

# PARKING GARAGE & BALLROOM EXPANSION

AT THE FONTAINEBLEAU RESORT

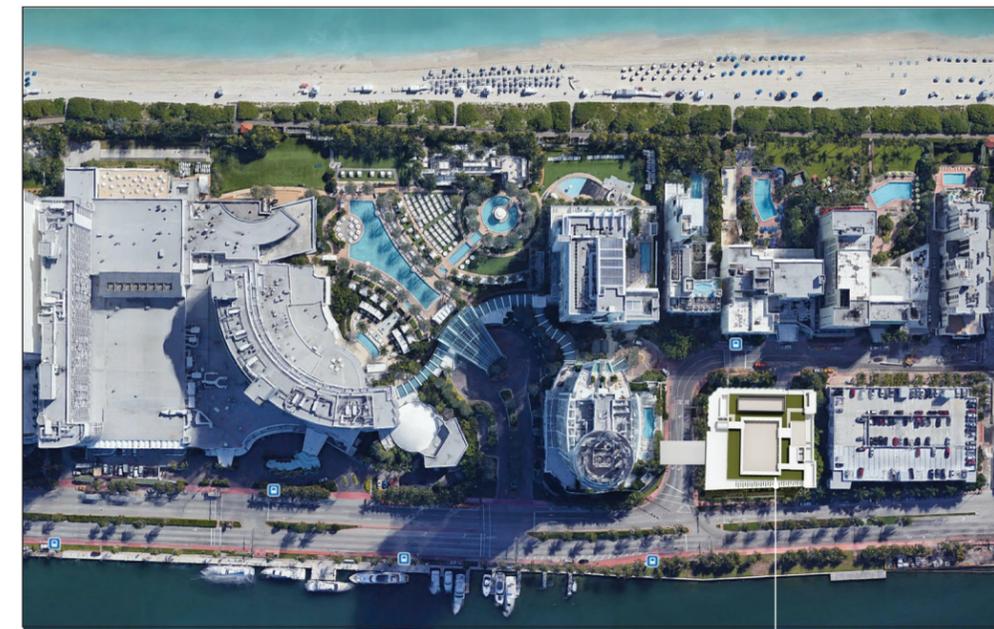
HPB - Final Submittal

APRIL, 6 2020

ZONING DATA		
LEGAL DESCRIPTION	REFER TO SURVEY	
ADDRESS	4360 & 4370 COLLINS AVE. MIAMI BEACH, FL 33140	
FOLIO NUMBERS	02-3226-001-2220 / 02-3226-001-2190 / 02-3226-001-2210 / 02-3226-001-2200	
ZONING DESIGNATION	RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY	
FLOOD ZONE	"AE" (ELEV. +7'-0" NGVD 29; ELEV. + 5.45' NAVD 88)	
LOT AREA	44,712 SQ. FT.	
LOT WIDTH	202'-2"	
HISTORIC DISTRICT	COLLINS WATERFRONT - NATIONAL REGISTER HISTORIC DISTRICT	
DEVELOPMENT REGULATIONS		
	ALLOWED/REQUIRED	PROVIDED
F.A.R.	89,424 SQ. FT.	88,794.00 SQ. FT.
MAXIMUM BUILDING HEIGHT	75 FT	74'-5"
MAXIMUM NUMBER OF STORIES	N/A	5
USES BY LEVEL	BASEMENT LEVELS 1 & 2 = PARKING GROUND LEVEL = PARKING, LOADING SECOND LEVEL = BALLROOM & MEETING SPACES THIRD LEVEL = KITCHEN, BOH, & MEETING SPACES FOURTH LEVEL = BALLROOM & MEETING SPACES ROOF DECK LEVEL = TEMPORARY ASSEMBLY SPACE	
SETBACK REQUIREMENTS	RESIDENTIAL USES SHALL FOLLOW RM-2	
FRONT (INDIAN CREEK DRIVE)		
SUBTERRANEAN	20'-0"	19'-4"
PEDESTAL	20'-0"	20'-2"
TOWER	(20' + 1' for every 1 foot increase above 50 feet, to a maximum of 50')	20'-2"
FRONT (COLLINS AVE.)		
SUBTERRANEAN	20'-0"	8'-11"
PEDESTAL	20'-0"	20'-3"
TOWER	(20 feet + 1 foot for every 1 foot increase above 50 feet, to a maximum of 50')	20'-3"
SIDE FACING A STREET (W. 44th STREET)		
SUBTERRANEAN	(Lots equal or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width)	14'-8"
PEDESTAL		16'-11"
TOWER	(Sum of the side yards shall equal 16% of the lot width: Minimum—10 feet or 8% of lot width, whichever is greater)	16'-11"
SIDE INTERIOR		
SUBTERRANEAN	16'-4"	2'-6"
PEDESTAL	16'-4"	0'-6"
TOWER	The required pedestal setback plus 0.10 of the height of the tower portion of the building. The total required setback shall not exceed 50 feet = 16'-4" + (.10x 25') = 18'-10"	0'-6"
SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH	32'-8"	17'-5"

PARKING REQUIREMENTS		
	ALLOWED/REQUIRED	PROVIDED
PARKING DISTRICT No.1 Sec. 130-32 (25)		
NEW BALLROOM & MEETING ROOMS	214	279*
Required parking for hotel accessory uses shall be as follows:  Auditorium, ballroom, convention hall, gymnasium, meeting rooms or other similar places of assembly—Required parking shall be one space per every four seats or one space per 60 square feet of floor area where there is no seating, minus one seat or 15 square feet per unit.  Assembly areas: Level 2 = 12,593 sf # of Hotel units = 1594. Level 3 = 2,801 sf (1594x15 sf = 23,910 sf) Level 4 = 16,304 sf Roof deck = 5,000 sf 36,698 sf - 23,910 sf = 12,788SF <b>Total = 36,698 sf 12,788SF / 60sf = 214 parking spaces</b>		
EXISTING ON SITE PARKING	148	* Ordinance review pending.
<b>TOTAL</b>	<b>362</b>	
LOADING REQUIREMENTS		
Sec. 130-101 A(2)		
FLOOR AREA > 10,000SF & <100,000SF : (2) SPACES REQUIRED	2	2

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	04-06-2020
000	COVER SHEET	•
1-3	SURVEY	•
A0.01	CONTEXT LOCATION PLAN	•
A0.03	SITE PLAN	•
A0.05	CONTEXT ELEVATIONS	•
A0.06	CONTEXT PHOTOS	•
A0.07	CONTEXT PHOTOS	•
A0.08	CONTEXT PHOTOS	•
A1.00	BASEMENT LEVELS- FLOOR PLANS	•
A1.01	FLOOR PLAN- GROUND LEVEL	•
A1.02	FLOOR PLAN- LEVELS 2-3	•
A1.03	FLOOR PLAN - LEVEL 3 OVERALL	•
A1.04	FLOOR PLAN - LEVEL 4 & ROOF DECK	•
A1.05	ROOF PLAN	•
A3.00	PROPOSED ELEVATIONS	•
A3.01	PROPOSED ELEVATIONS	•
A3.02	MATERIALS DIAGRAM	•
A4.01	EAST FACADE RENDER	•
A4.02	NORTH WEST CORNER RENDER	•
A4.03	NE & NW CORNER RENDERS	•
A5.01	DRAINAGE AND GRADING PLAN	•
A9.01	UTILITY PLAN	•
A10.01	BUILDING SECTIONS	•
A10.02	BUILDING SECTIONS	•
FAR1.00	F.A.R. DIAGRAMS	•
FAR2.00	F.A.R. DIAGRAM	•
FAR3.00	F.A.R. DIAGRAM	•
FAR4.00	F.A.R. DIAGRAM	•
GA-1.00	GROSS AREAS	•
ID-02-01	2ND LEVEL - SEATING LAYOUT	•
ID-04-01	4TH LEVEL - SEATING LAYOUT	•
LP-01	GROUND LEVEL PLANTING PLAN	•
LP-02	ROOF DECK PLANTING PLAN	•
LP-03	PLANT LIST & DETAILS	•
LP-04	PLANTING SPECIFICATIONS	•
TD-01	TREE DISPOSITION PLAN	•

