

Title Search Report
Attorneys' Title Fund Services LLC
Fund File Number #327324
Effective Date of Search: September 22, 2016

- ALL MATTERS CONTAINED ON THE PLAT OF AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 28, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- GRANT OF EASEMENT RECORDED IN CLERK'S FILE NUMBER 1928 - 47485, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.A.
- EASEMENT RECORDED IN O.R. BOOK 26914, PAGE 2848, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- EASEMENT RECORDED IN O.R. BOOK 28310, PAGE 4682, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Abbreviation Legend:

(A)	— ACTUAL	MH	— MANHOLE
A/C	— AIR CONDITIONER	MHP	— METAL LIGHT POLE
ACSM	— AMERICAN CONGRESS ON SURVEYING & MAPPING	MPH	— MILES PER HOUR
ADA	— AMERICANS WITH DISABILITIES ACT	MPP	— METAL POWER POLE
ALTA	— AMERICAN LAND TITLE ASSOCIATION	N/A	— NOT APPLICABLE
APPROX	— APPROXIMATE	NAVD	— NORTH AMERICAN VERTICAL DATUM
ARV	— AIR RELEASE VALVE	NAD	— NORTH AMERICAN DATUM
AVE	— AVENUE	NG	— NATURAL GROUND
AVG	— AVERAGE	NOS	— NATIONAL GEODETIC SURVEY
(BB)	— BEARING BASIS	NGVD	— NATIONAL GEODETIC VERTICAL DATUM
BFP	— BACK FLOW PREVENTER	N & D	— NAIL AND DISK
BLK	— BLOCK	NO.	— NUMBER
BLDG	— BUILDING	NR	— NON-RADIAL
BLVD	— BOULEVARD	NSPS	— NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BM	— BENCH MARK	NT	— NON-TANGENT
BOC	— BACK OF CURB	NTS	— NOT TO SCALE
BOW	— BACK OF WALK	OD	— OUTSIDE DIAMETER
BSL	— BUILDING SETBACK LINE	ORB	— OFFICIAL RECORDS BOOK
BWF	— BARBED WIRE FENCE	OR	— OFFICIAL RECORDS
C-X	— DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OUL	— OVERHEAD UTILITY LINES
(C)	— CALCULATED	OTL	— OVERHEAD TRAFFIC LINES
C	— CHORD	(P)	— PLAT
CATV	— CABLE TELEVISION RISER	PB	— PLAT BOOK
CB	— CHORD BEARING	PC	— POINT OF CURVATURE
CBS	— CONCRETE BLOCK STRUCTURE	PCC	— POINT OF COMPOUND CURVATURE
C & G	— CURB & GUTTER	PCP	— PERMANENT CONTROL POINT
C	— CATCH INLET	PFF	— PROPOSED FINISHED FLOOR
C/L	— CENTERLINE	PG	— PAGE
CLF	— CHAIN LINK FENCE	PGS	— PAGES
CM	— CONCRETE MONUMENT	PI	— POINT OF INTERSECTION
CMP	— CORRUGATED METAL PIPE	PK	— PARKER KAYLON
CO	— CLEANOUT	POB	— POINT OF BEGINNING
CONC	— CONCRETE	POC	— POINT OF COMMENCEMENT
COR	— CORNER	POL	— POINT ON LINE
