

BOUNDARY AND EXPANDED TOPOGRAPHIC SURVEY

POC
NE CORNER NE X
SEC. 30-53-41
N: 536633.98
E: 895444.75

MI-99
S: 536584.02
E: 895444.66

FOUND "N" IRON PIPE
NO ID. FOUND NAIL & DISC
PLS 907

90°11'22"E 99.00'

DMH
Rim E 7.24'
NO ACCESS

DMH
Rim E 7.29'
NO ACCESS

DMH
Rim E 7.19'
NO ACCESS

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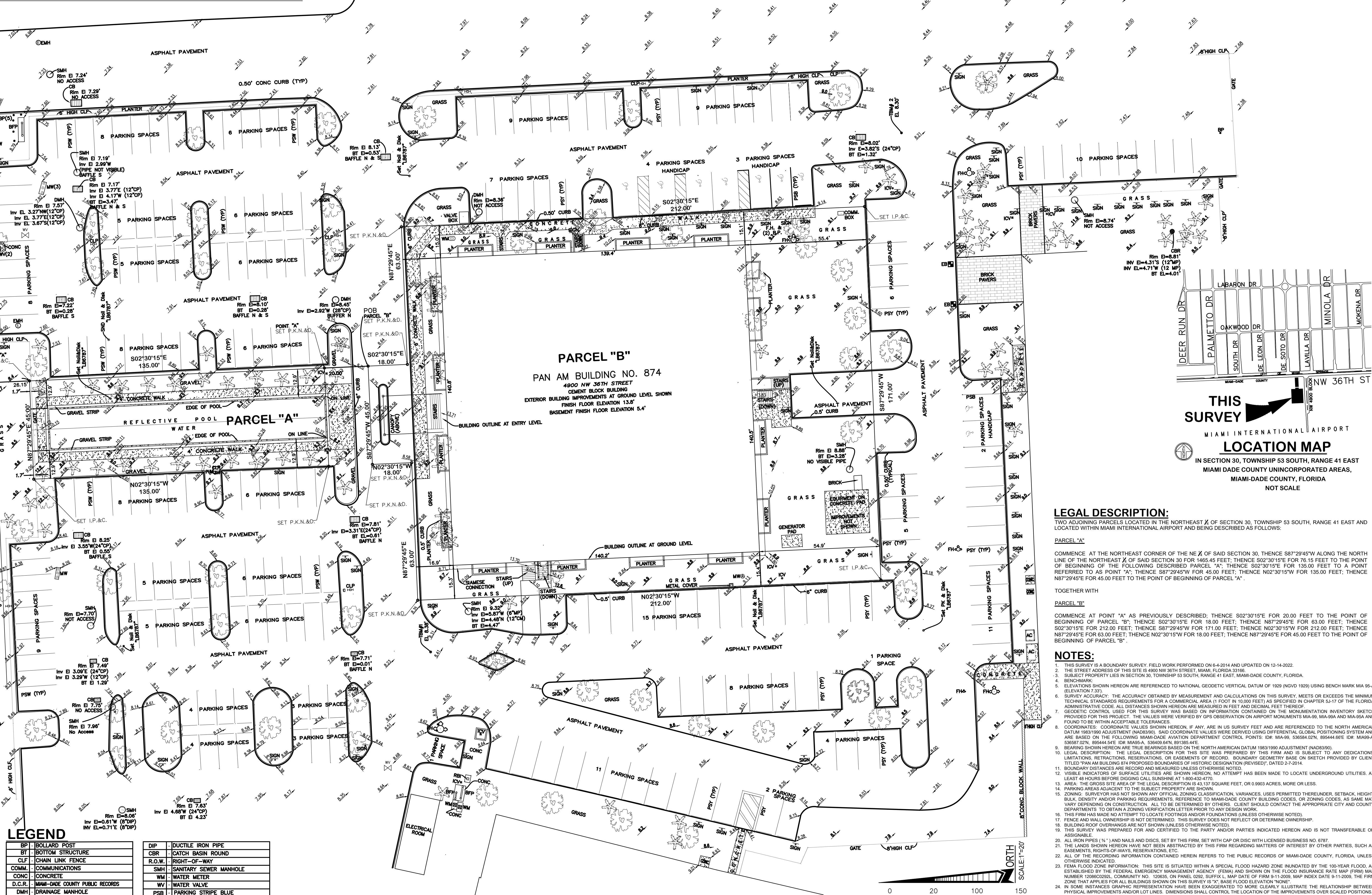
DMH
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LEGEND	
BP	BOLLARD POST
BT	BOTTOM STRUCTURE
CLF	CHAIN LINK FENCE
COMM.	COMMUNICATIONS
CONC.	CONCRETE
D.C.R.	MIAMI-DADE COUNTY PUBLIC RECORDS
DMH	DRAINAGE MANHOLE
D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
ICV	IRRIGATION CONTROL VALVE
I.D.	IDENTIFICATION
I.P.&C.	1/2" WATER IRON PIPE AND CAP LB. 8787
FH	FIRE HYDRANT
LB	LICENSED BUSINESS
MW	MONITORING WELL
OHW	OVERHEAD WIRES
P.K.&D.	P.K., NAIL & DISC LB8787
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
DIP	DUCTILE IRON PIPE
CBR	CATCH BASIN ROUND
R.O.W.	RIGHT-OF-WAY
SMH	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
PSB	PARKING STRIPE BLUE
PSY	PARKING STRIPE YELLOW
PSW	PARKING STRIPE WHITE
BFP	BACKFLOW PREVENTER VALVE
CB	CATCH BASIN
CP	CONCRETE PIPE
CM	METAL PIPE
TM	TEMPORARY BENCH MARK
INV	INVERT
EMH	ELECTRIC MANHOLE
TMH	TELEPHONE MANHOLE

