

# ALTA/NSPS LAND TITLE SURVEY

## Survey Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

ALL UNITS OF SIXTY SIXTY CONDOMINIUM, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 2441 AT PAGE 1780 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

## Schedule A Description

FIRST AMERICAN TITLE INSURANCE COMPANY,  
COMMITMENT FILE NO. NS-1489125 MIAMI,  
WITH AN EFFECTIVE DATE OF JULY 28, 2020 AT 8:00AM.

## Schedule B - Section II

- 10 - MATTERS SHOWN ON THE PLAT OF AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 28, AS AFFECTED BY SECOND OCEAN FRONT SUBDIVISION, ALSO REFERENCED AS AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 2867, PAGE 106, AS AFFECTED BY SECOND OCEAN FRONT SUBDIVISION, ALSO REFERENCED AS AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 3162, PAGE 115. (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
- 11 - ORDER BEFORE THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1388, PAGE 260. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 12 - ORDER BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 17581, PAGE 2726. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 13 - ORDER BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 17992, PAGE 2571. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 14 - THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN JOINDER OF MITIGATION PLAN, RECORDED IN OFFICIAL RECORDS BOOK 18678, PAGE 725. (AFFECTS BY DESCRIPTION, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 16 - TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM OF SIXTY SIXTY CONDOMINIUM, AND ANY EXHIBITS ANNEXED THERETO, RECORDED IN BOOK, OFFICIAL RECORDS 2441, PAGE 1780. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 17 - ORDER BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2350, PAGE 745. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 18 - THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND INDIAN CREEK HOTEL INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, LESSEE, AS ENDORSED BY THAT CERTAIN UNRECORDED SUBMERGED LANDS LEASE, RECORDED IN OFFICIAL RECORDS BOOK 2626, PAGE 394. (AFFECTS, PLOTTED AND SHOWN)
- 20 - EASEMENT, GRANTED FROM OPTIMA HOSPITALITY ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO LD ACQUISITION COMPANY 5 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 482, AS AFFECTED BY ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT GIVEN IN FAVOR OF LD ACQUISITION COMPANY 6 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2840, PAGE 219. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 21 - EASEMENT, GRANTED FROM OPTIMA HOSPITALITY ASSOCIATES, LLC TO LD ACQUISITION COMPANY 5 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2907, PAGE 1132, AS AFFECTED BY ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT GIVEN IN FAVOR OF LMRK PROPCO 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3155, PAGE 427. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)

## Miscellaneous Notes:

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO INDIAN CREEK DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERRIAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE, NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF INDIAN CREEK DRIVE AND WEST 63RD STREET, WHICH ABUTS THE NE CORNER OF THE SUBJECT PROPERTY.
13. THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 0.99996316360453.
14. DURING THE COURSE OF THE FIELDWORK THERE WAS NO PHYSICAL ACCESS TO THE UPPER AND LOWER PARKING AREAS, AS DESIGNATED ON SURVEY.
15. HANDICAPPED PARKING LOCATED ON LOWER LEVEL.
16. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "A1" ON FLOOD INSURANCE RATE MAP NUMBERS 1286032M & 1286032M, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.
17. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FL STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S01°57'43"E, PER GPS COORDINATE OBSERVATIONS.
18. LATITUDE: N25°58'38.6223"  
LONGITUDE: W89°07'17.7159"  
CONVERGENCE ANGLE: N00°27'58.5922"W
19. ELEVATIONS ESTABLISHED UTILIZING THE FOOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