OPP	— CORRUGATED PLASTIC PIPE	PP	— POWER POLE
CUE	— COUNTY UTILITY EASEMENT	PRC	— POINT OF REVERSE CURVATURE
CWS	— CROSSWALK SIGNAL	PRM	— PERMANENT REFERENCE MONUMENT
Δ	— DELTA	PSM	— PROFESSIONAL SURVEYOR & MAPPER
(D)	— DESCRIPTION	PT	— POINT OF TANGENCY
DE	— DEED BOOK	PVC	— POLYVINYL CHLORIDE PIPE
DBH	— DIAMETER AT BREAST HEIGHT IN INCHES	PWMT	— PAVEMENT
DE	— DRAINAGE EASEMENT	R42E	— RANGE 42 EAST
DEPT	— DEPARTMENT	R	— RADIAL
DIP	— DUCTILE IRON PIPE	RAD	— REINFORCED CONCRETE PIPE
DR	— DRIVE	RCP	— RECOVERED
D/U	— DRAINAGE AND UTILITY EASEMENT	REC	— REFERENCE
(E)	— ENGINEERING PLAN	REV	— REVISION
EUB	— ELECTRIC JUNCTION BOX	RP	— RADIUS POINT
EL	— UNDERGROUND ELECTRICAL LINES	R/W	— RIGHT-OF-WAY
ELEC	— ELECTRIC	RS	— REGISTERED LAND SURVEYOR
ELEV	— ELEVATION	RP	— RADIUS POINT
ELLIP	— ELLIPTICAL	RWL	— UNDERGROUND RECLAIM WATER LINE
EOI	— END OF INFORMATION	RWM	— RECLAIMED WATER METER
EOP	— EDGE OF PAVEMENT	SE	— SPECIAL EASEMENT
FB	— FIELD BOOK	SEC 11	— SECTION 11
FDOT	— FLORIDA DEPARTMENT OF TRANSPORTATION	SMH	— SQUARE
FF	— FINISH FLOOR	SO FT	— SQUARE FEET
FGI	— FLAT GRATE INLET	ST	— STREET
FGLP	— FIBERGLASS LIGHT POLE	STMH	— STORM DRAINAGE MANHOLE
FHYD	— FIRE HYDRANT	S/W	— SIDEWALK
FM	— FORCE MAIN	TB	— TANGENT BEARING
FP&L	— FOUND	TS3S	— TOWNSHIP 53 SOUTH
GL	— GRID (STATE PLANE)	TELE	— TELEPHONE
(G)	— UNDERGROUND GAS LINES	TL	— OVERHEAD TRAFFIC SIGNAL LINES
GOV'T	— GOVERNMENT	TOB	— TOP OF BANK
GPR	— GROUND PENETRATING RADAR	TOE	— TOE OF SLOPE
GTMH	— GREASE TRAP MANHOLE	TR	— TELEPHONE RISER
HDPE	— HIGH DENSITY POLYETHYLENE PIPE	TRANS	— TRANSFORMER PAD
HWF	— HOG WIRE FENCE	TSB	— TRAFFIC SIGNAL BOX
ID	— IDENTIFICATION	TSSP	— TRAFFIC SIGNAL SUPPORT POLE
ICV	— IRRIGATION CONTROL VALVE	TVL	— UNDERGROUND CABLE TV LINES
INFO	— INFORMATION	(TYP)	— TYPICAL
INV	— INVERT	UE	— UTILITY EASEMENT
IP	— IRON PIPE	UNK	— UNKNOWN
IP&C	— IRON PIPE & CAP	UTL	— UNDERGROUND TELEPHONE LINES
IR	— IRON ROD	W	— WITH
IR&C	— IRON REBAR & CAP	WL	— UNDERGROUND WATER LINE
IRR	— IRRIGATION	WP	— WATER METER
L	— ARC LENGTH	WPF	— WORK PROGRAM
LB#	— LICENSED BUSINESS NUMBER	WPP	— WOOD POST FENCE
LP	— LIGHT POLE	WV	— WOOD POWER POLE
(M)	— MEASURED		— WATER VALVE
MB	— MAP BOOK		
MEX	— MAILBOX		
MES	— MITERED END SECTION		

Line Legend:

