COCONUT GROVE PLAYHOUSE

Huis MAR 0 6 2017

ARQUITECTONICA

BOUNDARY SURVEY

of

3498-3500 MAIN HIGHWAY, MIAMI, MIAMI-DADE COUNTY, FLORIDA 33133

for

MIAMI-DADE COUNTY DEPARTMENT OF CULTURAL AFFAIRS

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: February 19th, 2017.

2. LEGAL DESCRIPTION:

PARCEL I. Lots 1 and 2 of Engle Subdivision according to the Plat thereof, recorded in Plat Book 64 at Page 43, of the Public Records of Miami—Dade County, Florida.

PARCEL II. Beginning at the intersection of the agreed Westerly line of the NW 1/4 of the SE 1/4 of Section 21, Township 54 South, Range 41 East, with the Northerly right of way line of Charles Avenue (formerly Evangilist Street) according to the Plat of Frow Homestead as recorded in Plat Book B at Page 106, of the Public Records of Miami-Dade County, Florida; thence South 89 degrees 56 minutes 00 seconds East along said right of way line for 150.76 feet to its intersection with the Northwesterly right of way line of Main Highway; thence North 28 degrees 49 minutes 45 seconds East along said right of way line for 83.04 feet to a point on the Southwesterly right of way line of a former 14.12 foot alley, lying Southwesterly of and adjacent to Lots 75 through 80 of the DeHedouville Subdivision, according to the Plat thereof, as recorded in Plat Book B at Page 150, of the Public Records of Miami—Dade County, Florida; thence North 45 degrees 01 minutes 30 seconds West along said right of way line of 12.59 feet to the most Southerly corner of Engle Subdivision, according to the Plat thereof recorded in Plat Book 64 at Page 431, of the Public Records of Miami-Dade County, Florida; thence North 28 degrees 49 minutes 45 seconds East along the Southerly boundary of the said Engle Subdivision, being also the Northerly right of way line of Main Highway for 2.65 feet to a point of curvature of a circular curve concave to the South and having a radius of 745 feet; thence Easterly along said curve through a central angle of 0 degrees 17 minutes 00 seconds for 3.68 feet to the center line of the aforementioned alley; thence North 45 degrees 01 minutes 30 seconds West along the center line of said alley for 124.21 feet to the intersection of said center line with Northwesterly boundary line of Tract B of said Engle Subdivision; thence South 44 degrees 58 minutes 30 seconds West for 7.06 feet to a point on the Southwesterly boundary of Lot 2 of said Engle Subdivision; thence North 45 degrees 01 minutes 30 seconds West along the said Southwesterly boundary of said Lot 2 for 101.05 feet to a point on the arc of a curve, having a radius of 25 feet and a central angle of 40 degrees 23 minutes 20 seconds and having a center which bears North 40 degrees 44 minutes 00 seconds West from said point; thence Southwesterly along said arc for 17.62 feet; thence South 89 degrees 39 minutes 20 seconds West for 5.20 feet; thence South along the agreed Westerly boundary of the NW 1/4 of the SE 1/4 of Section 21, Township 54 South, Range 41 East for 235.78 feet to the POINT OF BEGINNING, lying and being in Miami-Dade County, Florida.

PARCEL III. The East 140 feet of the North 117 feet and the East 52.5 feet of Block 29, LESS the North 117 feet of FROW HOMESTEAD according to the Plat thereof recorded in Plat Book B at Page 106 of the Public Records of Miami-Dade County, Florida.

Also Described As:

The North 117 feet of the East 140 feet AND the East 52.5 feet, LESS the North 117 feet thereof, of those certain un—numbered Lots in Block 29 as the same is shown on the Amended Plat of Frow Homestead according to the Plat thereof recorded in Plat Book B at Page 106 of the Public Records of Miami—Dade County, Florida.

PARCEL IV. That part of Lots 75, 76 and 77 DeHedouville's Subdivision according to the Plat thereof recorded in Plat Book B at Page 150 of the Public Records of Miami—Dade County, Florida; described as follows: Beginning at the most Southerly corner of the aforesaid Lot 75; thence run Northeasterly along the Southeasterly boundary line of said Lot 75, 43.36 feet; thence run Northeasterly parallel to the Southwesterly boundary lines of the aforesaid Lots 75, 76 and 77 to a point in the Northwesterly boundary line of said Lot 77; thence Southwesterly to the Southwest corner of said Lot 77; thence along Southwesterly line of said Lot 77, 76 and 75, to the Point of Beginning. Less a portion of said Lot 75, released for Public Highway purposes AND all that part of the alley adjacent to Lots 75, 76 and 77 as shown on Plat of DeHedouville's Subdivision, as recorded in Plat Book B at Page 150 of the Public Records of Miami—Dade County, Florida. A/K/A Tract B of ENGLE SUBDIVISION according to the Plat thereof recorded in Plat Book 64 at Page 43 of the Public Records of Miami—Dade County, Florida.

Being the same land as conveyed by Official Record Book 9843, Page 896, and Deed Book 1566, Page 190, and in Official Records Book 10909, at Page 2755, as recorded in the Public Records of Miami—Dade County, Florida.