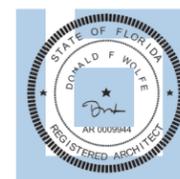


AERIAL SITE VIEW  
1" = 200'-0"

PROPOSED PARKING-BALLROOM EXPANSION

### SCOPE OF WORK

- CONSTRUCTION OF A NEW 5 STORY BUILDING AS AN ACCESSORY ADDITION TO THE FONTAINEBLEAU RESORT CONSISTING OF THE FOLLOWING PROGRAM:
- 2 LEVELS OF BASEMENT PARKING
- GROUND LEVEL CONTAINS BOH AND LOADING FUNCTIONS.
- SECOND LEVEL INCLUDES A JR. BALLROOM, PRE-FUNCTION, & MEETING ROOM SPACES.
- 3RD LEVEL HOUSES MEETING ROOMS, CIRCULATION SPACES, A COMMERCIAL KITCHEN, & A PEDESTRIAN BRIDGE CONNECTING THE BUILDING TO THE EXISTING TRESOR TOWER ON THE NORTH SIDE OF THE PROPERTY.
- 4TH LEVEL HOUSES A GRAND BALLROOM, PRE-ASSEMBLY SPACES, AND AN EXTERIOR LINEAR TERRACE FACING WEST.
- ROOF DECK HOUSES A LARGE PAVED DECK & CIRCULATION WALKWAYS WITH COVERED TRELLISES.





**SURVEYOR'S NOTES:**

PURSUANT TO TABLE OF REQUIREMENTS FROM THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" WERE FOLLOWED AND ARE INCLUDED AS A PART OF THIS SURVEY: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (as to utilities, surface matters only), 13, 16, 17, and 18.

**ITEM 2:**  
THE ADDRESS OF THIS PROPERTY IS:

4360 COLLINS AVENUE  
MIAMI BEACH, FL 33140

4370 COLLINS AVENUE  
MIAMI BEACH, FL 33140

**ITEM 3:**  
THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION, (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, (NFIP), INFORMATION FOR THIS SITE IS:

FLOOD INSURANCE RATE MAP, (FIRM), INDEX NUMBER: 12086CIND1A  
FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L  
FLOOD INSURANCE RATE MAP REVISED DATE, (MAP INDEX): SEPTEMBER 11, 2009

FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L  
MAP REVISED DATE: SEPTEMBER 11, 2009  
FLOOD INSURANCE RATE MAP PANEL: 328 OF 1031  
COMMUNITY NAME: CITY OF MIAMI BEACH  
SUFFIX: L  
ZONES: AE and X, (CLEAR)  
BASE FLOOD ELEVATION:  
AE - ELEVATION 7  
X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD ZONE DELINEATION LINES AS DEPICTED ON SHEETS 5 THROUGH 7 ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.

**ITEM 4:**  
THE GROSS LAND AREA FOR THIS PROPERTY IS:

**EAST OF COLLINS AVENUE:**  
1.026 ACRES, (44,712 SQUARE FEET), MORE OR LESS.

**WEST OF COLLINS AVENUE:**  
0.133 ACRES, (5,796 SQUARE FEET), MORE OR LESS.

**ITEM 6:**  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY:  
(a) THE ZONING CLASSIFICATION FOR THIS PROPERTY IS:  
RM-2, (RESIDENTIAL MULTIFAMILY, HIGH DENSITY);  
(b) THE SETBACK REQUIREMENTS FOR THIS PROPERTY ARE:  
VARY BY THE TYPE OF STRUCTURE.  
PLEASE SEE CITY OF MIAMI BEACH MUNICIPAL CODE CHAPTER 142, SECTION 247 FOR A DETAILED DESCRIPTION OR CONTACT THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT ON MARCH 08, 2012 VIA TELEPHONE CONVERSATION WITH A PLANNING & ZONING SPECIALIST.

**ITEM 7:**  
(a) SEE SURVEY GRAPHICS FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL;  
(b), (1) SEE SURVEY GRAPHICS FOR SQUARE FOOTAGE AND FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.  
(c) NOT-APPLICABLE

**ITEM 8:**  
SEE SURVEY GRAPHICS FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

**ITEM 9:**  
NOT-APPLICABLE

**ITEM 11:**  
(a) SEE SURVEY GRAPHICS FOR OBSERVED EVIDENCE OF UTILITIES.

**ITEM 13:**  
SEE SURVEY GRAPHICS FOR THE NAMES OF THE ADJOINING OWNERS.

**ITEM 16:**  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**ITEM 17:**  
THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**ITEM 18:**  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE FOLLOWING SURVEYOR'S NOTES ARE REQUIRED AS A PART OF THE "STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING" IN THE STATE OF FLORIDA, (SEE SURVEYOR'S CERTIFICATION):

- A) DATE OF LAST FIELD WORK: MARCH 01, 2012
- B) THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE BASED ON EITHER LEGAL DESCRIPTIONS FROM PRIOR SURVEYS OF THESE PROPERTIES AS PERFORMED BY CONSUL TECH SURVEYING & MAPPING, INC. UNDER PROJECT NUMBERS 97-0716, 97-0716.A, 01-0104, 01-0104.10, 01-0104.20, 01-0104.20.1, 01-0104.20.2, 01-0104.20.3, 01-0104.20.4, 01-0104.20.5, 01-0104.20.6, 01-0104.20.7, 01-0104.20.8, 01-0104.20.9, 01-0104.20.10, 01-0104.20.11, 01030120.D, 01-030140.A, 03-091020, 04-091920 AND 05-070920; LEGAL DESCRIPTIONS AS CREATED BY THIS COMPANY IN CONNECTION WITH PROJECTS ON THESE PROPERTIES, OR; VARIOUS TITLE COMMITMENTS REVIEWED BY THIS COMPANY DURING THE COURSE OF PERFORMING SURVEYS ON THESE PROPERTIES.
- C) BEARINGS AS SHOWN HEREON ARE BASED ON A PORTION OF THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 74 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEARS NORTH 07°16'18" EAST AS SHOWN HEREON AND ALL OTHER BEARINGS BEING RELATIVE THERETO. A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, (STATE ROAD A1A), BEARS NORTH 09°39'38" EAST RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AND IS A WELL IDENTIFIED AND MONUMENTED LINE.
- D) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING CONVENTIONAL SURVEYING METHODS AND PROCEDURES ARE BASED ON A CLOSED AND ADJUSTED TRAVERSE.
- E) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING GPS METHODS AND PROCEDURES ARE BASED ON REDUNDANT MEASUREMENTS.
- F) THE SCALE OF SOME IMPROVEMENTS MAY HAVE BEEN EXAGGERATED FOR CLARITY AND REPRESENTATION.

