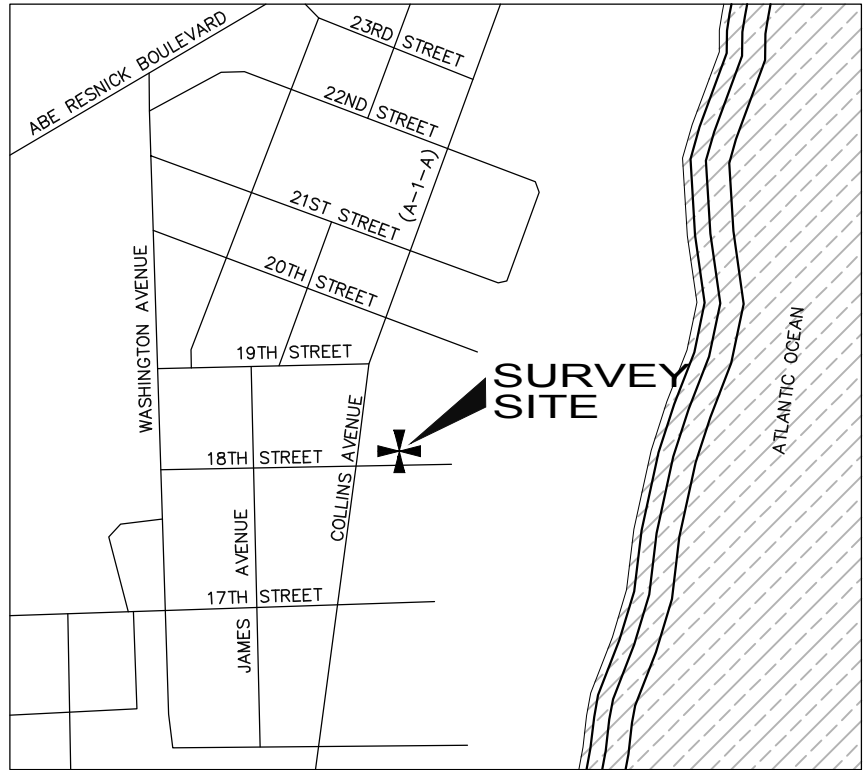
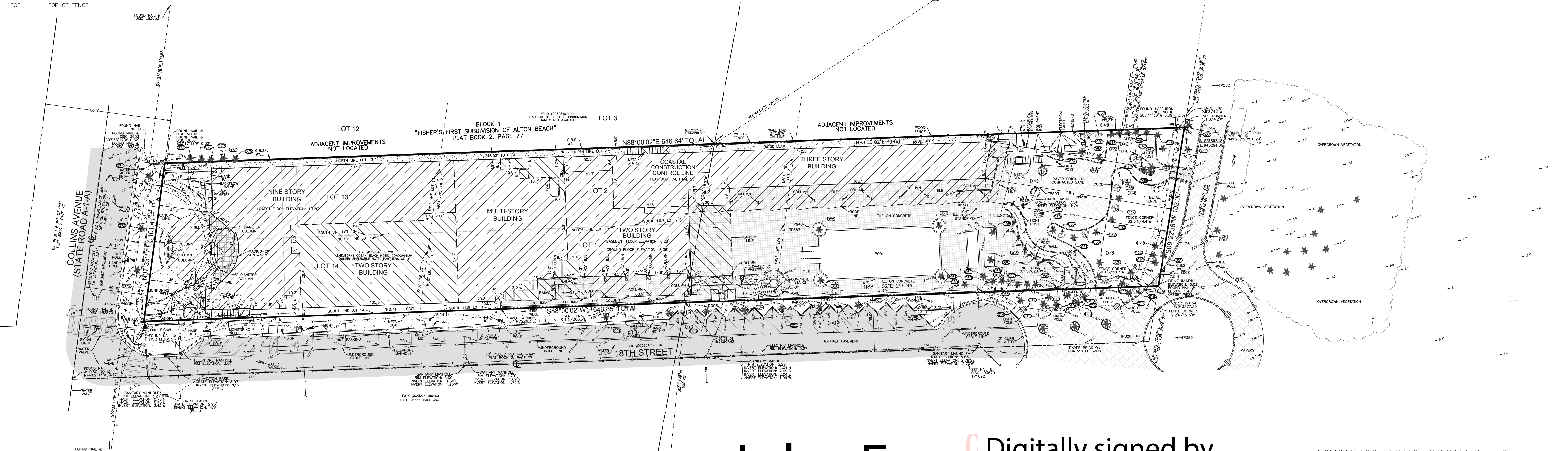