Containing 104,207 Square feet or 2.39 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone X as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120650, Map No. 12086C0476, Suffix L, Revised Date: 09—11—2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

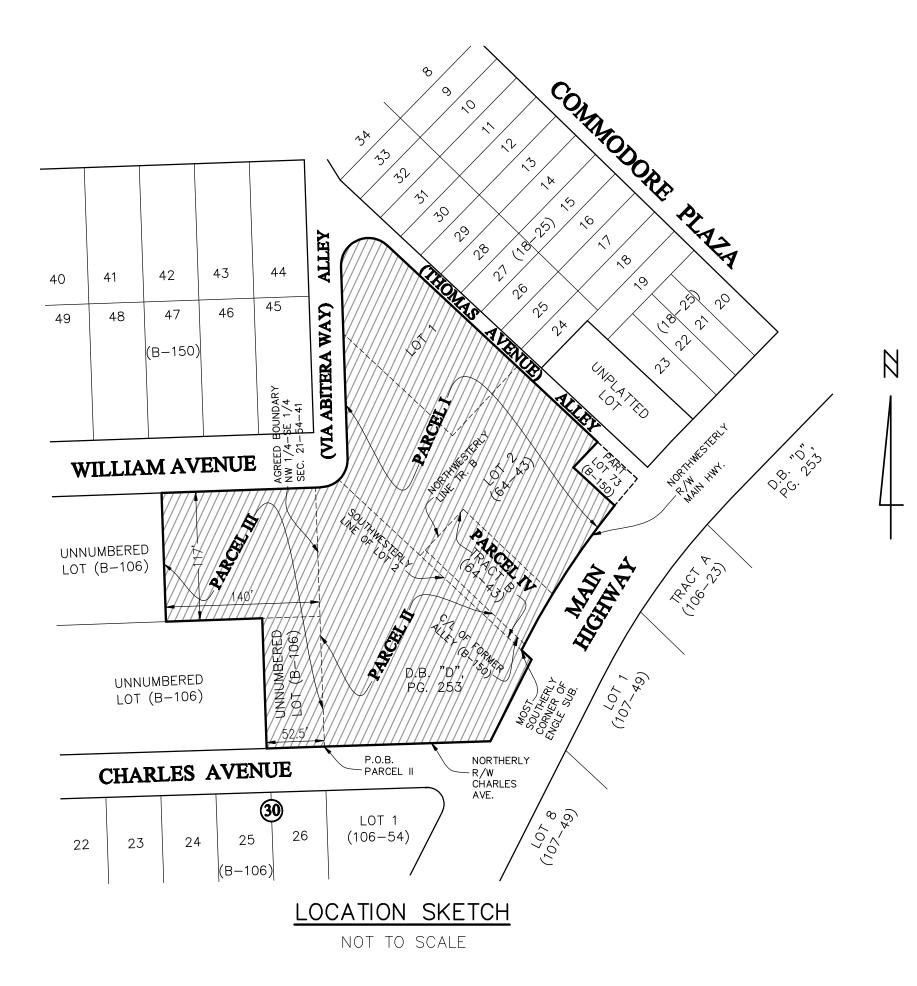
The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

Benchmarks used:

City of Miami Benchmark Elev.=12.54' (Adjusted to N.G.V.D.) Location: Oak Avenue & Matilda Street.

City of Miami Benchmark

Elev.=16.75' (Adjusted to N.G.V.D.) Location: Main Hihgway.



AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of S01°57'31"E along the Westerly line of the Subject Property, base on the State Plane Coordinates, Florida. Said line is considered well established and monumented.

-Plat of ENGLE SUBDIVISION, Plat Book 64, Page 43, Miami-Dade County, Florida.
-Plat of DEHEDOUVILLE SUBDIVISION, Plat Book B, Page 150, Miami-Dade County, Florida.
-Plat of FROW HOMESTEAD, Plat Book B, Page 106, Miami-Dade County, Florida.
-City of Miami Atlas Sheet 46L and 46K, Miami-Dade County, Florida.

—The following coordinate values are based on the North American Datum (NAD) 1983/1990 adjustment for the State Plane Coordinate System of the Florida East Zone.

Monument Identification: ALONSO

Elevation: 11.661 (NGVD29)
Northing: 520051.230 feet

Located Southeast of the intersection of SW 57th Avenue and SW 8th Street.

Concrete monument with a Metro Dade GPS Control point brass disk and is stamped "ALONSO".

Monument Identification: DIAZ Elevation: 5.706 (NGVD29)
Northing: 510067.533 feet
Easting: 909810.516 feet

Located Southwest of the intersection of S. Bayshore Drive and SW 22nd Avenue Concrete monument with a Metro Dade GPS Control point brass disk and is stamped

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property 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, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. 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.

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 Subject Property. 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.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

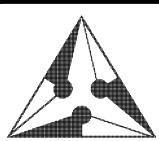
J. Bonfill & Associates, Inc. Florida Certificate of Authorization Number LB 3398

Eugene Joseph Collings-Bonfill, P.S.M.