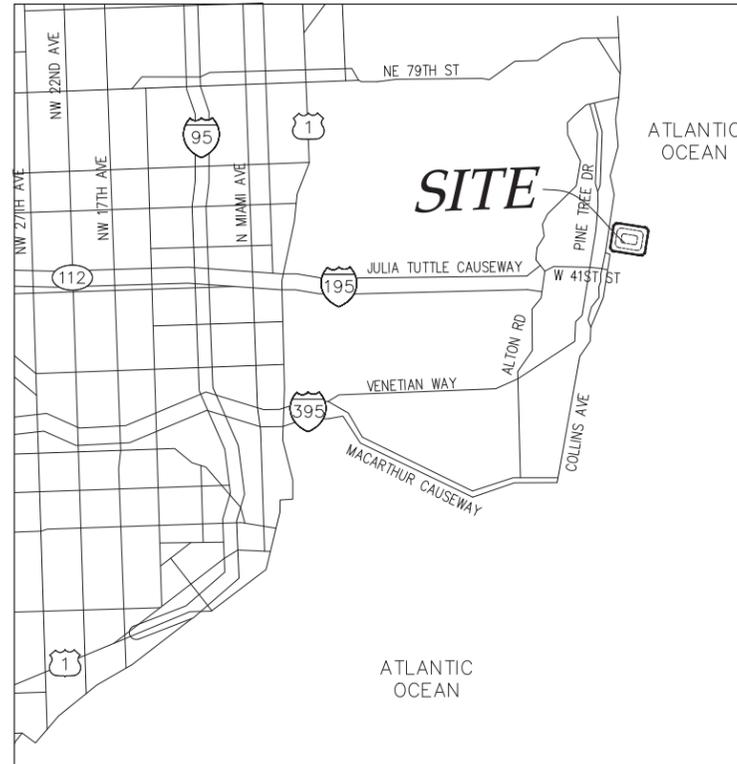
NO UNDERGROUND EASEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED AS THIS WAS NOT A PART OF THE SCOPE OF SERVICES.

IMPROVEMENTS WITHIN THE INTERIOR OF THE BUILDINGS WERE NOT LOCATED ARE ARE NOT SHOWN.

ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

# BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE, MIAMI BEACH FL



LOCATION MAP  
IN SEC. 23 - TWP 53 SOUTH -42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
(NOT TO SCALE)

### SHEET INDEX

COVER SHEET / SURVEYOR'S NOTES	1
LEGAL DESCRIPTIONS	2
BOUNDARY INFORMATION	3
TOPOGRAPHY INFORMATION	3

THE FOLLOWING TITLE COMMITMENTS PREVIOUSLY REVIEWED WERE BASED ON:

COMMITMENT FOR TITLE INSURANCE  
AGENT FILE NUMBER: HOTEL N12-026  
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)  
COMMITMENT NUMBER: 1200995-2801  
FILE NUMBER: 1200995-2801  
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED APRIL 4, 2012

AND

COMMITMENT FOR TITLE INSURANCE  
AGENT FILE NUMBER: TOWER 3 & GARAGE N12-026  
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)  
COMMITMENT NUMBER: 1200994-2801  
FILE NUMBER: 1200994-2801  
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED MARCH 19, 2012  
REVIEWED BY C.S.A. GROUP.

G) PLAT NAMES AS SHOWN HEREON, (EITHER IN THE LEGAL DESCRIPTIONS AND / OR ON THE FACE OF THE DRAWINGS), MAY HAVE BEEN PARTIALLY ABBREVIATED. THERE ARE TWO PLATS THAT MAKE UP THE MAIN PARCELS AS SHOWN ON THE EAST SIDE OF INDIAN CREEK DRIVE AND COLLINS AVENUE. THE COMPLETE NAMES OF THE PLATS ARE AS FOLLOWS:

AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOV'T. LOTS 1-2-3-4-5-6 AND 7 OF SEC.23-TWP.53S-RGE.42E, (PLAT BOOK 8 AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

AND

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, (PLAT BOOK 5 AT PAGES 7-8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

PARCEL "E", AS SHOWN HEREON, CONSTITUTES THE PROPOSED FUTURE "SOUTH PARKING GARAGE", AS DESCRIBED ON SHEET 2 AND GRAPHICALLY DEPICTED ON SHEET(S) 2.

I) THE PORTIONS OF PARCELS 1 THROUGH 5 LOCATED EAST OF COLLINS AVENUE AND NORTH OF 44th STREET, (NEW), ARE ALL CONTIGUOUS TO EACH OTHER, WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

PARCEL "E" ARE CONTIGUOUS TO COLLINS AVENUE AND 44th STREET, (NEW), WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

J) BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

K) THERE MAY BE EASEMENT, RESTRICTIONS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

L) THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, AT PAGE 62, AND OFFICIAL RECORDS BOOK 9517 AT PAGES 2028-2031, BOTH RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE ONE AND THE SAME AND A PORTION OF WHICH COMPRISES THE EASTERLY BOUNDARY OF PARCEL "A", ("HOTEL SITE").

M) THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN HEREON IS BASED ON INFORMATION AS SHOWN IN PLAT BOOK 74 AT PAGE 25, RECORDED ON FEBRUARY 10, 1982 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS WELL AS INFORMATION PROVIDED TO THIS SURVEYOR BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION.

N) BUILDING AND IMPROVEMENT TIES TO THE COASTAL CONSTRUCTION CONTROL LINE, (CCCL), AS SHOWN HEREON ARE PER THE REQUEST OF THE CLIENT.

O) WE HEREBY CERTIFY THAT THE LEGAL DESCRIPTION IS THE SAME AS SET FORTH IN THE VESTING DEED AS REFERENCE IN THE TITLE COMMITMENT.

P) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOW HERE ON WAS FIELD VERIFIED BY BISCCAYNE ENGINEERING COMPANY.(09/18/2019)

(R) ORIGINAL SURVEY INFORMATION WAS PREPARED BY C.S.A. GROUP.

- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL VERTICAL DATUM 1929 (N.G.V.D. 1929), AND REFERENCED TO MIAMI-DADE COUNTY BENCHMARKS:

i) B-313, ELEVATION = 4.33 FEET (NGVD-29) .36 ST --- 81.7' SOUTH OF SOUTH CURB,HWY A-1-A (COLLINS AVE) --- 57.8' EAST OF EAST CURB,US C & G BRASS DISC ON TOP OF CONC RAMP DIRECTLY OVER A CATCH BASIN.

j) D-313, ELEVATION = 6.17 FEET (NGVD-29) .46 ST --- 41.2' SOUTH OF SOUTH CURB LINE OF ENTRANCE TO PARKING LOT, INDIAN CREEK DRIVE --- 19' EAST OF EAST CURB. US C & G BRASS DISC IN TOP OF NE CORNER OF A 4' SQUARE CONC WALL

### SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 53-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

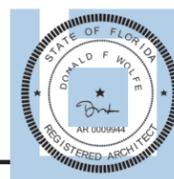
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.  
529 West Flagler Street, Miami, FL 33130  
305-324-7671  
State of Florida Department of Agriculture  
LB-0000129

SURVEY DATE: 09-18-2019

# DRAFT

SELVIN BRUCE, PSM for the Firm  
Professional Surveyor and Mapper No. 5290  
State of Florida



Vertical sidebar containing project details, company logo (Biscayne Engineering), and contact information for Miami Beach, Florida.