## Encroachments

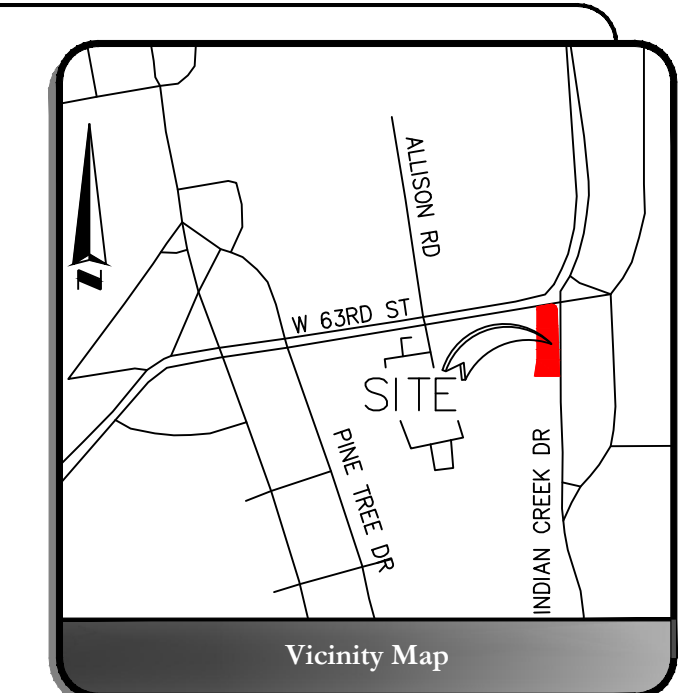
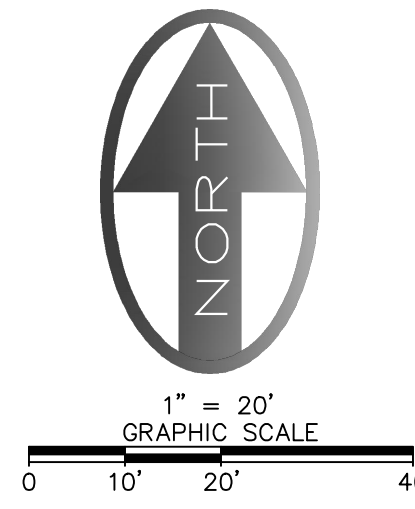
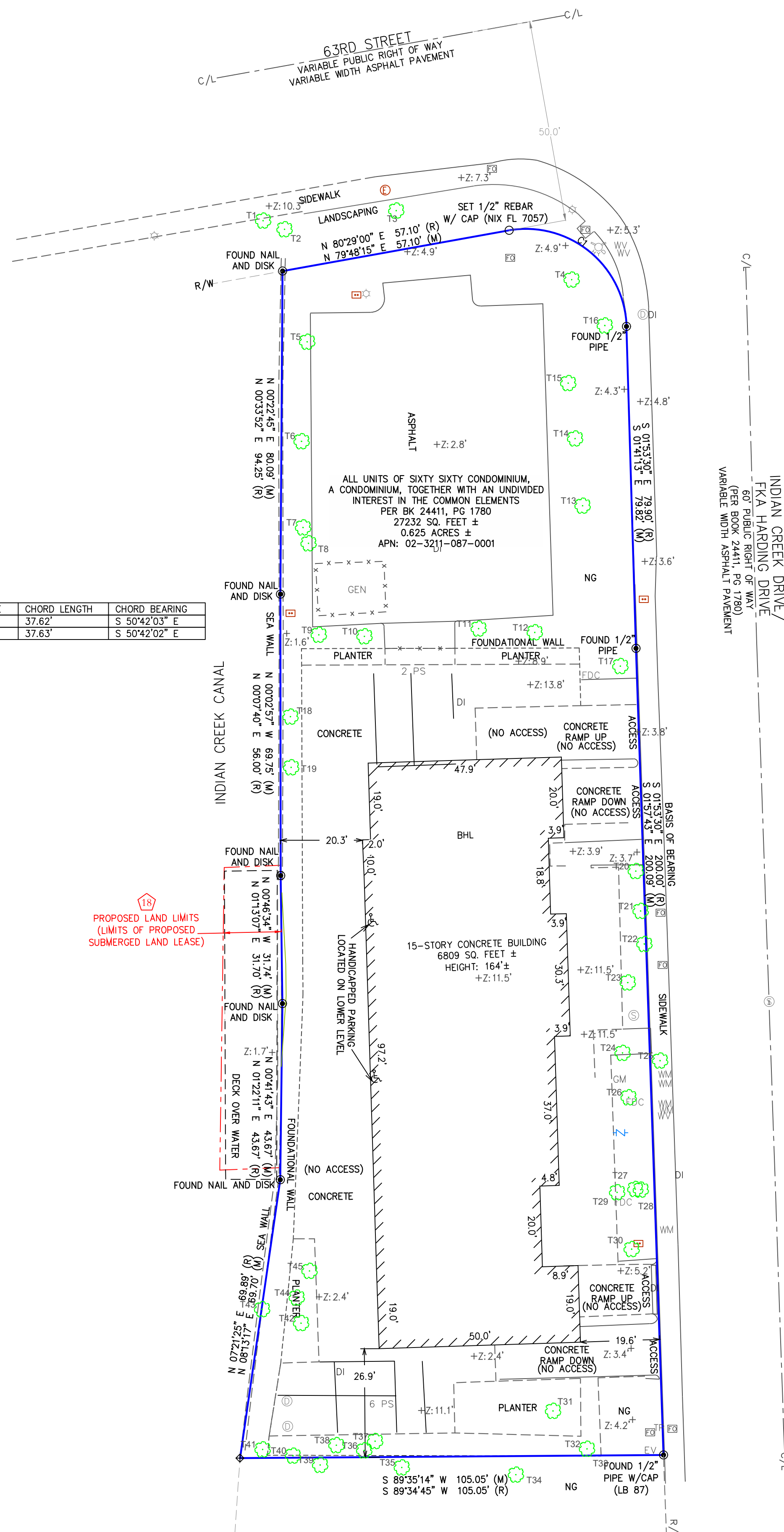
NONE OBSERVED AT THE TIME OF THE SURVEY.