Professional Surveyor and Mapper Number No. LS 7037

State of Florida

NOTE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



Surveyors & Markers Strift at the strip of Authorization LB3398 S.W. 99th Avenue Suite 104 Florida 33173 (305) 598-8383

3498-3500 MAIN HIGHWAY, MIAMI, AIAMI-DADE COUNTY, FLORIDA 33133 for DADE COUNTY DEPT OF CULTURAL AFFAIRS

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2900 Oak Avenue Miami, Florida 33133 305.372.1812

ARCHITECT OF RECORD

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HISTORIC PRESERVATION ARCHITECT:

JORGE L. HERNANDEZ ARCHITECT

337 PALERMO AVENUE
CORAL GABLES, FLORIDA 33134
T.305.774.0022 HTTP://JLHARC
THEATER CONSULTANT:
FISHER DACHS ASSOCIATES (FDA)

22 WEST 19 STREET
NEW YORK, NEW YORK 10011
T.212.691.3020 HTTP://WWW.FDA-ON
CIVIL, TRAFFIC, PARKING ENGINEER:

CIVIL, TRAFFIC, PARKING ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.

1221 BRICKELL AVENUE,
SUITE 400, MIAMI,FLORIDA 33131
T.305.535.7742

HTTP://WWW.KIMLEY-HOR

STRUCTURAL ENGINEER:

DOUGLAS WOOD & ASSOCIATES

5040 N.W. 7TH STREET SUITE 820

MAMI, FLORIDA 33126

5040 N.W. 7TH STREET SUITE 820
MIAMI, FLORIDA 33126
T.305.461.3450 HTTP://WWW.DOUGLASWOOD
MEP ENGINEER:
FRAGA ENGINEERS, LLC
135 SAN LORENZO AVENUE SUITE 890
CORAL GABLES, FLORIDA 33146

LANDSCAPE ARCHITECT:

ARQUITECTONICA GEO

2900 OAK AVENUE
MIAMI, FL 33133
T.305.372.1812

WWW.ARQUITECTONICA

ACOUSTICAL, SOUND AND COMMUNICATIONS:

TALASKE

1033 SOUTH BOULEVARD
OAK PARK, IL 60302
1,708,524,2800

HTTP://www.tal./

OAK PARK, IL 60302
1.708.524.2800

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LEED CONSULTANT:

THE SPINNAKER GROUP

1236 HUNTINGTON, VESTON, FL 33332 1.954.347.0967 HTTP://THESPINNAKERGROUPING

SEAL / SIGNATURE / DATE

Office Registration #AA C000465

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ARQ Project No.: 3388

Drawn by:
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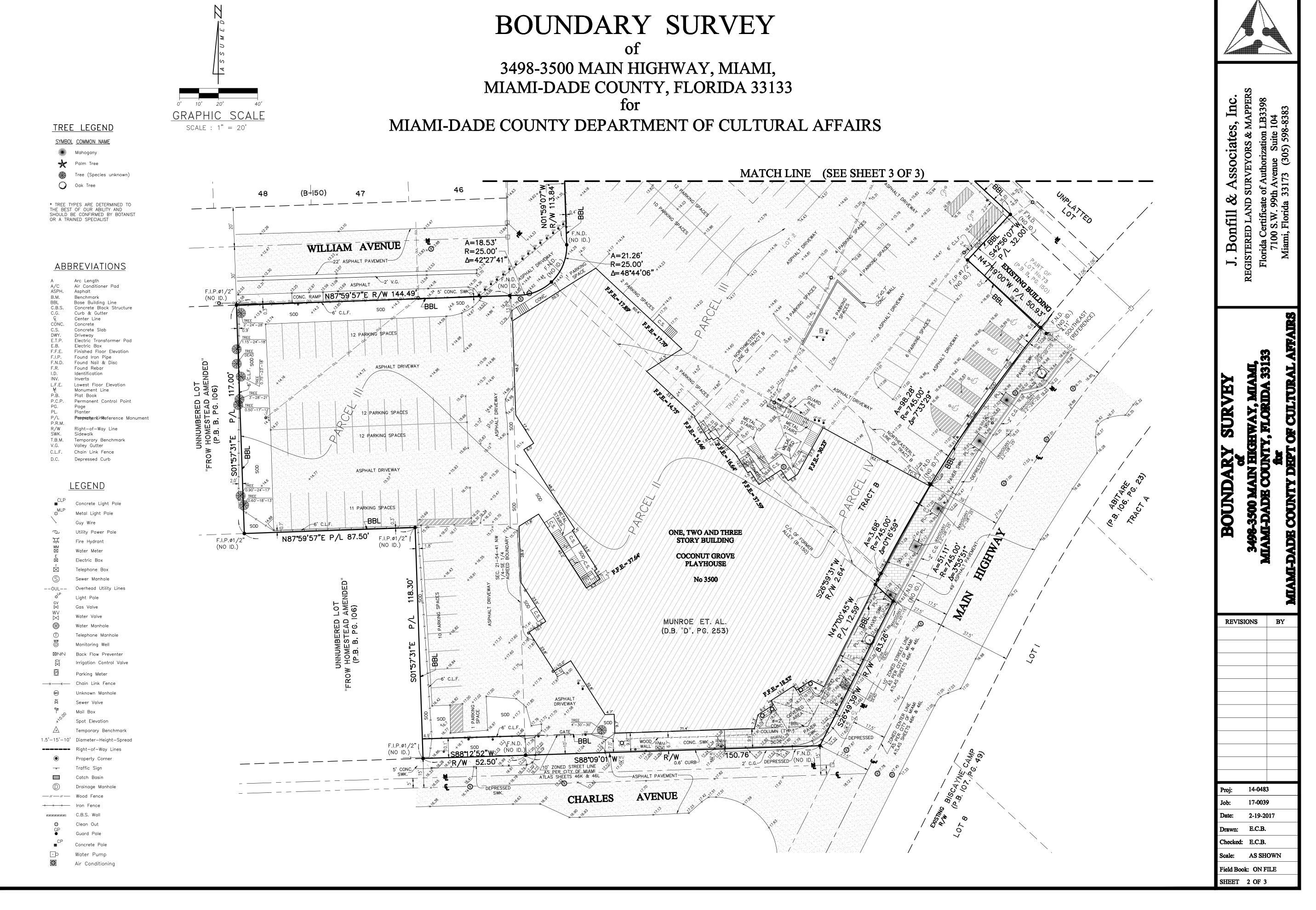
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ADDRESS