4360 & 4370 Collins Avenue, Miami Beach FL

ORDER No. 03-86658  
SHEET No. 1 of 3

# BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE, MIAMI BEACH FL

## LEGAL DESCRIPTION

PARCEL E:  
LOTS 1 AND 2, BLOCK 40, OF AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS FILED FOR RECORD IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

AND

TOGETHER WITH A PORTION OF THAT UNNUMBERED TRACT OF LAND DESIGNATED AS "J.H. SNOWDEN" LYING NORTH OF AND ADJACENT TO LOT 1, BLOCK 40, IN SAID AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 40; THENCE NORTH 64.55 FEET ALONG INDIAN CREEK DRIVE TO A POINT; THENCE EAST 228.23 FEET TO A POINT; THENCE SOUTH 64.55 FEET ALONG COLLINS AVENUE TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 40; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 40 TO THE POINT OR PLACE OF BEGINNING;

AND

LESS THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED MADE BY BOARDRPLLE INDIAN CREEK, INC., A FLORIDA CORPORATION, TO CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION, DATED AUGUST 13, 1953, FILED FOR RECORD JUNE 30, 1954 IN DEED BOOK 3940, PAGE 284 PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO THE CITY OF MIAMI BEACH FOR ROAD RIGHT-OF-WAY PURPOSES BY REASON OF SPECIAL WARRANTY DEED DATED NOVEMBER 16, 2001, AND FILED FOR RECORD NOVEMBER 19, 2001, IN OFFICIAL RECORDS BOOK 20025, PAGE 4698, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "J.H. SNOWDEN" LYING NORTH OF AND ADJOINING LOT 1, BLOCK 40, OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SAID LOT 1, BLOCK 40, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "R.P. VAN CAMP" AS SHOWN ON SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" PLAT; THENCE SOUTH 07° 25' 11" WEST ALONG THE WEST LINE OF SAID "R.P. VAN CAMP" TRACT, AND THE WEST LINE OF LOT 1, BLOCK 39, OF SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" PLAT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE, FOR A DISTANCE OF 220.45 FEET; THENCE NORTH 82°34'49" WEST, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 40, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE, AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 37°35'00" WEST FOR A DISTANCE OF 35.36 FEET; THENCE NORTH 82° 34'49" WEST ALONG A LINE PARALLEL WITH AND 4.55 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID "J.H. SNOWDEN" TRACT, FOR A DISTANCE OF 200.22 FEET TO A POINT ON THE WEST LINE OF SAID "J.H. SNOWDEN" TRACT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF INDIAN CREEK DRIVE;

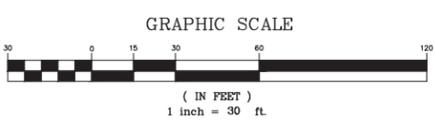
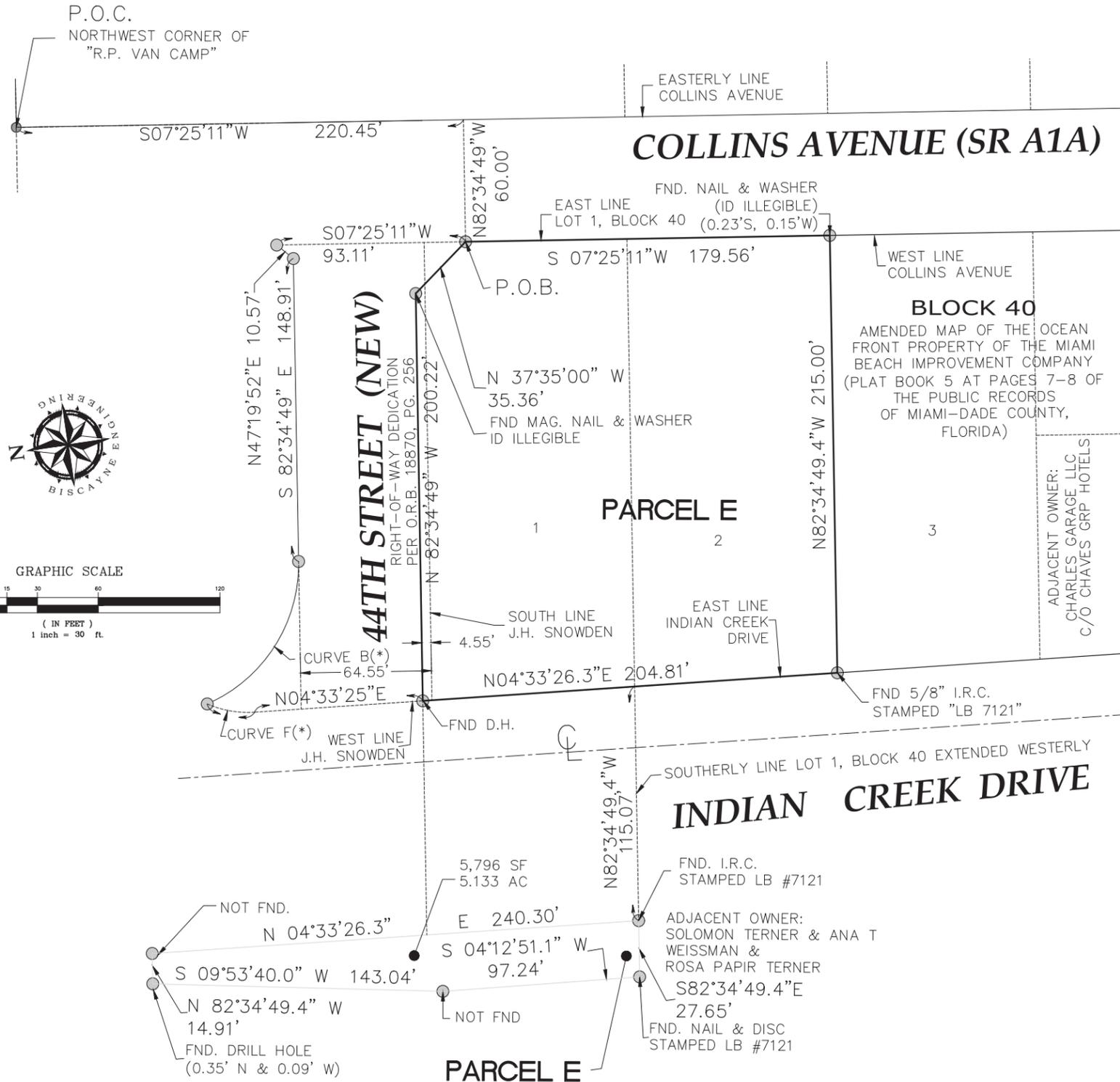
THENCE NORTH 04°33'25" EAST ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 83.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 27°21'20" FOR A DISTANCE OF 23.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT BEING NON-TANGENT WITH THE LAST DESCRIBED CURVE AND WHOSE RADIUS POINT BEARS NORTH 74°49'14" EAST; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 67°24'03" FOR A DISTANCE OF 88.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°34'49" EAST, ALONG A LINE PARALLEL WITH AND 64.55 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID "J.H. SNOWDEN" TRACT, FOR A DISTANCE OF 148.91 FEET; THENCE NORTH 47°19'52" EAST FOR A DISTANCE OF 10.57 FEET; THENCE SOUTH 07°25'11" WEST ALONG THE EAST LINE OF SAID "J.H. SNOWDEN" TRACT AND THE EAST LINE OF SAID LOT 1, BLOCK 40, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE FOR A DISTANCE OF 93.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN STRIP OF LAND LYING BETWEEN INDIAN CREEK DRIVE AND INDIAN CREEK WHICH IS BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOT 1, BLOCK 40, AS EXTENDED WESTERLY TO SAID INDIAN CREEK; AND BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID "J.H. SNOWDEN" PARCEL, AS EXTENDED WESTERLY TO SAID INDIAN CREEK AND BEING PARALLEL TO AND APPROXIMATELY 240.30 FEET NORTHERLY OF THE SAID SOUTHERLY BOUNDARY LINE.

