORTH)	LONGITUDE (WEST)	ELLIPSOIDAL HEIGHT	GEOD. UNDULATION	NORTHING (METERS)	EASTING (METERS)	ELEVATION (METERS)	CONVERGENCE	NORTHING (US FEET)	EASTING (US FEET)	ELEVATION (US FEET)	SCALE FACTOR	STATION DESCRIPTION
85 CAREY	GREATER MIAMI	MIAMI-DADE	NAD 83 (1990)	FLORIDA EAST 901	NGV029	MIAMI-DADE WATER & SEWER DEPARTMENT	25°44'17.4071"	80°17'05.16252"	-22.907	-25.622	155903.823	271762.395	2.715	0°18'38.2"	511166.376	891607.124	8.908	1.000005	METRO-DADE GPS CONTROL POINT DISC STAMPED "CAREY" SET IN CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE ALHAMBRA CIRCLE TEE INTERSECTION, JUST EAST OF TAMARACONDA DRIVE.
FLGPS-CABLES-1989	CORAL GABLES	MIAMI-DADE	NAD 83 (1993)	FLORIDA EAST 901	NGV029	U.S. DEPARTMENT OF COMMERCE, NATIONAL GEODETIC SURVEY	25°43'26.044842"	80°15'54.693332"	-23.123	-25.755	154234.041	273735.285	2.632	0°19'08.2"	506016.183	898079.848	8.635	1.000008	STAINLESS STEEL ROD IN SLEEVE PLACED ALONG BACK OF SIDEWALK FOR WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, NORTHEASTERLY OF RIVERA DRIVE, ADJACENT TO CAR PARK FOR CORAL GABLES CITY FIRE DEPARTMENT, RIVERA STATION. SEE NATIONAL GEODETIC SURVEY REFERENCE DATA SHEET UNDER POINT IDENTIFICATION NUMBER A24480.
52 REBOREDO	GREATER MIAMI	MIAMI-DADE	NAD 83 (1993)	FLORIDA EAST 901	NGV029	MIAMI-DADE WATER & SEWER DEPARTMENT	25°42'12.799713"	80°18'08.494891"	-22.82	-25.654	151959.842	270017.495	2.834	0°18'09.3"	498554.915	895882.398	9.298	1.000002	METRO-DADE GPS CONTROL POINT DISC STAMPED "REBOREDO" SET IN CONCRETE MONUMENT, LOCATED 40.4 FEET EAST OF THE BRICK SIGN FOR THE UNIVERSITY CHRISTIAN CHURCH, 23.4 FEET SOUTH FOR THE SIDEWALK OF SW 72ND STREET (SUNSET DRIVE), WEST OF SW 67TH AVENUE (LUDLAM ROAD).
UM-1	CORAL GABLES	MIAMI-DADE	NAD 83 (1993)	FLORIDA EAST 901	N/A	PBS&J	25°43'22.08173"	80°16'25.06568"	N/A	N/A	154107.396	272889.329	N/A	0°18'55.0"	505600.688	895304.406	N/A	1.00000675	PBS&J PK BRAND NAIL AND WASHER STAMPED "LB24" SET IN THE SOUTHEASTERLY CORNER OF A CONCRETE WALK FOR THE UNIVERSITY WATERWAY BRIDGE AT PISANO AVENUE
UM-2	CORAL GABLES	MIAMI-DADE	NAD 83 (1993)	FLORIDA EAST 901	N/A	PBS&J	25°42'50.58539"	80°16'48.16402"	N/A	N/A	153134.635	272250.744	N/A	0°18'44.7"	502409.216	893209.314	N/A	1.00000561	PBS&J PK BRAND NAIL AND WASHER STAMPED "LB24" SET IN THE CONCRETE SIDEWALK WITHIN THE ISLAND AT THE INTERSECTION OF WM. E. WALSH AVENUE AND THEO. DICKINSON DRIVE, 14.5 FEET SOUTH OF A SANITARY SEWER MANHOLE AND 4.9 FEET EAST OF THE BACK OF CURB FOR THEO. DICKINSON DRIVE.
UM-3	CORAL GABLES	MIAMI-DADE	NAD 83 (1993)	FLORIDA EAST 901	N/A	PBS&J	25°42'47.89395"	80°17'08.91915"	N/A	N/A	153048.67	271672.597	N/A	0°18'35.6"	502127.177	891312.512	N/A	1.00000458	PBS&J PK BRAND NAIL AND WASHER STAMPED "LB24" SET IN THE CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF SW 57TH AVENUE AND SW 62ND TERRACE.