MIAMI, FL 33133

COCONUT GROVE PLAYHOUSE

ARCHITECT OF RECORD **ARQUITECTONICA**

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2900 Oak Avenue Miami, Florida 33133 305.372.1812

JORGE L. HERNANDEZ ARCHITECT

FISHER DACHS ASSOCIATES (FDA)

CIVIL, TRAFFIC, PARKING ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.

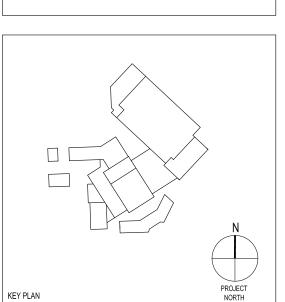
STRUCTURAL ENGINEER DOUGLAS WOOD & ASSOCIATES

FRAGA ENGINEERS, LLC

LANDSCAPE ARCHITECT: ARQUITECTONICA GEO

ACOUSTICAL, SOUND AND COMMUNICATIONS: TALASKE HTTP://WWW.TALASKE.COM

LEED CONSULTANT: THE SPINNAKER GROUP



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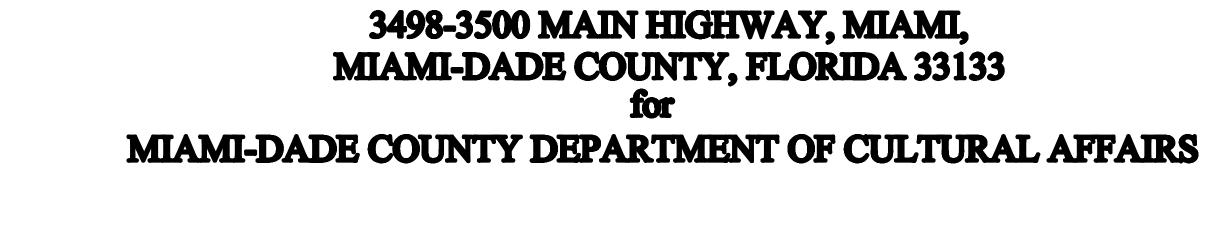
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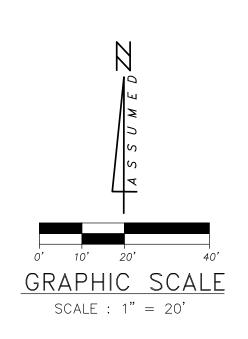
SURVEY

