

TENTATIVE PLAT T-23144-3-COR.
 C. G. B. SUBDIVISION
 SEC. 21, TWP. 54 S, RGE. 41 E DISTRICT 7
 ZONING: O, SD-17 CITY OF MIAMI

C.G.B. SUBDIVISION

A REPLAT OF PORTION OF BLOCK 16, "SUBDIVISIONS OF EDWARD PENT HOMESTEAD", (PB A PG 45); AND A PORTION OF LOT 56, "CORNELIA M. DAY'S SUBDIVISION OF PARTS OF BLOCKS 8 AND 9 OF THE EDWARD PENT HOMESTEAD", (PB 3 PG 16); AND TRACT 1, "HOUSER SUBDIVISION", (PB 28 PG 50); AND TRACT C, "RITZ CARLTON", (PB 154 PG 34) ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

BOUNDARY SURVEY AND TENTATIVE PLAT

SITE ADDRESSES:

2701 SOUTH BAYSHORE DRIVE, COCONUT GROVE, FL. 33133

LEGAL DESCRIPTION:

PARCEL 1:

TRACT C, RITZ CARLTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 34, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE MOST EASTERLY CORNER OF TRACT 1, HOUSER SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHWESTWARDLY ALONG THE NORTHWESTERLY LINE OF TRACT 1, AFORESAID, A DISTANCE OF 446.1 FEET TO THE POINT OF BEGINNING OF LAND HEREINAFTER TO BE DESCRIBED; THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY LINE OF TRACT 1, AFORESAID, A DISTANCE OF 446.1 FEET TO THE MOST EASTERLY CORNER OF TRACT 1, AFORESAID; THENCE SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY LINE OF TRACT 1, AFORESAID, A DISTANCE OF 205.59 FEET TO THE MOST SOUTHERLY CORNER OF TRACT 1, AFORESAID; THENCE NORTHWESTWARDLY ALONG THE SOUTHWESTERLY LINE OF TRACT 1, AFORESAID, A DISTANCE OF 445.14 FEET TO A WESTERLY CORNER OF TRACT 1, AFORESAID; THENCE NORTHEASTWARDLY ALONG THE NORTHWESTERLY LINE OF TRACT 1, AFORESAID, A DISTANCE OF 136.3 FEET TO A CORNER OF TRACT 1, AFORESAID; THENCE NORTHEASTWARDLY OVER AND ACROSS TRACT 1, AFORESAID, A DISTANCE OF 76.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

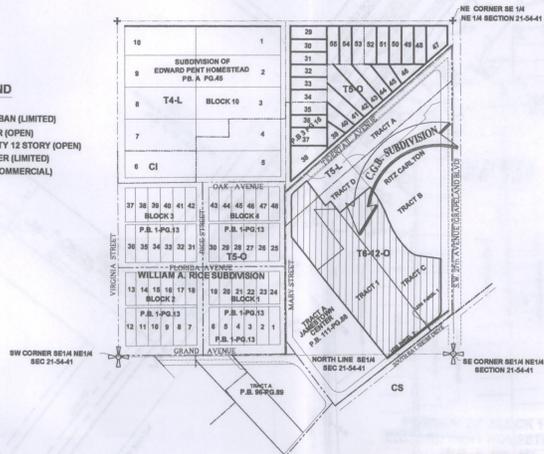
BEING A PORTION OF THE EDWARD PENT HOMESTEAD AS RECORDED IN PLAT BOOK A, PAGE 45, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE SET ON THE NORTH LINE OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SECTION 21, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AT A DISTANCE OF 58.40 FEET EAST OF THE NW CORNER OF THE SE 1/4 OF SE 1/4 OF NE 1/4 OF THE AFORESAID SECTION 21, AT THE INTERSECTION OF THE NORTH LINE OF THE SE 1/4 OF SE 1/4 OF NE 1/4 OF SAID SECTION 21 WITH THE SOUTHEASTERLY BOUNDARY LINE OF TIGERTAIL AVENUE AS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 49°25'00" WEST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF TIGERTAIL AVENUE FOR A DISTANCE OF 22.95 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 49°25'03" FOR AN ARC DISTANCE OF 51.75 FEET TO THE END OF SAID CURVE AND A POINT ON THE EASTERLY BOUNDARY LINE OF MARY STREET; THENCE DUE SOUTH ALONG THE EAST BOUNDARY LINE OF MARY STREET FOR A DISTANCE OF 137.79 FEET TO AN IRON PIPE (NORTHWEST CORNER OF M.M. SODENS LOT); THENCE SOUTH 38°12'35" EAST FOR A DISTANCE OF 179.67 FEET TO A POINT; THENCE NORTH 50°53'45" EAST FOR A DISTANCE OF 212.3 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF DAY OF GROVE TERRACE SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 180 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 38°12'35" WEST ALONG THE SOUTHWESTERLY LINE OF SAD DAY GROVE TERRACE SUBDIVISION AND THE EASTERLY LINE OF LOT 56 OF CORNELIA M. DAY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 310.9 FEET TO A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF TIGERTAIL AVENUE; THENCE SOUTH 49°25'00" WEST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF TIGERTAIL AVENUE FOR A DISTANCE OF 80.65 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED. LESS THE NORTHWESTERLY AND NORTHERLY 5.00 FEET THEREOF DEDICATED FOR STREET PURPOSES.