THIS DOCUMENT CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

ATKINS

2001 N.W. 107th AVE.
MIAMI, FL
33172-2507
(305) 592-7275

ATKINS NORTH AMERICA, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

CLIENT



PROJECT

PENTLAND HOUSE
PROJECT NUMBER NC 2220
CORAL GABLES, FLORIDA

TASK

TOPOGRAPHIC SURVEY
(SURVEYOR'S REPORT)

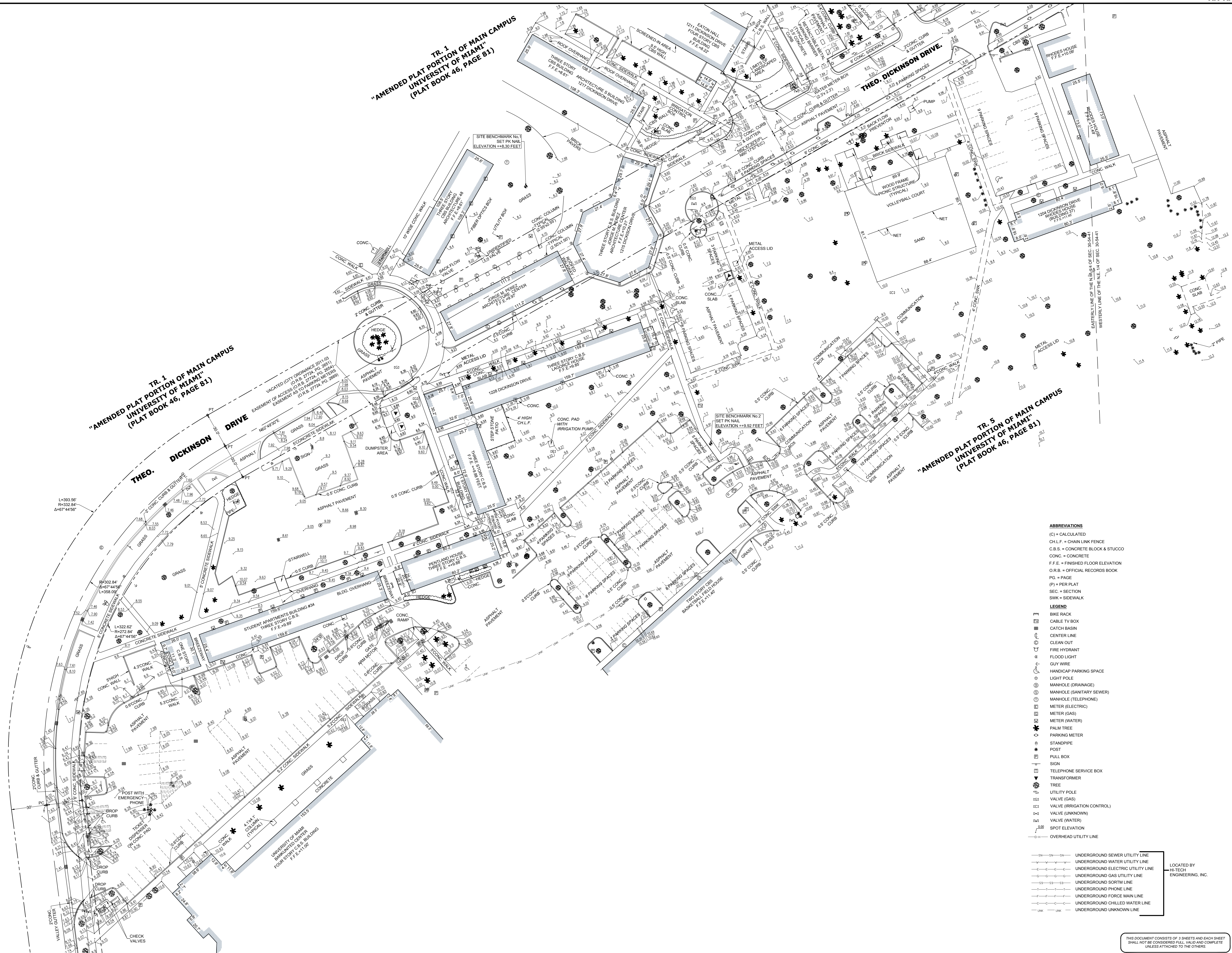
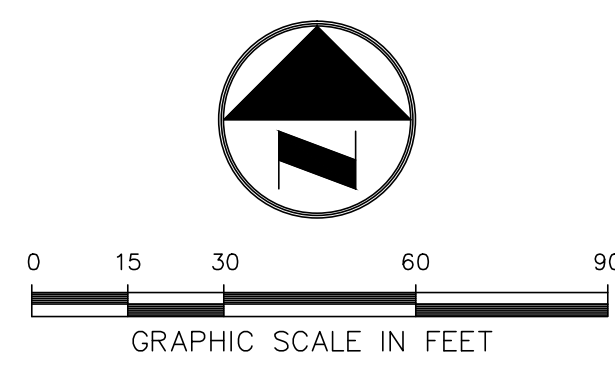
ORIGINAL: 4/02/2013
REVISIONS:
1 9/29/2015 UPDATE SURVEY
2 11/24/2015 PENTLAND HOUSE
3
4
5