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BOUNDARY SURVEY

3498-3500 MAIN HIGHWAY, MIAMI, MIAMI-DADE COUNTY, FLORIDA 33133





<u>LEGEND</u>

Monitoring Well ⊠NN Back Flow Preventer Irrigation Control Valve

Parking Meter —x——x— Chain Link Fence

Temporary Benchmark 1.5'-15'-10' Diameter-Height-Spread

------ Right-of-Way Lines

Concrete Pole Water Pump Air Conditioning

TREE LEGEND

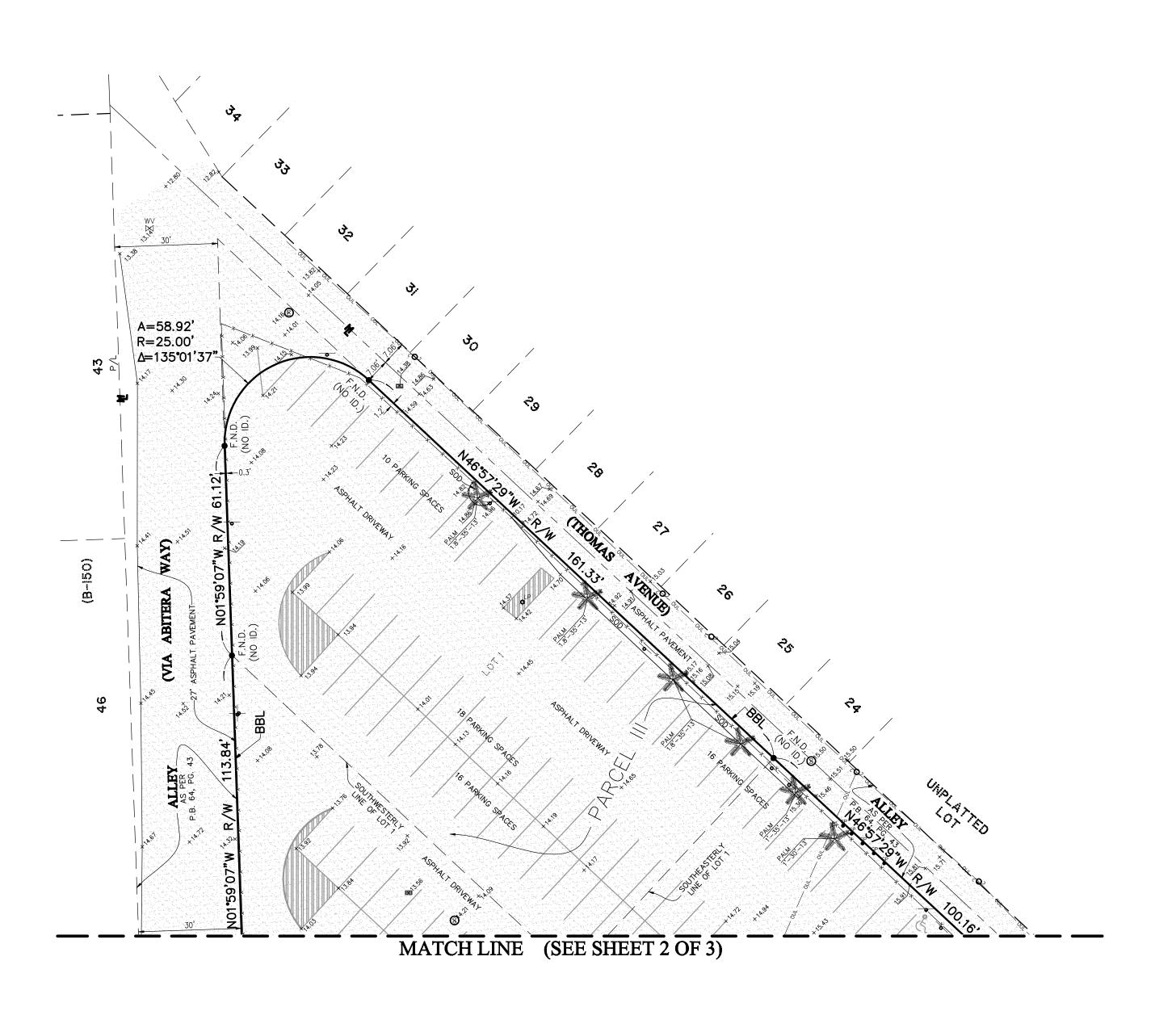
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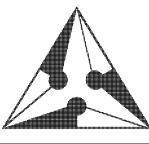
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ABBREVIATIONS

Benchmark
Base Building Line
Concrete Block Structure
Curb & Gutter Concrete Slab Driveway
Electric Transformer Pad
Electric Box
Finished Floor Elevation Found Iron Pipe Found Nail & Disc Found Rebar Identification Lowest Floor Elevation Monument Line Plat Book Permanent Control Point Page Planter Peopertyentineeference Monument Right-of-Way Line Sidewalk R/W SWK. T.B.M. Temporary Benchmark V.G. Valley Gutter C.L.F. Chain Link Fence

D.C. Depressed Curb





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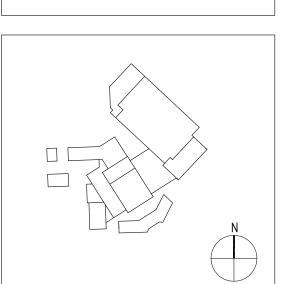
DOUGLAS WOOD & ASSOCIATES

FRAGA ENGINEERS, LLC

LANDSCAPE ARCHITECT: ARQUITECTONICA GEO

ACOUSTICAL, SOUND AND COMMUNICATIONS: TALASKE

HTTP://WWW.TALASKE.COM LEED CONSULTANT: THE SPINNAKER GROUP



SEAL / SIGNATURE / DATE

Office Registration #AA C000465

ARQ Project No. 3388 Approved by:

SURVEY

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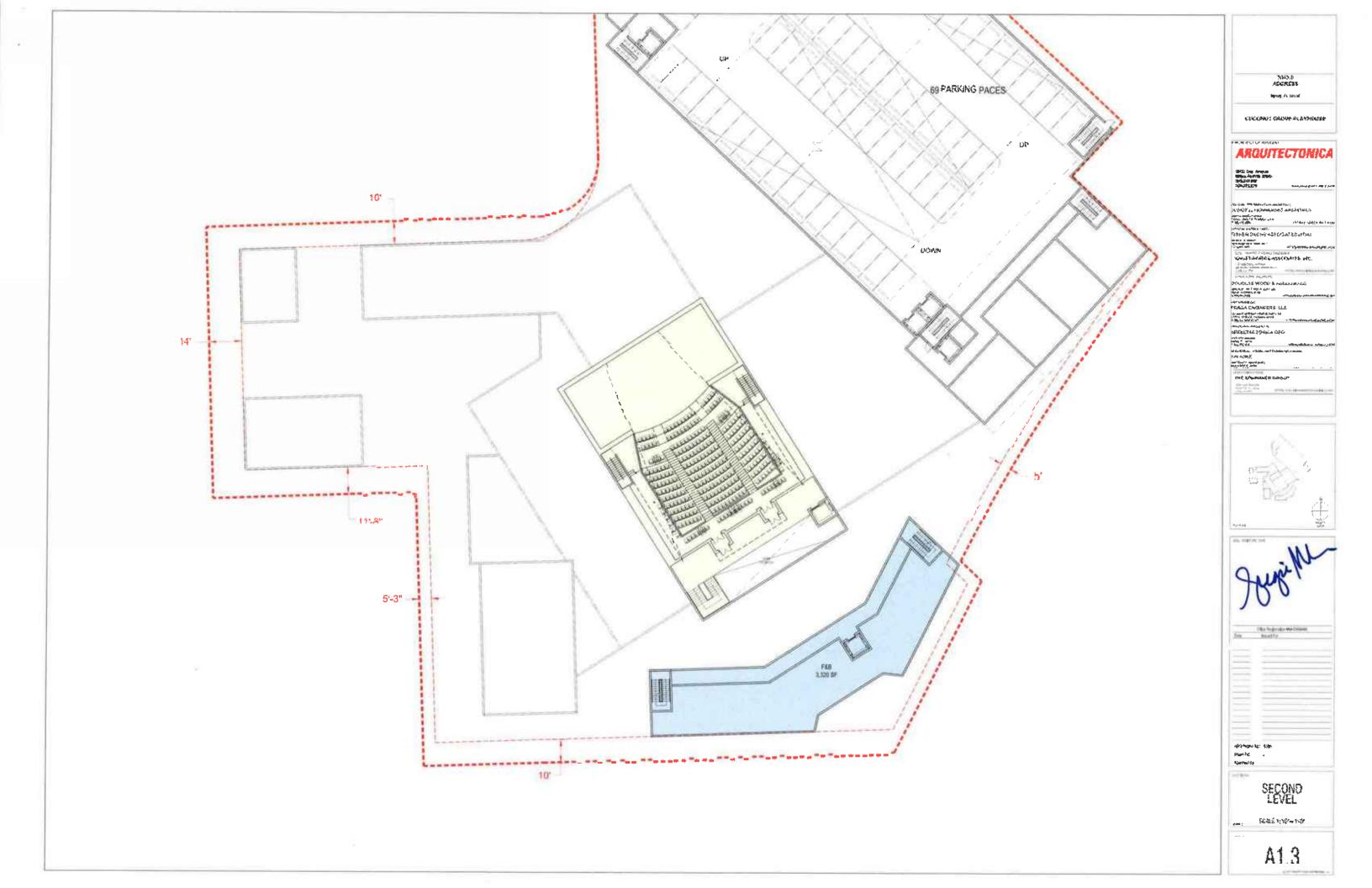