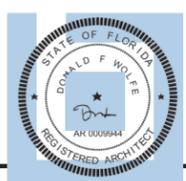
PARCEL	OWNER
1.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
D.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
E.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
F.	FONTAINEBLEAU FLORIDA TOWER 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
	TOWER III FONTAINEBLEAU FLORIDA TOWER 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY
	TOWER III FONTAINEBLEAU TOWER 3 GARAGE AND RESTAURANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CURVE TABLE		
CURVE	DELTA	LENGTH
A	92°14'27"	120.74'
B	67°24'03"	88.23'
C	90°00'00"	78.54'
D	65°30'23"	57.17'
E	24°50'24"	32.52'
F	27°21'21"	23.87'
G	92°14'27"	116.56'

LEGEND		PARCEL DESIGNATION	
DESC.	- PER LEGAL DESCRIPTION	(C)	- CALCULATED
EL.	- ELEVATION	CL	- CENTERLINE
FND.	- FOUND	L	- ARC LENGTH
F.P.L.	- FLORIDA POWER AND LIGHT	R	- RADIUS
M.D.C.R.	- MIAMI-DADE COUNTY RECORDS	D	- CENTRAL ANGLE
O.R.B.	- OFFICIAL RECORDS BOOK	Sq.Ft.	- SQUARE FEET
P.B.	- PLAT BOOK	IP.	- IRON PIPE
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
PG.	- PAGE		
▲	- DENOTES FND. NAIL AND DISC - LB# 3527		
■	- DENOTES FND. 5/8" IRON ROD AND CAP - LB# 3527		
●	- DENOTES FOUND NAIL AND TIN TAB - LB# 166		
IR.C.	- IRON ROD & CAP		
(P)	- PLAT		
(R)	- RECORDED		
(M)	- MEASURED		
D.H.	- DRILL HOLE		
		STRUCTURE	
		PARCELS AFFECTED	
		FONTAINEBLEAU HOTEL	1
		FONTAINEBLEAU 2	3, 4, 5, F
		FONTAINEBLEAU III	1, 3
		FONTAINEBLEAU IV (PROPOSED NORTH TOWER)	2, C
		BALLROOM	2, C
		COCONUT WILLIES	1
		MARINA PARCEL	D
		PROPOSED SOUTH PARKING GARAGE	E



DATE: Mar 20, 2020 - 7:40am EST FILE: F:\STATE\PROJECTS\BROOKS\68608 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2. CAD\2. DIMS. PART 1\1-86658 boundary survey pg 1 to 4.dwg



ORDER NO. 03-86658  
 DATE 3-11-20  
 F.B. # N/A  
 COMMENTS: REUSE SURVEY FILED TO SHOW ALL PARCEL LESS PARCEL 7, 23, 33, 34, 35 AND F

MAMI/DADE  
 529 W. FLAGLER ST. MIAMI, FL 33130  
 TEL (305) 324-7671 FAX (305) 324-0809  
 449 NW 35th ST. BOCA RATON, FL 33431  
 E-MAIL: INFO@BISCAYNEENGINEERING.COM  
 WEB: WWW.BISCAYNEENGINEERING.COM

**BISCAYNE ENGINEERING**  
 SURVEYORS • ENGINEERS  
 PLANNERS  
 • SINCE 1898 •

FOR: FONTAINEBLEAU DEVELOPMENT  
 SCALE: 1"=30'  
 DESIGNED BY: S.B.  
 DRAWN BY: J.H.  
 CHECKED BY: S.B.  
 DATE: 09/18/19 APPROVED BY: S.B.  
 3018/13

4360 & 4370 Collins Avenue, Miami Beach FL  
 SHEET No. 2 of 3



# COLLINS AVENUE (SR A1A)

## BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE, MIAMI BEACH FL

### TITLE POLICY DATA

NOTE: SOME ITEMS SHOWN ON THIS TABLET MAY NOT AFFECT PROPERTY.

Agent File Number: 201307769  
STEWART TITLE AND GUARANTY CO. (HOUSTON)  
Commitment Number: 20130769-77  
Effective Date: September 24, 2013 at 8:00 A.M.; Revised October 14, 2013.



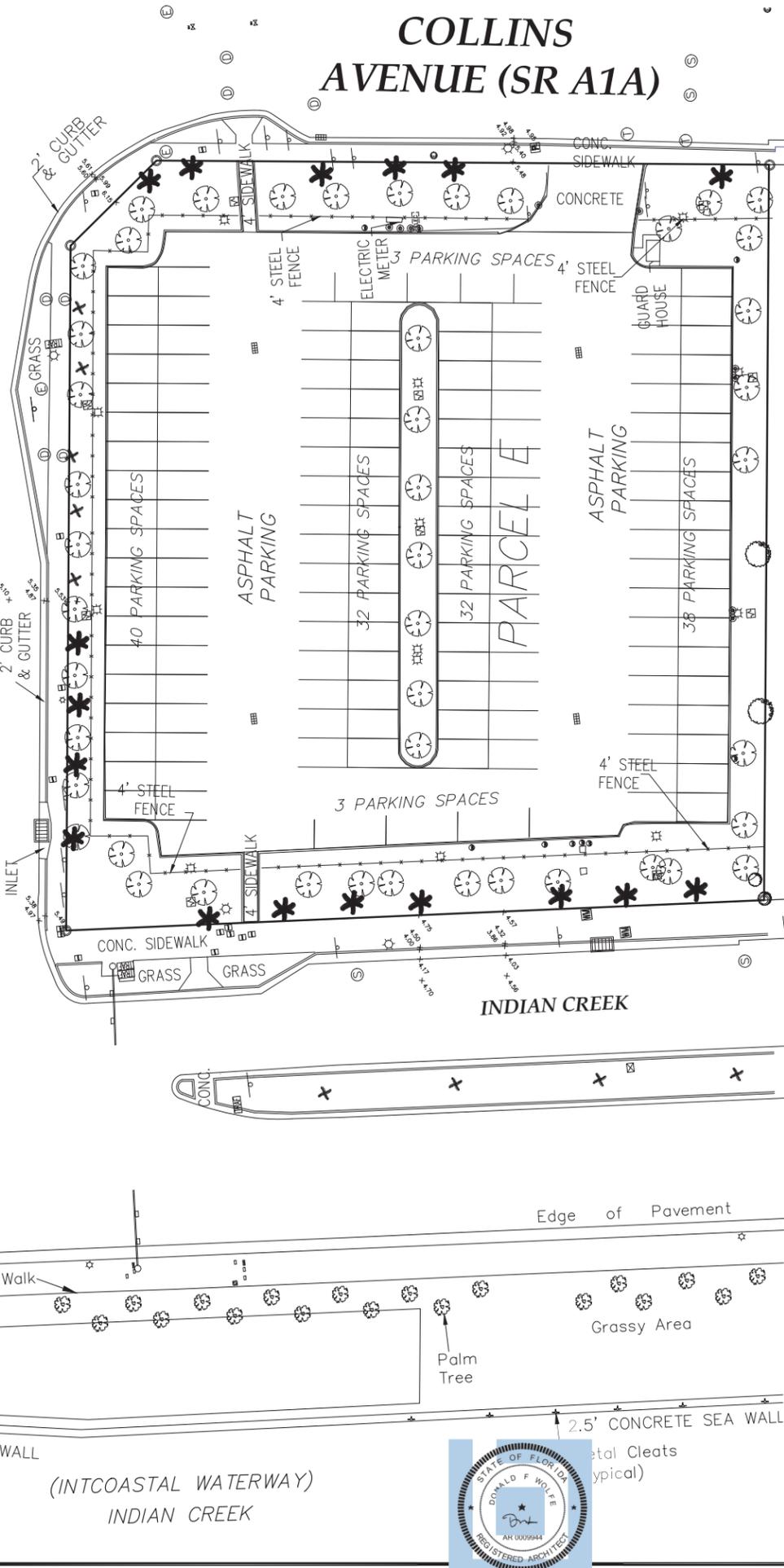
GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