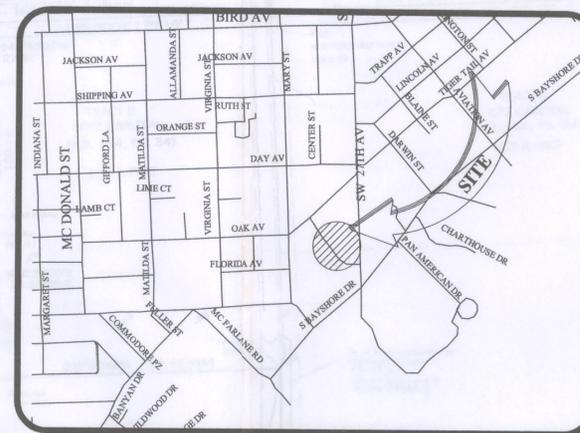
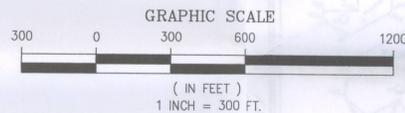
ALSO LESS AND EXCEPT FROM THE AFORESAID THOSE PORTIONS THEREOF AS CONVEYED TO GROVECOMP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8691, PAGE 729 AND CITY OF MIAMI QUIET CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 8867, PAGE 1567, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND

T4-L = GENERAL URBAN (LIMITED)
 T8-O = URBAN CENTER (OPEN)
 T8-12-O = HIGH DENSITY 12 STORY (OPEN)
 T8-L = URBAN CENTER (LIMITED)
 C3-B = CIVIC SPACE (COMMERCIAL)
 C1 = PARK LAND



LOCATION MAP
 PORTION OF THE N.E. 1/4, SECTION 21 TOWNSHIP 54 SOUTH, RANGE 41 EAST
 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



VICINITY MAP

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - The express purpose of this Tentative Plat is to compile the various Legal Descriptions and create just two tracts.
 - No new construction is contemplated at this time. All existing buildings / structures and use to remain in its present Zoning classification.
 - The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the Plat and the same, if any may not be shown on this section.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (underground).
 - Wall ties are to face of the wall.
 - Underground Utilities Obtained from City of Miami Undergrounds Records.
 - Elevations are based on the City of Miami Mean Low Water Bay Datum. (MLWB).
 Benchmark used:
 City of Miami Elevation = 5.092 FEET
 B.M. is a Brass Disc located at the N.W. corner of the intersection of S.W. 27th Avenue and South Bayshore Drive.
- FLOOD ELEVATION INFORMATION:**
 DATE OF FIRM: 09/11/2009
 COMMUNITY No: 120650
 PANEL: 476 SUFFIX: L
 ZONE: AE
 BASE FLOOD ELEVATION: 12.0
- Site Location: At 2701 South Bayshore Drive, Coconut Grove Fl. 33133.
 - Bearings are based on an assume meridian and are reference on the centerline of S.W. 27th Avenue N00°31'30"W.
 - Miami-Dade County Flood Criteria : 6.5 Feet N.C.V.D. 1929 as per Amended Plat of Flood Criteria Map P.B. 120, PG. 13
 - Folios : 01-4121-036-0010 01-4121-016-1110 01-4121-199-0030
 - Water and Sanitary Sewer are existing. Service by Miami-Dade Water and Sewer Department.
 - CITY OF MIAMI ZONING:
 Zoned T6-12-O AND T5-L (City of Miami 21 Zoning Code and NCD-3).
 See page 66 of Zoning map.
 - There are no encroachments across the tract line on the northerly area of this plat, for the exception of a concrete slab for dumpster pickup area agreed to remain in place by owners for the benefit of both property.
 - City Monuments found are typical square cut on asphalt with conc. and pipe.