LEGEND	
	CONCRETE
	ASPHALT PAVEMENT
	PALM TREE
	ELEVATION
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	OFFICIAL RECORDS BOOK
	FLORIDA DEPARTMENT OF TRANSPORTATION
	AIR CONDITIONING UNIT
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	NO IDENTIFICATION
	CONCRETE BLOCK/STUCCO
	NOT ACCESSIBLE
	TREE NUMBER
	STATE PLANE COORDINATES
	COASTAL CONSTRUCTION CONTROL LINE
	TOP OF WALL
	TOP OF FENCE

TREE TABLE																				
Tree Number	Botanical Name	Common Name	Caliper	Height	Canopy	Condition	Tree Number	Botanical Name	Common Name	Caliper	Height	Canopy	Condition	Tree Number	Botanical Name	Common Name	Caliper	Height	Canopy	Condition
1	<i>Cocos nucifera</i>	coconut palm	8"	30'	20'	Good	28	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	54	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good
2	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	29	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	55	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
3	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	30	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	56	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
4	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	31	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	57	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
5	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	32	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good	58	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
6	<i>Cocos nucifera</i>	coconut palm	8"	25'	15'	Good	33	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	59	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
7	<i>Cocos nucifera</i>	coconut palm	6"	20'	10'	Good	34	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	60	<i>Phoenix dactylifera</i>	date palm	15"	50'	15'	Good
8	<i>Clusia rosea</i>	pitch apple hedge		8'		Good	35	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	61	<i>Cocos nucifera</i>	coconut palm	10"	45'	15'	Good
9	<i>Sabal palmetto</i>	cabbage palm	8"	15'	10'	Good	36	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	62	<i>Cocos nucifera</i>	coconut palm	10"	45'	15'	Good
10	<i>Sabal palmetto</i>	cabbage palm	12"	15'	10'	Good	37	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	63	<i>Conocarpus erectus</i>	green buttonwood	6"	10'	6'	Good
11	<i>Sabal palmetto</i>	cabbage palm	12"	15'	10'	Good	38	<i>Clusia rosea</i>	pitch apple	4"	8'	8'	Good	64	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
12	<i>Sabal palmetto</i>	cabbage palm	12"	15'	10'	Good	39	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	6'	Good	65	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
13	<i>Sabal palmetto</i>	cabbage palm	10"	15'	10'	Good	40	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	6'	Good	66	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
14	<i>Pandanus utilis</i>	Madagascar screw-pine	12"	25'	20'	Good	41	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	6'	Good	67	<i>Thrinax aiata</i>	Florida thatch palm	6"	9'	5'	Good
15	<i>Phoenix roebelenii</i>	pygmy date palm	4"	6'	4'	Good	42	<i>Conocarpus erectus</i>	green buttonwood	6"	15'	10'	Good	68	<i>Conocarpus erectus</i>	green buttonwood	4"	15'	8'	Good
16	<i>Thrinax aiata</i>	Florida thatch palm	6"	5'	4'	Good	43	<i>Brahea edulis</i>	Guadalupe palm	10"	25'	15'	Good	69	<i>Conocarpus erectus</i>	green buttonwood	6"	20'	10'	Good
17	<i>Phoenix dactylifera</i>	date palm	14"	30'	15'	Good	44	<i>Brahea edulis</i>	Guadalupe palm	10"	25'	15'	Good	70	<i>Clusia rosea</i>	pitch apple	6"	7'	5'	Good
18	<i>Carica papaya</i>	papaya	4"	10'	4'	Good	45	<i>Sabal palmetto</i>	cabbage palm	10"	25'	15'	Good	71	<i>Clusia rosea</i>	pitch apple	6"	7'	5'	Good
19	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	46	<i>Sabal palmetto</i>	cabbage palm	12"	15'	8'	Good	72	<i>Cocos nucifera</i>	coconut palm	12"	20'	10'	Good
20	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	47	<i>Sabal palmetto</i>	cabbage palm	12"	15'	8'	Good	73	<i>Cocos nucifera</i>	coconut palm	12"	20'	10'	Good
21	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	48	<i>Sabal palmetto</i>	cabbage palm	12"	20'	8'	Good	74	<i>Cocos nucifera</i>	coconut palm	12"	20'	10'	Good
22	<i>Sabal palmetto</i>	cabbage palm	10"	20'	10'	Good	49	<i>Sabal palmetto</i>	cabbage palm	12"	20'	8'	Good	75	<i>Sabal palmetto</i>	cabbage palm	10"	10'	10'	Good
23	<i>Cocos nucifera</i>	coconut palm	10"	25'	10'	Good	50	<i>Conocarpus erectus</i>	green buttonwood	4"	20'	10'	Good	76	<i>Sabal palmetto</i>	cabbage palm	10"	30'	15'	Good
24	<i>Cocos nucifera</i>	coconut palm	10"	25'	10'	Good	51	<i>Conocarpus erectus</i>	green buttonwood	4"	20'	10'	Good	77	<i>Sabal palmetto</i>	cabbage palm	8"	15'	10'	Good
25	<i>Sabal palmetto</i>	cabbage palm	12"	20'	15'	Good	52	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	78	<i>Sabal palmetto</i>	cabbage palm	10"	15'	15'	Good
26	<i>Sabal palmetto</i>	cabbage palm	12"	20'	15'	Good	53	<i>Cocos nucifera</i>	coconut palm	10"	20'	15'	Good	79	<i>Sabal palmetto</i>	cabbage palm	8"	30'	15'	Good
27	<i>Cocos nucifera</i>	coconut palm	10"	15'	15'	Good														