SYMBOL LEGEND	
	BOLLARD / POST
	BACKFLOW PREVENTER
	TELEPHONE SERVICE BOX
	CATCH BASIN
	TREE
	PALM TREE
	CLEANOUT
	IRRIGATION VALVE COVER
	WATER VALVE COVER
	ELECTRIC BOX
	GREASE TRAP
	LIGHT POLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	SANITARY SEWER MANHOLE
	PARKING METER
	SINGLE SUPPORT SIGN
	TRAFFIC CONTROL BOX
	TRAFFIC LIGHT POLE
	IRRIGATION VALVE
	SEWER VALVE
	WATER METER
	MONITORING WELL
	FIRE HYDRANT
	DRAIN
	YARD DRAIN
	PROPERTY LINE
	GROUND LIGHT FIXTURE

ABBREVIATION LEGEND	
ASPH.	ASPHALT
C.B.S.	CONCRETE BLOCK STRUCTURE
C.L.	CHAIN-LINK
CONC.	CONCRETE
D.I.P.	DUCTILE IRON PIPE
ICV	IRRIGATION CONTROL VALVE
P.V.C.	POLYVINYL CHLORIDE
S.R.	SPLIT-RAIL
TYP.	TYPICAL
UNK.	UNKNOWN PURPOSE
(C)	CALCULATED

+ 5.5' = GROUND SURFACE ELEVATION (TYPICAL)  
X 5.50' = HARD SURFACE ELEVATION (TYPICAL)  
5 = TREE TABLE ID NO.  
□ = STRUCTURES ID NO.