SURVEYOR'S CERTIFICATE:

I hereby certify that this Boundary Survey and Tentative Plat of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision. This Boundary Survey and Tentative Plat complies with the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 55-17.5 Florida Administrative Code, pursuant to section 427.027 Florida Statutes.

Date of Field Work: 03/19/09

By: *Louis J. Lebron*
 Louis J. Lebron, P.S.M., for the firm
 REGISTRATION N°4428
 State of Florida

"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL."

CONTACT PERSON INFORMATION:

NAME: JANICE RUSSELL
 TELEPHONE NUMBER: (305) 374-5600
 FAX NUMBER: (305) 374-5095
 E-MAIL ADDRESS: JANICE.RUSSELL@AKERMAN.COM

OWNER INFORMATION

2701 SOUTH BAYSHORE DRIVE, LLC,
 a Florida Limited Liability Company
 2701 SOUTH BAY SHORE DRIVE
 MIAMI, FLORIDA 33133.
 (SEE CONTACT PERSON INFO.)

DEVELOPMENT INFORMATION

ALL EXISTING BUILDINGS, STRUCTURES AND IMPROVEMENTS TO REMAIN IN ITS PRESENT USE. (COCONUT GROVE BANK) NO NEW CONSTRUCTION CONTEMPLATED WITH THIS PLAT. THE EXPRESS PURPOSE OF THIS PLAT IS TO INCORPORATE THE VARIOUS LEGAL DESCRIPTIONS INTO ONE TRACT.