## Utility Notes:

THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1 (W)	25.00'	42.58'	97°35'51"	37.62'	S 50°42'03" E
C1 (R)	25.00'	42.60'	97°37'55"	37.63'	S 50°42'02" E

TREE ID	TRUNK SIZE (INCHES)	TREE TYPE
T1	24	UNKNOWN
T2	24	UNKNOWN
T3	24	UNKNOWN
T4	18	PALM
T5	14	UNKNOWN
T6	14	PALM
T7	8	PALM
T8	8	PALM
T9	10	PALM
T10	10	PALM
T11	10	PALM
T12	10	PALM
T13	8	MAGNOLIA
T14	8	MAGNOLIA
T15	9	MAGNOLIA
T16	14	PALM
T17	18	PALM
T18	4	PALM
T19	4	PALM
T20	8	PALM
T21	8	PALM
T22	8	PALM
T23	10	PALM
T24	10	PALM
T25	10	PALM
T26	10	PALM
T27	6	PALM
T28	8	PALM
T29	10	PALM
T30	6	PALM
T31	4	PALM
T32	4	MAGNOLIA
T33	4	PALM
T34	4	PALM
T35	6	PALM
T36	3	PALM
T37	3	PALM
T38	3	PALM
T39	8	PALM
T40	7	PALM
T41	14	OAK
T42	5	PALM
T43	8	MAGNOLIA
T44	5	PALM
T45	5	PALM



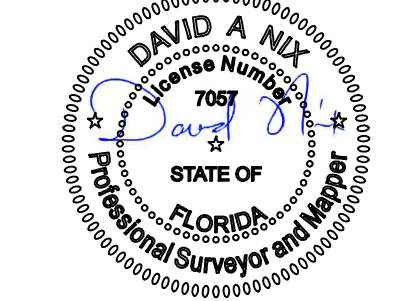
- Legend of Symbols & Abbreviations
- SO.FT. SQUARE FEET
  - CONCRETE SURFACE
  - NO PARKING AREA
  - HANDICAP PARKING SPACE
  - PARKING SPACE(S)
  - GENERATOR
  - NATURAL GROUND
  - WATER METER
  - ELECTRIC METER
  - TELEPHONE PEDESTAL
  - CLEAN OUT
  - SPOT ELEVATION
  - COMPUTED POINT (NOT FOUND OR SET)
  - FOUND CORNER AS SHOWN
  - SET MONUMENT AS NOTED
  - BACK FLOW PREVENTER
  - TELEPHONE PEDESTAL
  - FIRE DEPT. CONTROL VALVE
  - ELECTRIC VAULT
  - RIGHT OF WAY
  - CENTERLINE OF ROAD
  - GAS METER
  - NOW OR FORMERLY
  - DRAINAGE INLET
  - WATER VALVE
  - ELECTRIC BOX
  - MANHOLE
  - STORM MANHOLE
  - SANITARY MANHOLE
  - UTILITY POLE
  - GUY ANCHOR
  - LIGHT POLE
  - FIRE HYDRANT
  - SIGN
  - OVERHEAD UTILITY LINE
  - FOUNDATION WALL
  - CHAINLINK FENCE
  - WALL
  - BOUNDARY
  - FIBER OPTIC VAULT
  - ELECTRIC MANHOLE
  - ELECTRIC PULL BOX

TO: CITY OF MIAMI BEACH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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), 7(B)(1), 7(C), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF.

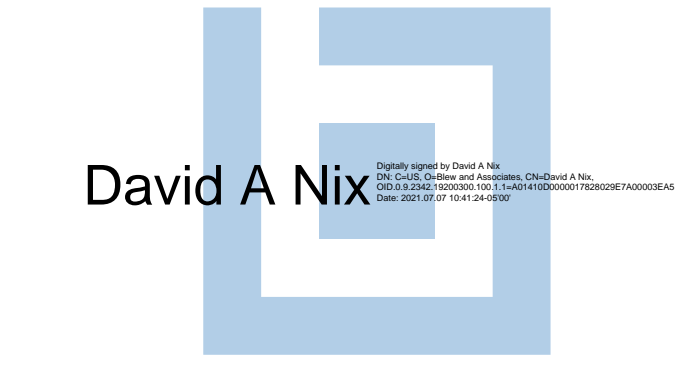
THE FIELDWORK WAS COMPLETED ON 08/24/2020.

DATE OF PLAT OR MAP: 06/02/2021.



DAVID A. NIX  
PROFESSIONAL SURVEYOR AND MAPPER LS7057  
STATE OF FLORIDA  
FLORIDA C.O.A.: LB8173

Surveyor's Certification



**BLEW & ASSOCIATES, PA**  
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FAX: 479.582.1883  
www.BLEWINC.com

DRAWN BY & DATE	REVIEWED BY	SURVEYED BY
C.R.H. - 06/02/2021	D.N.	J.M.
COUNTY & STATE	JOB NUMBER	
MIAMI-DADE COUNTY	21-4226	

LOCATION: 6060 INDIAN CREEK DRIVE  
MIAMI, FLORIDA 33140

FOR THE USE AND BENEFIT OF:  
CITY OF MIAMI BEACH

DATE	REVISION