— 1 —	= 1 FOOT CONTOURS
— 5 —	= 5 FOOT CONTOURS
— — — — —	= ADJOINER PROPERTY LINES
— x — x —	= BARBED WIRE FENCE
— — — — —	= BROKEN LINE
— UC —	= BURIED CABLE
— ucvt —	= BURIED CABLE TELEVISION
— UE —	= BURIED ELECTRIC
— UFO —	= BURIED FIBER OPTICS
— UG —	= BURIED GAS
— URW —	= BURIED RECLAIMED WATER LINE
— SAN —	= BURIED SANITARY LINES
— FM —	= BURIED SANITARY SEWER FORCE MAIN LINE
— TC —	= BURIED TRAFFIC CONTROL
— UT —	= BURIED TELEPHONE LINE
— UW —	= BURIED WATER LINES
— R —	= CENTER LINE R/W
— o — o —	= CHAIN LINK FENCE
— — — — —	= EASEMENT LINES (EXISTING)
— - - - -	= EASEMENT LINES (PROPOSED)
— EDW —	= EDGE OF WATER LINES
— — — — —	= EXISTING DRAINAGE PIPES
— HW —	= HOT WATER SUPPLY LINES
— IRR —	= IRRIGATION LINES
— OTL —	= OVERHEAD TRAFFIC LINES
— OHU —	= OVERHEAD UTILITY LINES
— — — — —	= RAILROAD TRACK LINES
— — — — —	= RIGHT-OF-WAY LINES
— — — — —	= SECTION LINES
— o — o —	= STONE WALL LINES
— TOB —	= TOP OF BANK LINES
— TOE —	= TOE OF SLOPE LINES
— — — — —	= TREE LINES
— TRAV —	= TRAVERSE LINES
— UNK —	= UNKNOWN BURIED LINES
— — — — —	= VINYL FENCE
— — — — —	= WOOD FENCE
— — — — —	= WETLAND LINE

Symbol Legend:

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— — — — —	= WOOD FENCE
— — — — —	= WETLAND LINE

NOTE:

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3

Eng = ENGINEERING	LB = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch = ARCHITECTURAL
Landsp. = LANDSCAPE	N/A = NOT APPLICABLE
Li. = LICENSED	No. = NUMBER
P.O. = POST OFFICE	© = COPYRIGHT

ENGINEER OF RECORD	BBP
DESIGN ENGINEER	JHB
DRAWN BY:	JTF
CHECKER:	RLR
SCALE:	AS INDICATED

ENGINEER OF RECORD:	BRINDLEY B. PETERS
	NO.35428



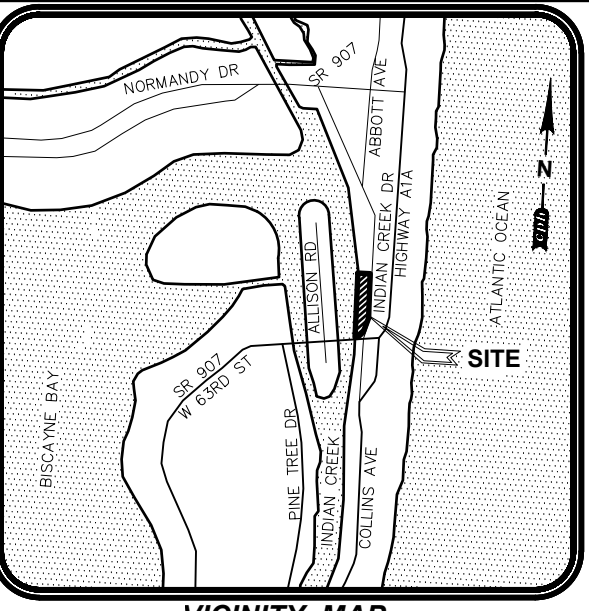
A Full Service A & E Firm
Architects
Engineers
Environmental
Surveyors

NO.	DATE	REVISION
8	02/26/2020	PERMIT SET
7	01/31/2020	PERMIT COMMENTS
6	11/27/2019	PERMIT SET
5	08/06/2019	PERMIT SET
4	06/13/2019	BID SET

Offices In:
• Florida
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For the Firm By:
Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233