ABBREVIATIONS AND LEGEND

AC = AIR CONDITIONING FAN	D.E. = DRAINAGE EMBANKMENT	⊕ = HANDICAPPED PARKING	— — —	UNDERGROUND ST. LIGHT CABLE
✓ = ANCHOR	⊖ = DRAINAGE MANHOLE	⊗ = INTERSECTING ROAD	— — —	UNDERGROUND WATER LINE
Δ = ARC DISTANCE	⊙ = DUAL POLE SIGN	⊙ = LIGHT POLE	— — —	GAS
⊖ = ASPHALT PAVEMENT	⊕ = ELECTRIC BOX	⊕ = MANHOLE	— — —	UNDERGROUND SEWER LINE
⊖ = BABY CHAIRER PARKING	E.T.P. = ELECTRIC TRANSFORMER PAD	⊕ = MANDREL	— — —	UNDERGROUND COMMUNICATION LINE
⊖ = BACK FLOW VALVE	ENC. = ENCLOSURE	⊕ = SECTION CORNER	— — —	
⊖ = BENCH MARK	⊕ = EXISTING BENCHMARK	⊕ = OVERHEAD ELECTRIC LINE	— — —	
B.D.G. = BUILDING	F.F. ELEV. = FINISHED FLOOR ELEVATION	P.O.B. = POINT OF BEGINNING	— — —	
⊖ = CABLE BOX	⊕ = FIRE PREVENT	P.O.C. = POINT OF COMMENCEMENT	— — —	
⊖ = CATCH BASIN	⊕ = FIRE MARK	P. = PROPERTY LINE	— — —	
⊖ = C.B.S. WALL	F.P. = FOUND ROCK PIPE	R = RADIUS	— — —	
⊖ = CENTERLINE	F.R.E. = FOUND ROCK REMOVED	R.W. = RIGHT-OF-WAY	— — —	
⊖ = CENTRAL MILE	F.N. = FOUND NAIL	REC. = RECORD	— — —	
⊖ = CHAIN LINK FENCE	F.N.D. = FOUND NAIL & DISK	SEC. = SECTION	— — —	
⊖ = CHORD DISTANCE	FL. = FLORIDA POWER & LIGHT COMPANY	L.S.B. = LIGHT STREET BOX	— — —	
CL = CLINE	⊕ = FLORIDA POWER & LIGHT COMPANY MANHOLE	⊕ = SIGN	— — —	
CONC. = CONCRETE	G.V. = GAS VALVE	U.E. = UTILITY EMBANKMENT	— — —	
C.B.S. = CONCRETE BLOCK STRUCTURE	⊕ = GAS VALVE	U.S.B. = UTILITY STREET BOX	— — —	
⊖ = CONCRETE PAVEMENT	M.E. = MANTENANCE # DRAINAGE EMBANKMENT	⊕ = VALVE	— — —	
⊖ = CONCRETE POLE	NO ID. = NO IDENTIFICATION	⊕ = VALVE BOX	— — —	
C.S. = CONCRETE SLAB	N.T.S. = NOT TO SCALE	⊕ = SEWER MANHOLE	— — —	
⊖ = CONTROL VALVE	O.R.B. = OFFICIAL RECORDED BOOK	⊕ = SEWER VALVE	— — —	
S.P. = SIGN POLE	PG. = PAGE	⊕ = STORM MANHOLE	— — —	
F.P. = FLAG POLE	P.C.P. = PERMANENT CONTROL POINT	⊕ = STORM	— — —	
P.B. = PILING BOX	P.C. = POINT OF CURVE	⊕ = STATION MARK	— — —	
⊖ = GUARD RAIL	P.M.M. = PERMANENT REFERENCE MONUMENT	⊕ = SIGN	— — —	
⊖ = GREASE TRAP	PL. = PLASTER	⊕ = WATER METER	— — —	
C.S. = CURB & GUTTER	P.T. = POINT OF TANGENCY	⊕ = WATER VALVE	— — —	
⊖ = DIAMETER	REC. = RECORD	⊕ = TILE FLOOR	— — —	
⊖ = U.S. ROAD SIGN	⊕ = WELL	⊕ = WOOD FENCE	— — —	
⊖ = WATER SHUTOFF	⊕ = IDENTIFICATION			
⊖ = SIGN POLE	PL. = PLASTER			
C.P.P. = CONCRETE POWER POLE				

TREE LEGEND

SYMBOL	COMMON NAME
⊕	Fraxinella
⊕	Almacio
⊕	Royal Palm
⊕	Black Olive
⊕	Oak Tree
⊕	Pine Tree
⊕	Coconut Palm
⊕	Royal Poinciana

* TREE TYPES ARE DETERMINATED TO THE BEST OF OUR ABILITY AND SHOULD BE CONFIRMED BY BOTANIST OR A TRAINED SPECIALIST



777 N.W. 72ND AVENUE,
 SUITE 3134,
 MIAMI FL. 33126,
 TEL: 305.261.8488
 FAX: 305.261.8781
 LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

DATE	DESCRIPTION
1-21-10	MODIFIED PER T-PLAT COMMITTEE RECOMMENDATIONS
3-30-11	REVISIONS
6-30-11	REVISIONS PER CITY OF MIAMI COMMENTS
5-08-12	REVISED LEGAL DESCRIPTION
9-05-12	REVISED PER CITY COMMENTS

C.G.B. BOUNDARY SURVEY AND TENTATIVE PLAT

NAME AND TYPE OF PROJECT:	C.G.B. BOUNDARY SURVEY AND TENTATIVE PLAT
PROJECT:	2701 SOUTH BAYSHORE DRIVE, COCONUT GROVE, FLORIDA 33133
CLIENT:	2701 SOUTH BAYSHORE DRIVE, LLC
DATE:	AS SHOWN
DRAWN BY:	M.V.
FIELD BOOK:	N/A
PROJECT No:	09-03-6885
SHEET:	1
OF 3 SHEETS	

