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REV.	DATE	DRAWN BY	DESCRIPTION
1	11/14/18	P.	UPDATE TO SHOW IMPROVEMENTS

AIMARA DIAZ LA ROSA
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER - LICENSE NUMBER: LS6796

3425 COLLINS AVENUE, MIAMI BEACH, FL 33140

FOR
VERSAILLES

LOTS 1 THRU 8 AND ALL OF 16 FOOT ALLEY BLOCK 21 PLAT BOOK 5 PAGES 7 AND 8

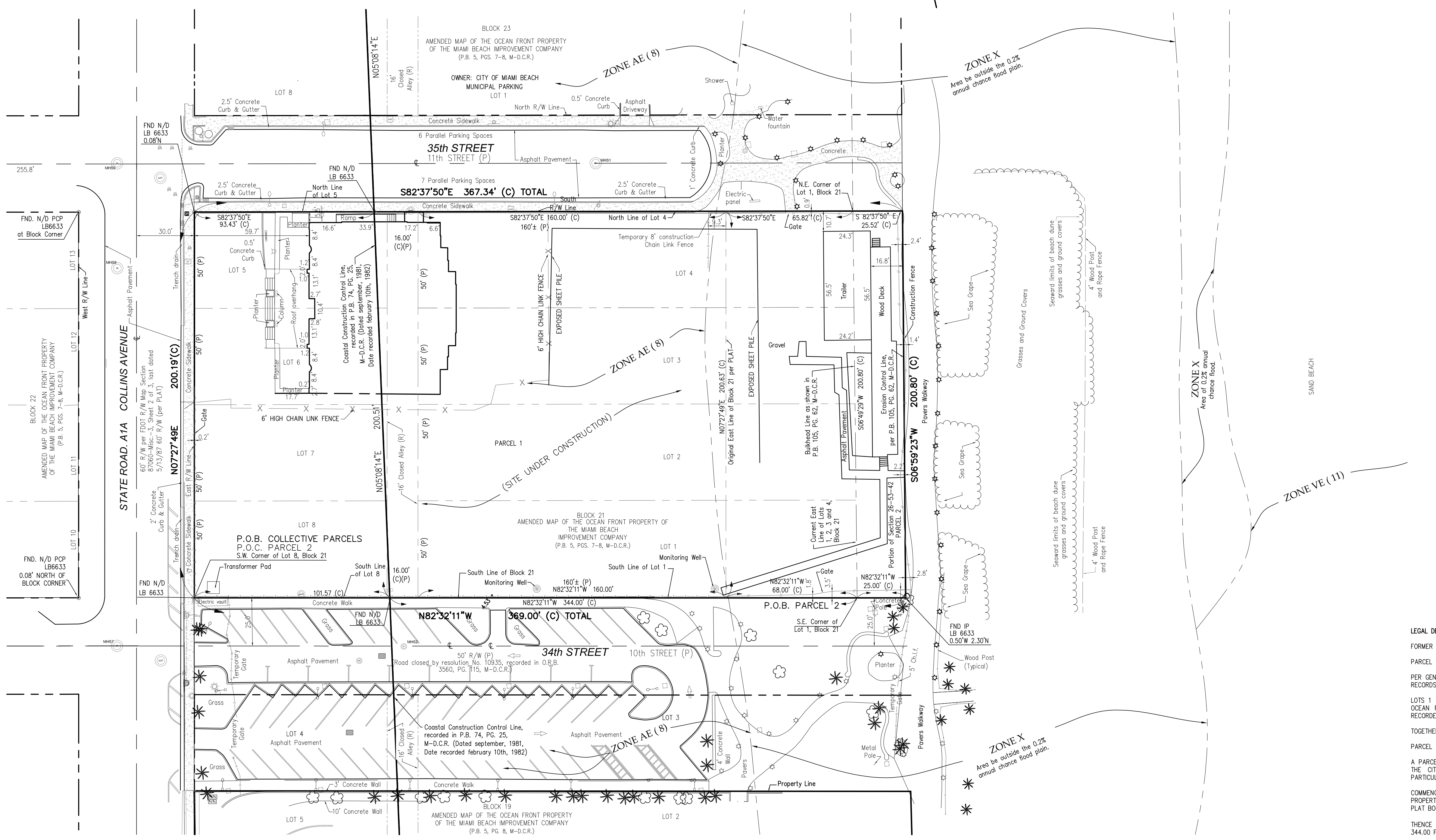
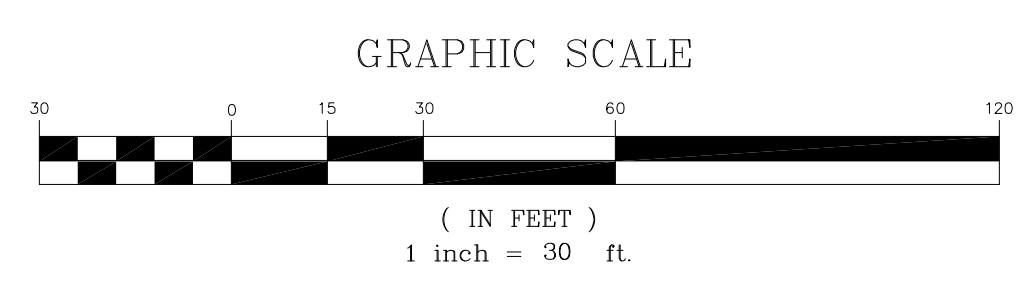
MIAMI-DADE COUNTY FLORIDA