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:
THAT CERTAIN PARCEL OF LAND BOUNDED ON THE WEST BY THE WEST LINE OF LOTS 13 AND 14, AND ON THE NORTH BY THE NORTH LINE OF LOTS 13 AND 2 AND ITS EASTERLY EXTENSION, AND ON THE SOUTH BY THE SOUTH LINE OF LOTS 14 AND 1 AND ITS EASTERLY EXTENSION, OF BLOCK 1, "FISHER'S FIRST SUBDIVISION OF ALTON BEACH" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ON THE EAST BY THE EROSION CONTROL LINE AS DEPICTED IN PLAT BOOK 105, PAGE 62 OF SAID PUBLIC RECORDS.

- NOTES:**
- 1) THE AREA OF THIS PROPERTY IS 64,500 SQUARE FEET, 1.4807 ACRES MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. MIAMI-DADE COUNTY BENCHMARK NO. D-105-R, ELEVATION: 2.73 FEET. TO CONVERT ELEVATIONS FROM NORTH AMERICAN VERTICAL DATUM OF 1988 TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.55'.
 - 3) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8 FEET; COMMUNITY #120651; PANEL #12086C0317C; MAP DATE: 09/11/09
 - 4) THIS SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 18TH STREET BEING S88°00'02"W.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - 8) THE TREE TABLE WAS LAST UPDATED 11/18/2013.
 - 9) ALL RECORDED INFORMATION DEPICTED HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
 - 10) THE COASTAL CONSTRUCTION CONTROL LINE WAS LOCATED USING STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION CONTROL LINE MAP FILED IN MAP BOOK 74, PAGE 25, SHEET 7 OF 10, MIAMI-DADE COUNTY, DATED FEBRUARY 10, 1982; FIELD LOCATING RANGE POINTS R-064 AND R-065 USING GLOBAL POSITIONING SYSTEM EQUIPMENT AND LOCATING THE PROPERTY CORNERS OF THIS SITE.
 - 11) STATE PLANE COORDINATES ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT, FL-E ZONE).

John F
Pulice

Digitally signed by
John F Pulice
Date: 2021.02.04
17:58:07 -05'00'

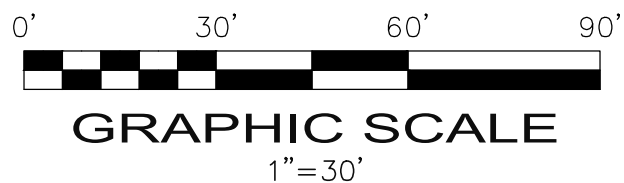
CERTIFICATION:
TO CLARO DEVELOPMENT; WEST SHELBORNE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; GALBUT, WALTERS & ASSOCIATES, LLP DBA GALBUT, WALTERS & ASSOCIATES;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/18/20.

DATE OF PLAT OR MAP: 11/18/2020

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

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MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.



5			
4			
3			
2	ADDITIONAL INFORMATION-1/15/21	L.H.	
1	67815-ORIGINAL SURVEY-11/18/20	B.E.	
NO.	REVISIONS	BY	

SHELBORNE BEACH RESORT
1801 COLLINS AVENUE
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 11/18/20

FILE: CLARO DEVELOPMENT
ORDER NO.: 67815