44th STREET

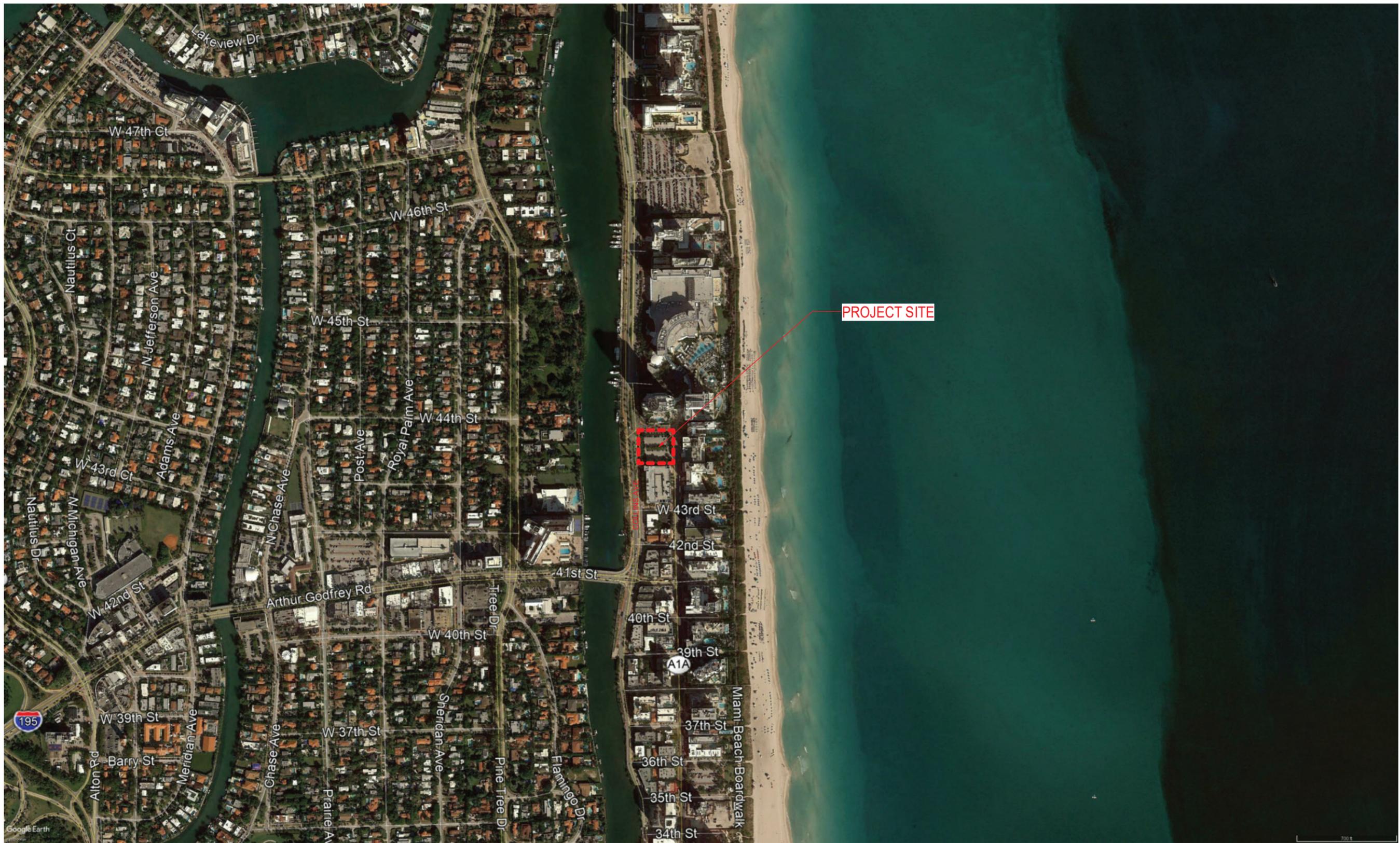


Commitment Item No	Official Records Book, (O.R.B.)	Page, (PG.)	Affects / Does Not Affect	Plottable / Not Plottable	Comment
1	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Defects, liens, encroachments, adverse claims or other matters. )
2	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Standard Exceptions)
3	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Taxes and assessments for the year 2013 and subsequent years. )
4	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Unrecorded Lease Agreement)
5	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Unrecorded Concession Agreement)
6	27182	1754	Affects	Not Plottable	This is not a survey related item. (Rooflip and Das Lease Agreement)
	21337	174	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease.(See Survey)
	23366	449	Affects	Plottable, (Parcel D)	Assignment of Sovereignty Submerged lands Lease.(See Survey)
7	24764	4116	Affects	Not Plottable	Sovereignty Submerged Land Lease Modification
	25455	1211	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease Renewal.(See Survey)
	28049	1916	Affects	Not Plottable	Sovereignty Submerged Land Lease Renewal
8	Plat Book 8	61	Affects	Plottable	Plat of Property. (See Survey)
9	Plat Book 5	7	Affects	Plottable	Plat of Property. (See Survey)
10	Plat Book 74	25	Affects	Plottable	Coastal Construction Control Line. (See Survey)
	Plat Book 105	62	Affects	Plottable	Erosion Control Line. (See Survey)
	9517	2028	Affects	Plottable	Frozen Control Line. (See Survey)
11	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Riparian right, rights of accretion, reliction, submerged lands or ...)
12	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any adverse ownership claim by the State of Florida by right of ...)
13	19487	603	Affects	Not Plottable	Declaration of Restrictions, (Somerset Building)
14	20722	163	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
15	21985	1599	Affects	Not Plottable	Amended and Restated Declaration of Restrictions, (Somerset Building)
16	22955	1284	Affects	Not Plottable	Amended and Restated Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
17	23366	397	Affects	Not Plottable	Declaration of Restrictive Covenants in Lieu of Unity of Title
	26405	4772	Affects	Not Plottable	First Amendment to the Declaration of Restrictive Covenants in Lieu of Unity of Title
18	23366	408	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement
19	23931	1110	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau III Ocean Club, Fontainebleau II and Garage)
20	Deed Book 1363	315	Affects	Plottable	Easement in favor of the City of Miami. (See Survey)
21	Deed Book 2167	144	Affects	Plottable	Easement for light and air. (See Survey)
22	Deed Book 4096	43	Affects	Not Plottable	Reservation in favor of the Trustees of Internal Improvement Fund. (See Survey - Parcel E)
23	Deed Book 4116	592	Affects	Not Plottable	Reservation of mineral and petroleum rights. (See Survey - Parcel 2)
24	11575	2273	Affects	Plottable	Easement in favor of Florida Power & Light Company. (See Survey)
25	12034	1609	Affects	Plottable	Easement in favor of the City of Miami Beach. (See Survey)
26	12034	1612	Affects	Plottable	Easement in favor of the City of Miami Beach. (See Survey)
27	12034	1615	Affects	Plottable	Easement in favor of the City of Miami Beach. (See Survey)
	14277	666	Affects	Plottable	Exclusive License and Easement Agreement. (See Survey)
	14484	180	Affects	Plottable	Agreement. (See Survey)
38	18870	545	Affects	Not Plottable	Confirmatory Agreement
	20873	256	Affects	Not Plottable	Second Confirmatory Agreement
29	19179	1094	Affects	Not Plottable	Order of Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club)
30	20025	4701	Affects	Not Plottable	Landscaping Easement in favor of the City of Miami Beach
31	20155	1065	Affects	Plottable	Easement in favor of BellSouth Telecommunications. (See Survey)
32	21882	4863	Affects	Plottable	Order of the Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club). (See Survey)
33	22483	3480	Affects	Plottable	Easement in favor of Florida Power & Light Company. (See Survey)
34	23366	382	Affects	Not Plottable	This is not a survey related item. (Memorandum of Agreement)
	23931	1186	Affects	Not Plottable	This is not a survey related item. (Partial Release of Memorandum of Agreement)
35	23434	4159	Affects	Not Plottable	City of Miami Beach board of Adjustment Modification/Extension of Time Order
36	23921	1681	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
37	23931	1358	Affects	Not Plottable	This is not a survey related item. (Memorandum of Multi-Party Agreement)
38	24223	4935	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
	24245	3386	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
39	25116	1327	Affects	Not Plottable	Modification Order
	25701	3283	Affects	Not Plottable	Modification /Extension of Time Orders from the Board of Adjustment of the City of Miami Beach. (South Parking Lot)
	26110	2437	Affects	Not Plottable	Modification /Extension of Time Orders from the Board of Adjustment of the City of Miami Beach. (South Parking Lot)
40	24482	4680	Affects	Not Plottable	Conditional Use Permit
41	24559	3330	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
42	24662	1456	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
43	24663	3934	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
44	25701	3135	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
45	25773	2551	Affects	Plottable	Easement granted to Florida Power & Light Company
46	26012	4929	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
47	26194	2837	Affects	Plottable	Easement in favor of Florida Power & Light Company. (See Survey)
48	26288	590	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
49	26450	979	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
50	26450	1005	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
51	26564	3176	Affects	Not Plottable	Conditional Use Permit. (Coconut Willies)
52	26564	3313	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach. (Coconut Willies)
53	26740	2603	Affects	Not Plottable	Order of the City of Miami Beach Historic Preservation Board
54	27257	4207	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
55	27627	3910	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach, Florida
56	38164	1044	Affects	Not Plottable	Order from The Miami-Dade County Preservation Board
57	22955	1343	Affects	Not Plottable	Declaration of Condominium Fontainebleau II
58	26167	3646	Affects	Not Plottable	Declaration of Condominium
59	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (The navigational servitude in favor of the United States ...)
60	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Right of the Public In, and use of the beach area ...)
61	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Right of the Public to use the waters over the submerged land ...)
62	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any existing unrecorded leases and ...)
63	Survey prepared by Consul Tech Surveying & Mapping Inc. dated September 14, 2010, and last revised April 15, 2012 as job# 01010420 11.				
a	N/A	N/A	Affects	Plottable	See survey
b	N/A	N/A	Affects	Plottable	See survey
c	N/A	N/A	Affects	Plottable	See survey
d	N/A	N/A	Affects	Plottable	See survey
e	N/A	N/A	Affects	Plottable	See survey
64	Survey prepared by Consul Tech Surveying & Mapping Inc. dated September 14, 2010, and last revised April 9, 2012 as job# 01010420 11 (as to Parcel F)				
a	N/A	N/A	Affects	Plottable	See survey
b	N/A	N/A	Affects	Plottable	See survey

DATE: Mar 20, 2020 - 7:40am EST FILE: F:\SURVEY\PROJECTS\BROOKS\68608 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2. CAD\2. DIMS\2. PART 1\2 - 8668 boundary survey pg. 4 to 6.dwg