Survey Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- THE TWO SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.024' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.03'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL WJ101-C AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE (NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)) AND SAID ELEVATIONS ARE BASED ON VERTICAL CONTROL BENCHMARKS SUPPLIED BY MIAMI-DADE COUNTY ENGINEERING.
a) DESIGNATION # DCO A33, BRASS DISK IN WINDOW OF BRIDGE OVER INDIAN CREEK, 40.5 FEET NORTH OF THE CENTERLINE OF 63RD STREET, 193.7 FEET EAST OF THE CENTERLINE OF INDIAN RIVER CREEK. ELEVATION = 6.68
b) DESIGNATION # DCO A25, PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN, 38 FEET SOUTH OF THE CENTERLINE OF 65TH STREET, 24 FEET WEST OF THE CENTERLINE OF COLLINS AVENUE. ELEVATION = 4.98
SITE BENCHMARKS ARE AS SHOWN ON SHEET 2 OF 3.
- THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
- THE LAST DAY FIELD WORK WAS PERFORMED WAS 9/5/18; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
- THE "LEGAL DESCRIPTION" HEREON WAS COMPILED BY THE SURVEYOR FROM PUBLICLY AVAILABLE MIAMI-DADE PROPERTY APPRAISER RECORDS FOR THE PARCELS SHOWN HEREON AS OF OCTOBER 5, 2016.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EASTERLY RIGHT-OF-WAY LINE OF INDIAN CREEK DRIVE, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87060-, DATED 03/04, AS BEING N 05°34'37" W.
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120651-0326-L EFFECTIVE DATE SEPTEMBER 11, 2009, CITY OF MIAMI BEACH, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE VE, WHICH ARE AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD, COASTAL FLOODING ZONE WITH VELOCITY HAZARD (WAVE ACTION); WITH BASE FLOOD ELEVATIONS DEPICTED AS 11 FEET (NGVD '29). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
- THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FS 472.027, ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER PRO.
- HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A TOPCON GPS HIPER PRO.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH REPORT (SEE ITEM #3 IN REFERENCE MATERIAL USED). INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR OR RESEARCHED BY THIS SURVEYOR EXCEPT AS NOTED.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
- VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
- STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND MIAMI-DADE COUNTY GPS CONTROL WHICH ARE AS FOLLOWS:
a) DESIGNATION # E03, = N 523806.9747 FEET, E 935223.2273 FEET
b) DESIGNATION # R26, PID #AC4653 = N 571262.32 FEET, E 944582.77 FEET
THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER PRO.
- DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
- THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.
- A FACTOR OF PLUS 1.54 (+1.54) SHOULD BE UTILIZED FOR THIS AREA TO CONVERT ELEVATIONS TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED ON THE 'VERTCON' METHOD FOUND ON THE NATIONAL GEODETIC SURVEY WEB SITE (WWW.NGS.NOAA.GOV).
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION ON THE EXISTING WALKWAYS, SANITARY PUMP STATION AND ROOF HEIGHT. NO OTHER ABOVE GROUND IMPROVEMENTS HAVE BEEN UPDATED OTHER THAN SHOWN.

Surveyor's Certification:

I hereby certify that the attached "Boundary & Topographic Survey" of the hereon described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on September 5, 2018. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL J. KATREK ON 08/17/2020 USING A DIGITAL SIGNATURE.



Digitally signed by Paul J. Katrek
DN: cn=US, o=CPI INC.,
ou=001410C0000161 A00009
A000015E3, cn=Paul J. Katrek
Date: 2020.08.17 13:06:27 -0400

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

PROJECT: BRITTANY BAY PARK RENOVATION
ADDRESS: 6444 INDIAN CREEK DRIVE, MIAMI BEACH, FL. 33141



SUB-CONSULTANT

Drawing Title: V-01
Filename: 471A-V-01-03 DIGI SIG NEW.dwg
Date: 08/06/19
Sheet: 5 of 48