MIAMI OFFICE
 8290 NW 64th Street
 Miami, FL 33166
 Phone: 305.597.9701
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/14/2018	JP	ADR
PROJECT NUMBER:	2706	DATE OF LAST UPDATE:	11/14/2018
		UPDATED BY:	ADR

SHEET TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER
 1 of 1



LEGEND

- CATCH BASIN
- CATCH BASIN TYPE F
- CURB INLET
- CLEANOUT
- VALVE ASSEMBLY
- LIGHT POLES
- FIRE DEPARTMENT CONNECTION
- MASTER PARKING TICKET BOX
- MAIL DROP BOX
- GAS METER
- STORM DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- GREASE TRAP MANHOLE
- METAL LIGHT POLE
- STREET METAL LIGHT POLE
- BOLLARD WITH PEDESTRIAN LIGHT SIGN
- UTILITY MARKER
- UNKNOWN VALVE BOX
- WATER VALVE BOX
- WIRE PULL BOX
- HANDICAP PARKING
- SPOT ELEVATION

BOUNDARY SURVEY ABBREVIATIONS

- M-D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R. OFFICIAL RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PAGE
- LB LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- C.C.C.L. COASTAL CONSTRUCTION CONTROL LINE
- IND FOUND
- ID IDENTIFICATION
- IP IRON PIPE
- IRC IRON ROD AND CAP
- N/D NAIL AND DISC
- PCP PERMANENT CONTROL POINT
- NAVOD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NOVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- SR STATE ROAD
- R/W RIGHT OF WAY
- ELEV. ELEVATION
- CL CENTERLINE
- FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
- (MAP) PER FOOT R/W MAP SECTION 87060-MISC-3
- (P) DATA SHOWN ON PLAT
- (C) CALCULATED BASED ON FIELD SURVEY AND PLAT DATA
- DEPT. DEPARTMENT