C.G.B. SUBDIVISION

A REPLAT OF PORTION OF BLOCK 16, "SUBDIVISIONS OF EDWARD PENT HOMESTEAD", (PB A PG 45); AND A PORTION OF LOT 56, "CORNELIA M. DAY'S SUBDIVISION OF PARTS OF BLOCKS 8 AND 9 OF THE EDWARD PENT HOMESTEAD", (PB 3 PG 16); AND TRACT 1, "HOUSER SUBDIVISION", (PB 28 PG 50); AND TRACT C, "RITZ CARLTON", (PB 154 PG 34) ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

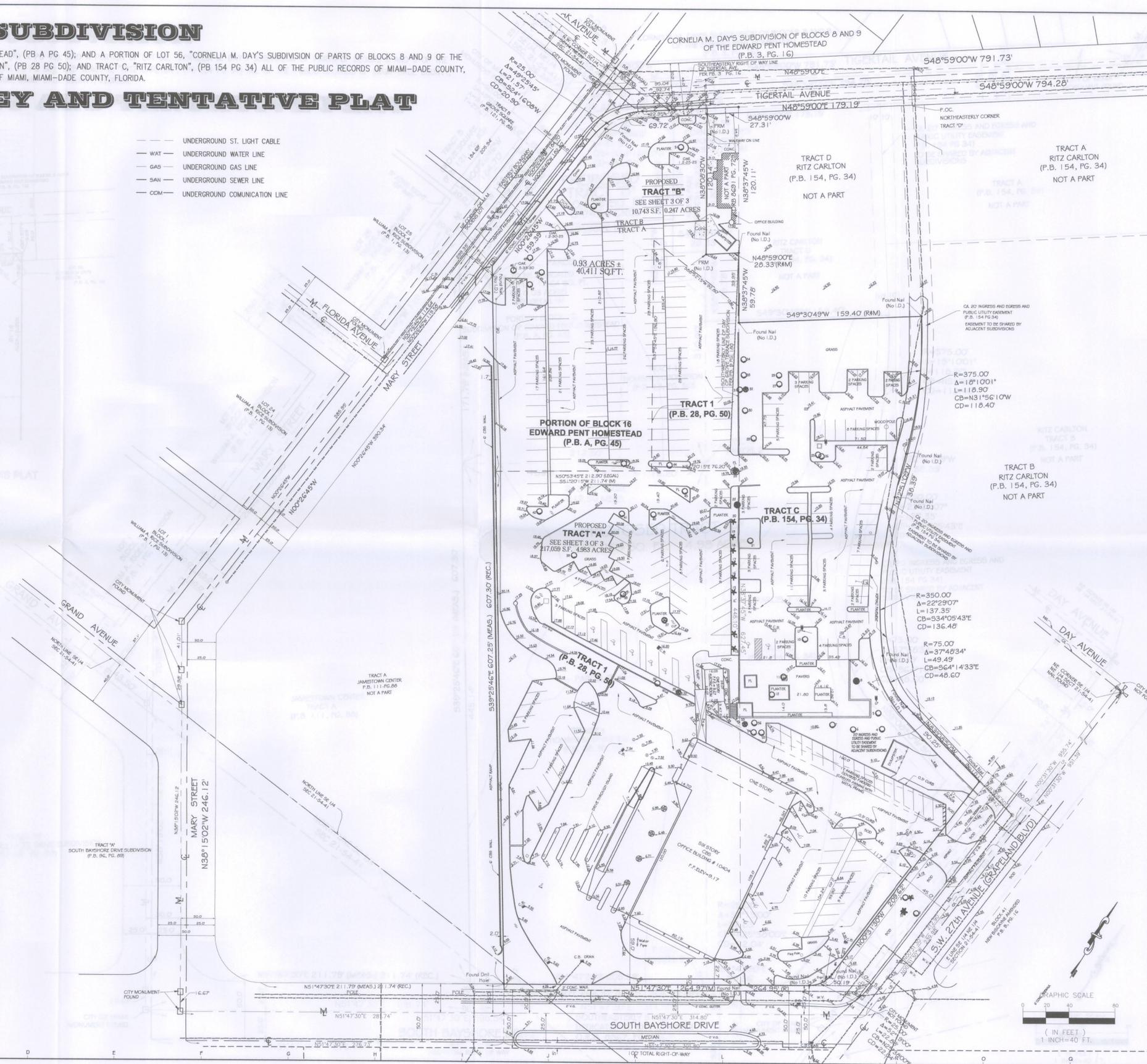
BOUNDARY SURVEY AND TENTATIVE PLAT

- UNDERGROUND ST. LIGHT CABLE
- WAT UNDERGROUND WATER LINE
- GAS UNDERGROUND GAS LINE
- SAN UNDERGROUND SEWER LINE
- COM UNDERGROUND COMMUNICATION LINE

TREE LEGEND

No.	DIAM. IN FEET AND DECIMAL OF A FOOT	HIGHT IN FEET CANOPY SPREAD IN FEET	COMMON NAME	SCIENTIFIC NAME
1	1.2	45	ROYAL PALM	ROYSTONIA ELATA
2	1.2	30	OAK	QUERCUS VIRGINIANA
3	1.2	35	OAK	QUERCUS VIRGINIANA
4	3	40	OAK	QUERCUS VIRGINIANA
5	1	20	OAK	QUERCUS VIRGINIANA
6	4.5	38	OAK	QUERCUS VIRGINIANA
7	1.3	40	OAK	QUERCUS VIRGINIANA
8	2.3	40	ROYAL PONCANA	DELOXIA REGIA
10	5	40	OAK	QUERCUS VIRGINIANA
11	1.8	35	OAK	QUERCUS VIRGINIANA
12	1.8	35	OAK	QUERCUS VIRGINIANA
13	1	25	ROYAL PALM	ROYSTONIA ELATA
14	1	25	ROYAL PALM	ROYSTONIA ELATA
15	1	25	ROYAL PALM	ROYSTONIA ELATA
16	1	25	ROYAL PALM	ROYSTONIA ELATA
17	1	25	ROYAL PALM	ROYSTONIA ELATA