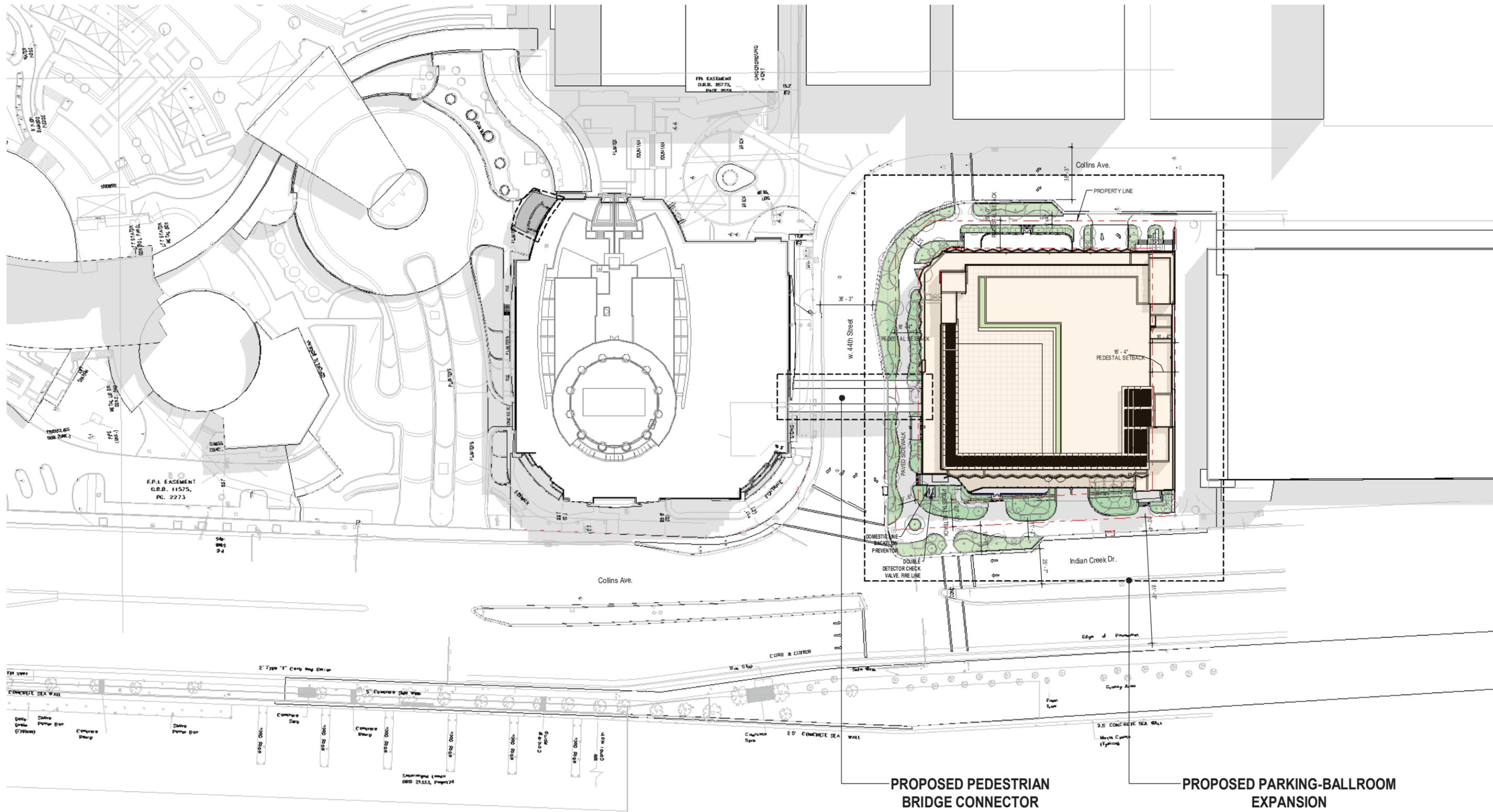


FOR: FONTAINEBLEAU DEVELOPMENT  
4360 & 4370 Collins Avenue, Miami Beach FL  
ORDER No. 03-86658  
SHEET No. 3 of 3  
DATE: 09/18/19 APPROVED BY: S.B.  
DRAWN BY: J.H.  
CHECKED BY: S.B.  
3018/13  
BISCAYNE ENGINEERS & PLANNERS  
529 W. FLAGLER ST., MIAMI, FL 33130  
TEL: (305) 324-7671, FAX: (305) 324-0809  
449 NW 35th St., BOCA RATON, FL 33431  
E-MAIL: INFO@BISCAYNEENGINEERING.COM  
WWW.BISCAYNEENGINEERING.COM

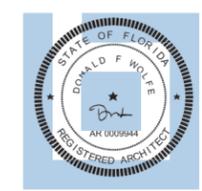
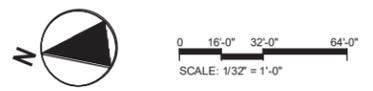


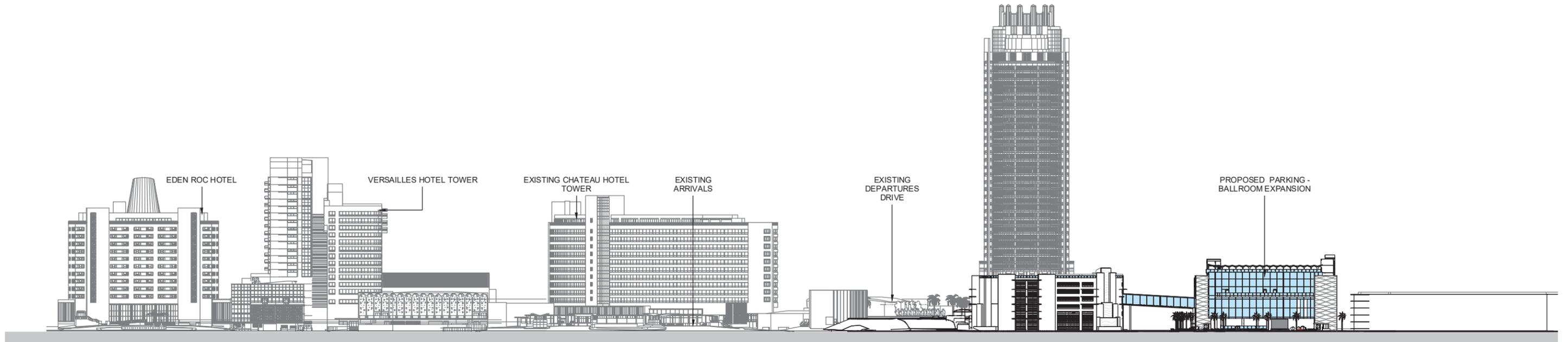
CONTEXT LOCATION PLAN

SCALE: 700 FT

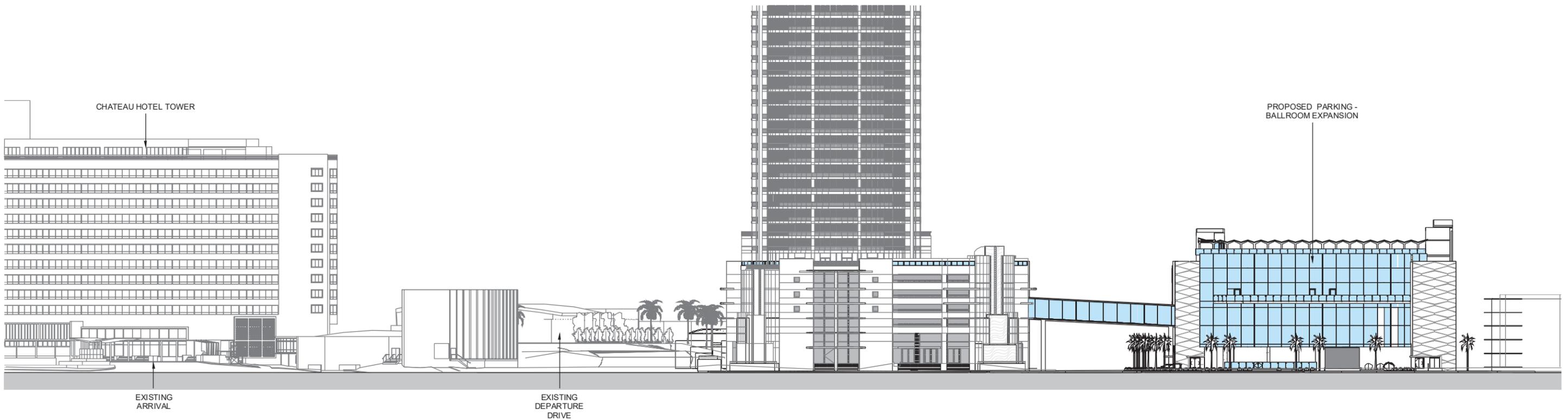
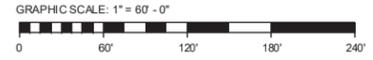


1 SITE PLAN  
A0.03 1/32" = 1'-0"





1  
A0.05  
CONTEXT WEST ELEVATION  
1" = 60'-0"



2  
A0.05  
CONTEXT WEST ELEVATION 2  
1" = 30'-0"