This item has been digitally signed and sealed by Geoffrey Letier, P.S.M. No. 6395 State of Florida, on 3/20/24 using a digital signature.

MIA PRIVATE SUITE TERMINAL PROJECT

TYPE OF SURVEY: BOUNDARY AND EXPANDED TOPOGRAPHIC SURVEY
 PREPARED FOR: RJ HEISENBOTTE ARCHITECTS PA
 SURVEY DATE: 08-09-2014
 JOB ORDER: 22-278
 DATE: 12-14-2023
 EXPANDED AND UPDATED TOPOGRAPHIC SURVEY
 DATE: 3-14-2023
 22-278
 EXPANDED SURVEY
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNERS - ENVIRONMENTAL
 1820 N.W. 105TH STREET, SUITE 309, MIAMI, FLORIDA 33166
 MIAMI-DADE COUNTY REGISTRATION NO. 16620-2201, FAX: (305) 652-0411
 WEBSITE: www.letterperetz.com LICENSED BUSINESS NO. 6787

DATE	JOB ORDER	DESCRIPTION	F.B.	P.G.
12-14-2023	22-278	EXPANDED AND UPDATED TOPOGRAPHIC SURVEY	384	43
3-14-2023	22-278	EXPANDED SURVEY		

LEGAL DESCRIPTION:

TWO ADJACENT PARCELS LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 41 EAST AND LOCATED WITHIN MIAMI INTERNATIONAL AIRPORT AND BEING DESCRIBED AS FOLLOWS:
PARCEL "A"
 COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 30, THENCE S87°29'45"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 FOR 1465.45 FEET; THENCE S02°30'15"E FOR 135.00 FEET TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL "A"; THENCE S02°30'15"E FOR 135.00 FEET TO A POINT REFERRED TO AS POINT "A"; THENCE S87°29'45"W FOR 45.00 FEET; THENCE N02°30'15"W FOR 135.00 FEET; THENCE N87°29'45"E FOR 45.00 FEET TO THE POINT OF BEGINNING OF PARCEL "A".
TOGETHER WITH
PARCEL "B"
 COMMENCE AT POINT "A" AS PREVIOUSLY DESCRIBED; THENCE S02°30'15"E FOR 20.00 FEET TO THE POINT OF BEGINNING OF PARCEL "B" FOR 18.00 FEET; THENCE N87°29'45"E FOR 63.00 FEET; THENCE S02°30'15"E FOR 212.00 FEET; THENCE S87°29'45"W FOR 171.00 FEET; THENCE N02°30'15"W FOR 212.00 FEET; THENCE N87°29'45"E FOR 63.00 FEET; THENCE N02°30'15"W FOR 18.00 FEET; THENCE N87°29'45"E FOR 45.00 FEET TO THE POINT OF BEGINNING OF PARCEL "B".

NOTES:

- THIS SURVEY IS A BOUNDARY SURVEY. FIELD WORK PERFORMED ON 6-4-2014 AND UPDATED ON 12-14-2023.
- THE STREET ADDRESS OF THIS SITE IS 4900 NW 36TH STREET, MIAMI, FLORIDA 33166.
- SUBJECT PROPERTY LIES IN SECTION 30, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- RECORDS:
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) USING BENCH MARK MIA 95-A (ELEVATION 13.5).
- SURVEY ACCURACY: THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS ON THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENTS FOR A COMMERCIAL AREA (1 FOOT IN 5000 FEET) AS SPECIFIED IN CHAPTER 5417 OF THE FLORIDA ADMINISTRATIVE CODE. ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL FEET THEREOF.
- GEODETIC CONTROL USED FOR THIS SURVEY WAS BASED ON INFORMATION CONTAINED ON THE MONUMENTATION INVENTORY SKETCH PROVIDED FOR THIS PROJECT. THE VALUES WERE VERIFIED BY GPS OBSERVATION ON AIRPORT MONUMENTS MA-99, MA-98A AND MA-95A AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.
- COORDINATES: COORDINATE VALUES SHOWN HEREON, IF ANY, ARE IN US SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83) ADJUSTMENT (NAD83ADJ). SAID COORDINATE VALUES WERE DERIVED USING DIFFERENTIAL GLOBAL POSITIONING SYSTEM AND ARE BASED ON THE FOLLOWING MIAMI-DADE AVIATION DEPARTMENT CONTROL POINTS: SDI MA-95, 53684 D2N, 89544 E2E; DR MI-95A, 53697 D2N, 89444 E4E; DR MI-98A, 53499 D4N, 89738 E4E.
- BEARING SHOWN HEREON ARE TRUE BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83) ADJUSTMENT (NAD83ADJ).
- LEGAL DESCRIPTION: THE LEGAL DESCRIPTION FOR THIS SITE WAS PREPARED BY THIS FIRM AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, OR EASEMENTS OF RECORD. BOUNDARY GEOMETRY BASED ON SKETCH PROVIDED BY CLIENT TITLED "PAN AM BUILDING #74 PROPOSED BOUNDARIES OF HISTORIC DESIGNATION (REVISÉ)", DATED 2-7-2014.
- BOUNDARY DISTANCES ARE RECORDING AND MEASURED UNLESS OTHERWISE NOTED.
- VISIBLE INDICATORS OF SURFACE UTILITIES ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES. AT LEAST 48 HOURS BEFORE DIGGING CALL SURVEY AT 1-800-4-A-7170.
- AREA: THE GROSS SITE AREA OF THE LEGAL DESCRIPTION IS 43,137 SQUARE FEET, OR 0.9903 ACRES, MORE OR LESS.
- PARKING AREAS ADJACENT TO THE SUBJECT PROPERTY ARE SHOWN.
- ZONING: SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BUILDING DENSITY AND/OR PARKING REQUIREMENTS. REFERENCE TO MIAMI-DADE COUNTY BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON CONSTRUCTION. ALL TO BE DETERMINED BY OTHERS. CLIENT SHOULD CONTACT THE APPROPRIATE CITY AND COUNTY DEPARTMENTS TO OBTAIN A ZONING PRELIMINARY REVIEW OR ANY DESIGN VARIANCES.
- THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED.
- FENCE AND WALL OVERLAYS ARE NOT SHOWN UNLESS OTHERWISE INDICATED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- BUILDING ROOF OVERLAYS ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- ALL IRON PIPES (1" LAND NAILS AND DISCS) SET BY THIS FIRM SET WITH CAP OR DISC WITH HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, ETC.
- ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE NOTICED.
- FEMA FLOOD ZONE INFORMATION: THIS SITE IS SITUATED WITHIN A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YEAR FLOOD, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 120602024L, COMMUNITY NO. 10088, ON PANEL 0205, SHEET L. MAP DATE OF FIRM 8-1-2009. MAP INDEX DATES 8-1-2009. THE FIRM ZONE THAT APPLIES FOR ALL FOOTINGS SHOWN ON THIS SURVEY IS "X" BASE FLOOD ELEVATION NONE.
- IN SOME INSTANCES GRAPHIC REPRESENTATION HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SHOWN POSITIONS.

SURVEYOR'S CERTIFICATE:
 I, GEOFFREY LETIER, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS SURVEY AND I HAVE PERSONALLY CONDUCTED THE SURVEY AND I HAVE REVIEWED THE PLANS AND I HAVE BEEN ADVISED BY THE PARTY AND/OR PARTIES INTERESTED THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND SHOWN UNDER OUR NUMBER 120602024L, COMMUNITY NO. 10088, ON PANEL 0205, SHEET L, MAP DATE OF FIRM 8-1-2009. MAP INDEX DATES 8-1-2009. THE FIRM ZONE THAT APPLIES FOR ALL FOOTINGS SHOWN ON THIS SURVEY IS "X" BASE FLOOD ELEVATION NONE.
 I, GEOFFREY LETIER, PROFESSIONAL SURVEYOR & MAPPER #6395 STATE OF FLORIDA.
 LEITER PEREZ & ASSOCIATES, INC.
 PRESIDENT
 GEOFFREY LETIER, PROFESSIONAL SURVEYOR & MAPPER #6395 STATE OF FLORIDA.

N.W. 36TH STREET (S.R. 948)



THIS SURVEY
 MIAMI INTERNATIONAL AIRPORT
LOCATION MAP
 IN SECTION 30, TOWNSHIP 53 SOUTH, RANGE 41 EAST
 MIAMI-DADE COUNTY UNINCORPORATED AREAS,
 MIAMI-DADE COUNTY, FLORIDA
 NOT SCALE



NE CORNER NE X
 SEC. 30-53-41
 FOUND NAIL & DISC, NO ID.
 N: 536515.66
 E: 892737.24