18	1	25	ROYAL PALM	ROYSTONIA ELATA
19	1	25	ROYAL PALM	ROYSTONIA ELATA
20	1	25	ROYAL PALM	ROYSTONIA ELATA
21	2	30	OAK	QUERCUS VIRGINIANA
22	2	20	ROYAL PONCANA	DELOXIA REGIA
23	2	30	ALMAGUDO	
25	1.8	40	OAK	QUERCUS VIRGINIANA
26	1.8	40	OAK	QUERCUS VIRGINIANA
27	1	30	OAK	QUERCUS VIRGINIANA
28	1.5	30	OAK	QUERCUS VIRGINIANA
29	1	30	OAK	QUERCUS VIRGINIANA
30	2.5	35	OAK	QUERCUS VIRGINIANA
31	2.5	35	OAK	QUERCUS VIRGINIANA
32	1.3	30	ALMAGUDO	
33	3	40	OAK	QUERCUS VIRGINIANA
34	2	30	OAK	QUERCUS VIRGINIANA
35	1.2	30	ALMAGUDO	
36	1.2	30	OAK	QUERCUS VIRGINIANA
37	1.2	30	OAK	QUERCUS VIRGINIANA
38	1.2	30	OAK	QUERCUS VIRGINIANA
39	2.8	35	OAK	QUERCUS VIRGINIANA
40	1.3	35	OAK	QUERCUS VIRGINIANA
41	1.3	35	OAK	QUERCUS VIRGINIANA
42	1.3	35	OAK	QUERCUS VIRGINIANA
43	1.3	25	OAK	QUERCUS VIRGINIANA
44	1.3	25	OAK	QUERCUS VIRGINIANA
45	1.3	25	OAK	QUERCUS VIRGINIANA
46	1.5	35	OAK	QUERCUS VIRGINIANA
47	1.5	35	OAK	QUERCUS VIRGINIANA
48	1.3	30	OAK	QUERCUS VIRGINIANA
49	1.8	30	OAK	QUERCUS VIRGINIANA
50	1.2	30	OAK	QUERCUS VIRGINIANA
51	1.2	25	OAK	QUERCUS VIRGINIANA
53	2	40	ALMAGUDO	
54	2	40	OAK	QUERCUS VIRGINIANA
55	2	40	OAK	QUERCUS VIRGINIANA
56	2	40	OAK	QUERCUS VIRGINIANA
57	1.1	20	COCONUT PALM	COCCUS NUOIFERA

ALL EXISTING TREES TO REMAIN AS IS.