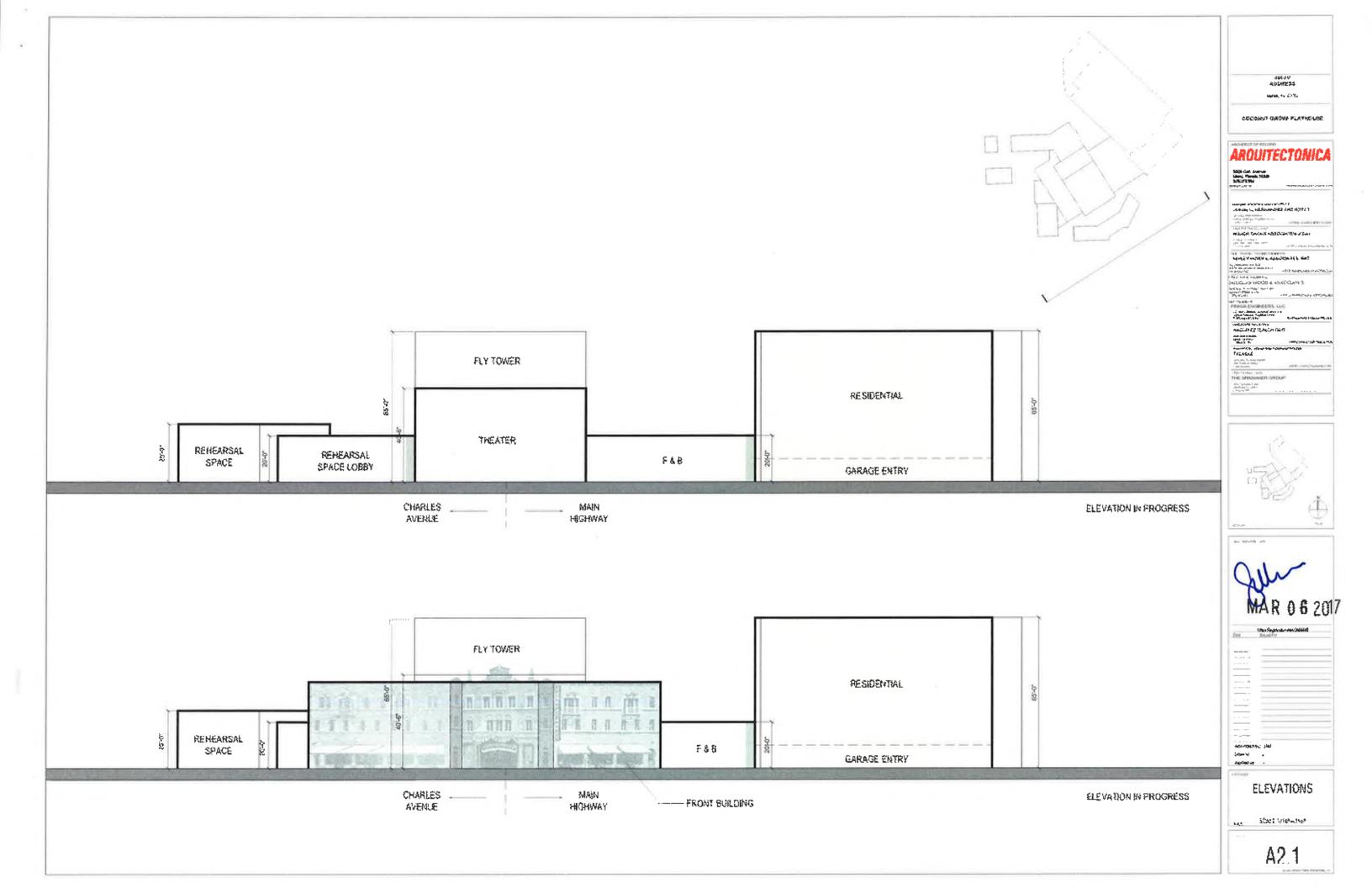
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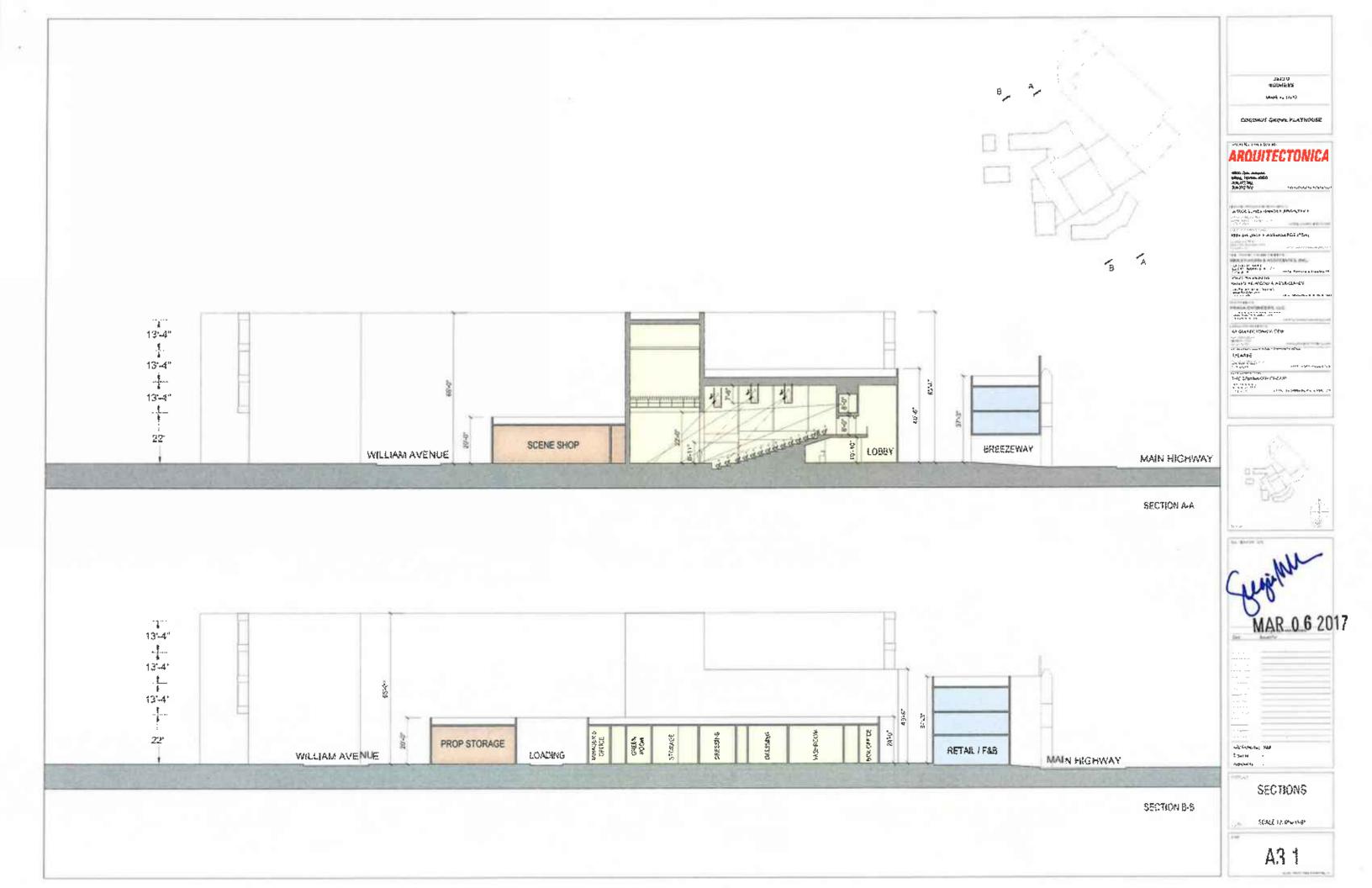
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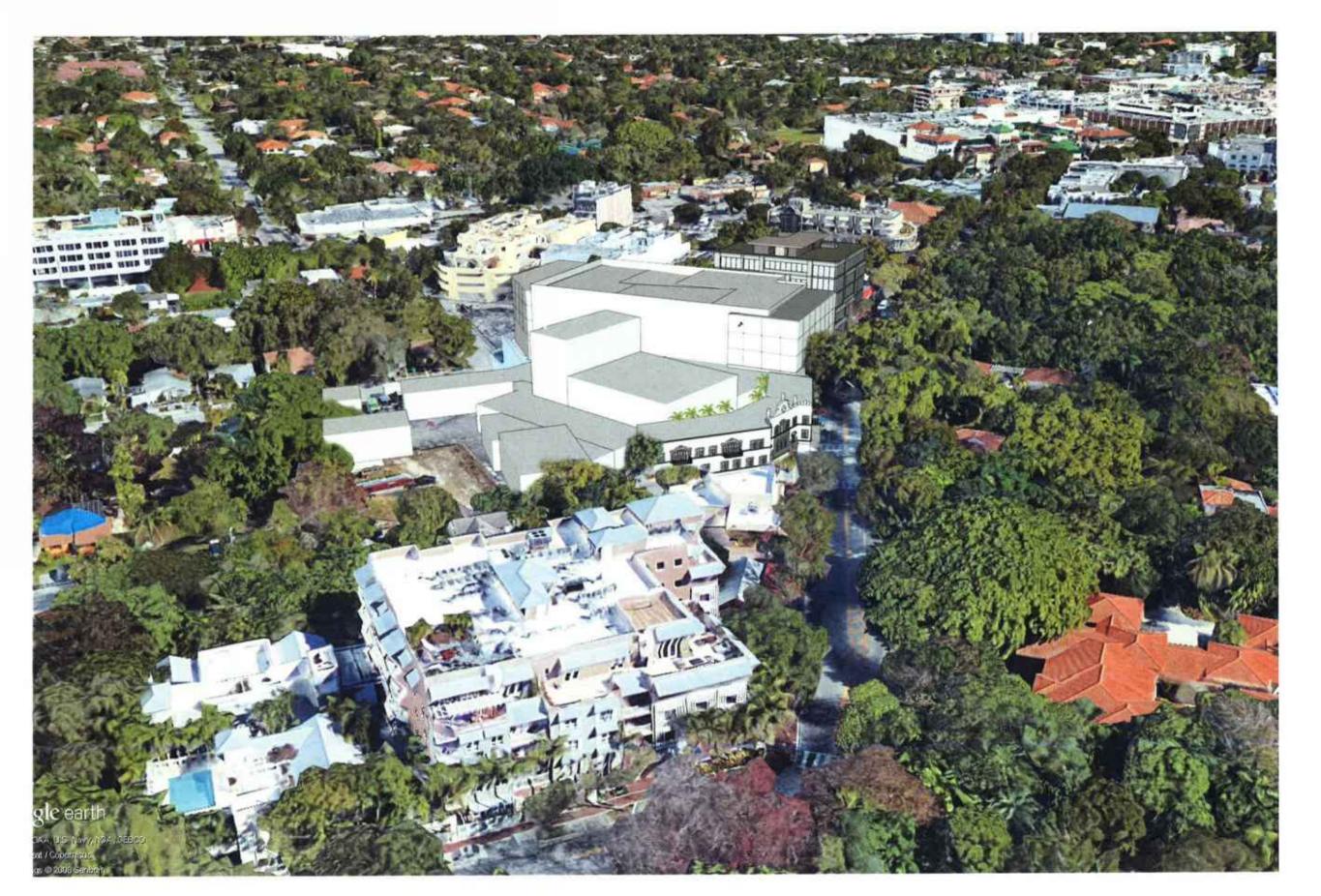
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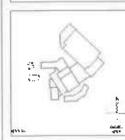
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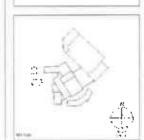
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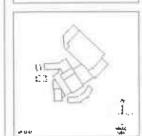
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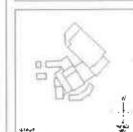
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