Know what's below.
Call before you dig.

SURVEYOR'S OFFICIAL SEAL

JOB NO. 100041803 22
DRAWN E.P.
DESIGNED A.R.
CHECKED D.W.D.
QC D.W.D.
F.B. 1524 60-61 & 1536 12-13
SHEET: 1 OF 3
1930-54-41

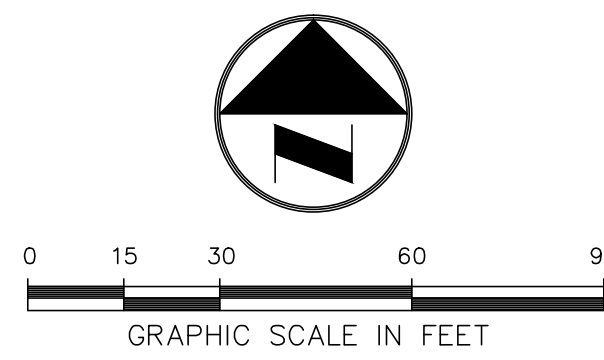


ABBREVIATIONS	
(C)	= CALCULATED
CH.L.F.	= CHAIN LINK FENCE
C.B.S.	= CONCRETE BLOCK & STUCCO
CONC.	= CONCRETE
F.F.E.	= FINISHED FLOOR ELEVATION
O.R.B.	= OFFICIAL RECORDS BOOK
PG.	= PAGE
(P)	= PER PLAT
SEC.	= SECTION
SWK.	= SIDEWALK
LEGEND	
	BIKE RACK
	CABLE TV BOX
	CATCH BASIN
	CENTER LINE
	CLEAN OUT
	FIRE HYDRANT
	FLOOD LIGHT
	GUY WIRE
	HANDICAP PARKING SPACE
	LIGHT POLE
	MANHOLE (DRAINAGE)
	MANHOLE (SANITARY SEWER)
	MANHOLE (TELEPHONE)
	METER (ELECTRIC)
	METER (GAS)
	METER (WATER)
	PALM TREE
	PARKING METER
	STANDPIPE
	POST
	PULL BOX
	SIGN
	TELEPHONE SERVICE BOX
	TRANSFORMER
	TREE
	UTILITY POLE
	VALVE (GAS)
	VALVE (IRRIGATION CONTROL)
	VALVE (UNKNOWN)
	VALVE (WATER)
	SPOT ELEVATION
	OVERHEAD UTILITY LINE

	UNDERGROUND SEWER UTILITY LINE
	UNDERGROUND WATER UTILITY LINE
	UNDERGROUND ELECTRIC UTILITY LINE
	UNDERGROUND GAS UTILITY LINE
	UNDERGROUND SORTM LINE
	UNDERGROUND PHONE LINE
	UNDERGROUND FORCE MAIN LINE
	UNDERGROUND CHILLED WATER LINE
	UNDERGROUND UNKNOWN LINE

LOCATED BY
H-TECH
ENGINEERING, INC.

THIS DOCUMENT CONSISTS OF 3 SHEETS AND EACH SHEET
SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE
UNLESS ATTACHED TO THE OTHERS.