LEVEL-TECH SURVEYORS, LLC
 777 N.W. 72ND AVENUE, SUITE 3134, MIAMI FL, 33126
 TEL: 305.261.8488 FAX: 305.261.8781 LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

DATE	DESCRIPTION
1-21-10	MODIFIED PER T-PLAT COMMITTEE RECOMMENDATIONS
3-30-10	REVISIONS
8-30-11	REVISIONS PER CITY OF MIAMI COMMENTS
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9-05-12	REVISED PER CITY COMMENTS

RECORD OF REVISIONS

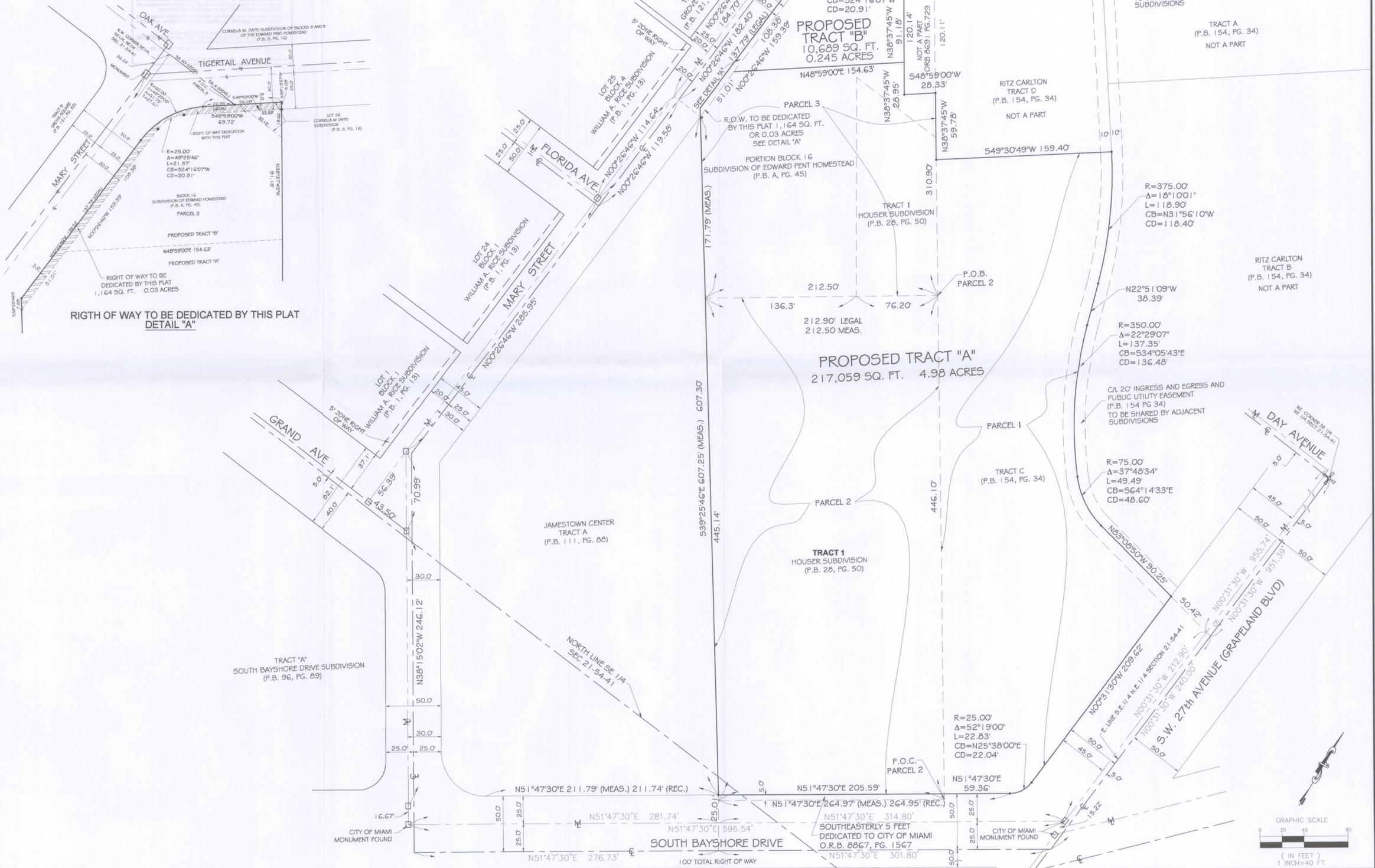
C.G.B. BOUNDARY SURVEY AND TENTATIVE PLAT
 PROJECT: 2701 SOUTH BAYSHORE DRIVE, COCONUT GROVE, FLORIDA 33133
 CLIENT: CLIENT ADDRESS
 FILE PATH: L:\Land Project\2007-112701\South Bayshore Drive.dwg