SURVEYOR'S NOTES

- THE LOTS SHOWN HEREON ARE BASED UPON THE PLAT OF MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30'.
- AREA PARCEL 1 = 1.5780 ACRES (68,736 SQUARE FEET) MORE OR LESS. AREA PARCEL 2 = 0.1165 ACRES (5,076 SQUARE FEET) MORE OR LESS. TOTAL AREA (PARCELS 1 AND 2) = 1.6945 ACRES (73,812 SQUARE FEET) MORE OR LESS.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE LOCATION OF THE COASTAL CONSTRUCTION CONTROL LINE (C.C.C.L.) SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY DEPARTMENT OF NATURAL PROTECTION AND RECORDED IN MISCELLANEOUS PLAT BOOK 74, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DATED SEPTEMBER 1981, UNRECORDED FEBRUARY 10TH, 1982. SEE SHEET 6 OF 10. POINT OF ORIGIN OF LINE IS P.R.M. 87-78-A-1.
- THE LOCATION OF THE EROSION CONTROL LINE AND BULKHEAD LINE WERE CALCULATED BASED ON DATA SHOWN IN PLAT MAP ENTITLED ESTABLISHMENT OF EROSION CONTROL LINE, RECORDED IN PLAT BOOK 105, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 07° 27' 49" EAST, ALONG THE WEST LINE OF BLOCK 21, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEARINGS ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90, BASED ON REAL TIME KINEMATICS GPS OBSERVATIONS.
- DISTANCES DENOTED AS (P) PLAT, REPRESENT MEASUREMENTS DERIVED FROM THE FOLLOWING PLAT OF RECORD: MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, PLAT BOOK 5, PAGES 7&8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- HORIZONTAL CONTROL WAS VERIFIED BY TRAVERSE CLOSURES EXCEEDING 1 FOOT IN 10,000 FEET.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. BUILDING TIES ARE TO THE EXTERIOR WALLS. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OF THE FEATURE IT REPRESENTS.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY. ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME OF SURVEY.
- PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN THE FOLLOWING FLOOD ZONES: ZONE AE (ELEV. 8 NGVD29) AND ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12086C0336 L, COMMUNITY NUMBER 120635, MIAMI-DADE COUNTY UNINCORPORATED AREAS. EFFECTIVE DATE SEPTEMBER 11, 2009.
- PROPERTY ADDRESS: 3425 COLLINS AVENUE, MIAMI BEACH, FL 33140. MIAMI-DADE COUNTY PROPERTY APPRAISER FOLIO NUMBER: 02-3226-001-1440
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29). ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY VERTICAL CONTROL POINT DESIGNATION B-313 AND PID AC2265, THE SAME BEING A BRASS DISK STAMPED "B 313 1970" SET ON TOP OF CONCRETE RAMP DIRECTLY OVER A CATCH BASIN LOCATED AT THE SOUTHEAST CORNER OF COLLINS AVENUE AND 36TH STREET, 81.7 FEET SOUTH OF THE CURB OF 36TH STREET AND 5/8 FEET EAST OF THE EAST CURB OF COLLINS AVENUE, ELEVATION 4.33 FEET (NOVD29).
- PROPERTY CORNERS WERE NOT RECOVERED AT THE TIME OF THE UPDATE (REV. 2) BECAUSE THE SITE IS IN ACTIVE CONSTRUCTION.

LEGAL DESCRIPTION

FORMER VERSAILLES HOTEL CONDOMINIUM

PARCEL 1

PER GENERAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 28768, PAGE 1588, OF THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOTS 1 THROUGH 8, INCLUSIVE, AND THE 16.00 FOOT ALLEY, ALL IN BLOCK 21, OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 21 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE SOUTH 82° 32' 11" E, ALONG THE SOUTH LINE OF LOTS 8 AND 1 OF SAID BLOCK 21, A DISTANCE OF 344.00 FEET TO THE EXISTING SOUTHEAST CORNER OF SAID LOT 1, BLOCK 21;

THENCE NORTH 06° 49' 29" EAST, ALONG THE EXISTING EAST LINE OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 21 AND ALSO ALONG THE BULKHEAD LINE, AS SHOWN IN THE PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE", AS RECORDED IN PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 200.72 FEET TO THE EXISTING NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 82° 37' 50" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, BLOCK 21, A DISTANCE OF 25.57 FEET TO A POINT ON THE EROSION CONTROL LINE, AS SHOWN IN SAID PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE";

THENCE SOUTH 06° 59' 23" WEST, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 200.80 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 21;

THENCE NORTH 82° 32' 11" WEST, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 21 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

ARCELS 1 AND 2 COLLECTIVELY ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 21 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE NORTH 07° 27' 49" EAST, ALONG THE WEST LINE OF LOTS 8, 7, 6 AND 5 OF SAID BLOCK 21, A DISTANCE OF 200.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 21;

THENCE NORTH 82° 37' 50" EAST, ALONG THE NORTH LINE OF LOTS 5 AND 4, OF SAID BLOCK 21 AND ALONG THE EASTERLY EXTENSION OF SAID LOT 4, A DISTANCE OF 367.34 FEET TO A POINT ON THE EROSION CONTROL LINE, AS SHOWN IN PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE", AS RECORDED IN PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

THENCE SOUTH 06° 59' 23" WEST, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 200.80 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 21;

THENCE NORTH 82° 32' 11" WEST, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 AND ALONG THE SOUTH LINE OF SAID LOTS 1 AND 8, BLOCK 21 A DISTANCE OF 369.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.