UTILITY TABLE			
NUMBER	TYPE	RIM ELEVATION	INVERTS
1697	SANITARY SEWER MANHOLE	8.28	2.40' (N) (15" VITRIFIED CLAY) 2.48' (W) (12" PVC) 2.44' (S) (15") 2.53' (BOTTOM)
2479	CATCH BASIN	7.90	BAFFLED (S) 2.87' (N) (12" PVC) 4.00' (W) (12" PVC) 0.40' (BOTTOM)
2864	SANITARY SEWER MANHOLE	8.53	UNABLE TO OPEN
1008	SANITARY SEWER MANHOLE	8.46	4.01' (E) (8" CLAY) 3.78' (SW) (8" CLAY) 4.06' (SE) (12" CLAY) 4.26' (W) (6" CLAY)
1009	SANITARY SEWER MANHOLE	8.85	4.06' (NE) (8" CLAY) 4.08' (S) (8" CLAY) 2.67' (N) (12" CLAY) 2.57' (NE) (12" CLAY) 2.47' (S) (12" CLAY)
1010	SANITARY SEWER MANHOLE	8.01	INACCESSIBLE
1011	CATCH BASIN	7.79	4.40' (N) (10" CLAY) 4.43' (SW) (8" CLAY) 3.18' (SW) (12" CLAY)
3051	SANITARY SEWER MANHOLE	8.43	5.12' (N) (6" CLAY) 5.02' (NE) (8" CLAY) 4.97' (SE) (8" CLAY) 5.12' (SW) (8" CLAY)
3052	SANITARY SEWER MANHOLE	8.17	7.60' (NW) (12" PVC) 4.02' (S) (12" PVC) 5.76' (N) (8" METAL) 3.48' (BOTTOM)
1304	CATCH BASIN	8.81	3.19' (E) (12" PVC) 3.15' (N) (12" PVC) 4.34' (NW) (8" PVC)
1257	SANITARY SEWER MANHOLE	9.00	3.38' (N) (12" PVC) 3.34' (SW) (8" CLAY) 4.34' (W) (8" PVC)
1441	SANITARY SEWER MANHOLE	9.04	5.62' (NE) (8" PVC) 4.72' (W) (8" CAST IRON) 3.39' (S) (12" PVC)
1442	SANITARY SEWER MANHOLE	8.62	2.53' (N) (8" PVC) 2.84' (E) (15" PLASTIC) 2.99' (W) (15" PLASTIC) 2.74' (S) (12" PVC) 0.74' (BOTTOM)
1511	CATCH BASIN	7.29	2.11' (NE) (15" PVC) 2.05' (S) (15" PVC)
1309	SANITARY SEWER MANHOLE	9.32	UNABLE TO OPEN (CAR ON TOP)
1310	CATCH BASIN	8.42	3.98' (SE) (15" PLASTIC) BAFFLED (SW) 0.64' (BOTTOM)
1396	CATCH BASIN	9.54	3.20' (NE) (12" PVC) 3.15' (S) (12" PVC)
1046	SANITARY SEWER MANHOLE	7.70	2.77' (NE) (10" CONCRETE) 2.02' (BOTTOM)
1020	CATCH BASIN	7.42	2.61' (SW) (16" CONCRETE) 2.06' (BOTTOM)
1022	CATCH BASIN	7.46	6.61' (NE) (10" CLAY) 5.06' (BOTTOM)
1002	CATCH BASIN	8.61	(NE-SW) (3' WIDE TRENCH) 1.19' (BOTTOM)
1003	DRAINAGE MANHOLE	9.09	5.85' (SW) (10" CLAY) 5.30' (BOTTOM)
1004	CATCH BASIN	8.30	2.62' (N) (15" C.M.P.)
5757	CATCH BASIN	7.32	2.89' (S) (15" C.M.P.)
5787	CATCH BASIN	7.34	



DRAWING: X:\PROJECTS\UNIVERSITY OF MIAMI\100051603 22 PETLAND BUILDING\DWG\10041603 22 TOPOGRAPHIC SURVEY UPDATE.DWG / PRINTED: 12/3/2015 9:07 AM

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

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UNIVERSITY
OF MIAMI

PROJECT

PENTLAND HOUSE
PROJECT NUMBER NC 2220
CORAL GABLES, FLORIDA

TASK

TOPOGRAPHIC SURVEY
(SUBSURFACE UTILITIES AND EASEMENTS)

ORIGINAL: 4/02/2013

REVISIONS:

1 9/29/2015 UPDATE SURVEY

2 11/24/2015 PENTLAND HOUSE

3

4

5

Know what's below.
Call before you dig.

THIS DOCUMENT CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

JOB NO. 100041603 22

DRAWN E.P.

DESIGNED A.R.

CHECKED D.W.D.

QC D.W.D.

F.B. 1524 60-61 & 1536 12-13

SHEET: 3 OF 3

1930-54-41

SURVEYOR'S OFFICIAL SEAL