SCALE:	AS SHOWN
DATE:	06-22-09
DRAWN BY:	M.V.
FIELD BOOK:	D.V.
PROJECT No:	09-03-6885
SHEET:	2
	OF 3 SHEETS

C.G.B. SUBDIVISION

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BOUNDARY SURVEY AND TENTATIVE PLAT



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C.G.B. BOUNDARY SURVEY AND TENTATIVE PLAT

PROJECT: 2701 SOUTH BAYSHORE DRIVE, COCONUT GROVE, FLORIDA 33133
 CLIENT: [REDACTED]
 CLIENT TELEPHONE: [REDACTED]
 CLIENT ADDRESS: [REDACTED]

FILE PATH: L:\Land Project 2007-112701 - South Bayshore Drive\Tentative.dwg

SCALE:	AS SHOWN
DATE:	6-22-09
DRAWN BY:	M.V.
FIELD BOOK:	N/A
PROJECT NO.:	09-03-6885
SHEET:	3
OF 3 SHEETS	



IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 7-30-10
Tentative No.: T- 23144
Received Date: 2010 JUL 19 PM 12:43

Number of Sites : (1)
FEES:
Subdivision Control----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.E.R.M. ----- \$210.00

AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=> \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 21 Twp.: 54 S. Rge.: 41 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: C.G.B. SUBDIVISION

2. Owner's Name: 2701 SOUTH BAYSHORE DRIVE, LLC Phone: 305-374-5600

Address: 2701 S. BAYSHORE DR. City: MIAMI State: FL Zip Code: 33133

Owner's Email Address: ehall@coconutgrovebank.com

3. Surveyor's Name: LEVEL-TECH SURVEYORS, LLC Phone: 305-261-8483

Address: 777 NW 72ND AVE. City: MIAMI State: FL Zip Code: 33126

Surveyor's Email Address: leveltechsurvey@yahoo.com

4. Folio No(s): 01-4121-199-0030 / 01-4121-036-0010 / 01-4121-016-1110 / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SOUTH SO BAYSHORE DR.; EAST SW 27TH AVE.; WEST MARY STREET; NORTH TIGER TAIL AVE.

7. Present Zoning: O, SD-17 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(_____ Sq. Ft.), Office(13,597 Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

2701 SOUTH BAYSHORE DRIVE, LLC, a Florida limited liability company

STATE OF FLORIDA)

SS:

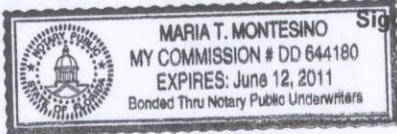
Signature of Owner: [Signature]

(Print name & Title here): Elizabeth M. Hall, Manager

COUNTY OF MIAMI-DADE)

BEFORE ME, personally appeared Elizabeth M. Hall this day of July, 2010 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this day of July, 2010 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.