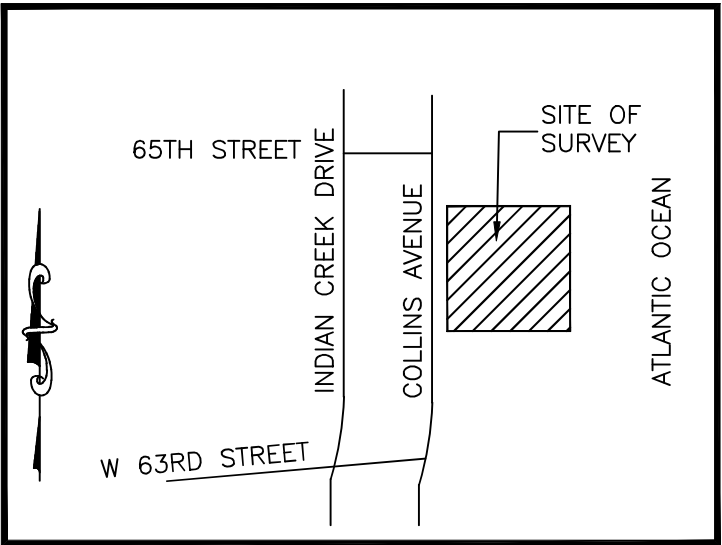


LEGAL DESCRIPTION:

LOTS 30 THROUGH 34 AND THE SOUTH 25 FEET OF LOT 35, BLOCK 1, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THAT PORTION LYING ADJACENT TO AND WEST OF THE EROSION CONTROL AS SHOWN IN PLAT BOOK 105, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 132,447 SQUARE FEET (3.04 ACRES) MORE OR LESS.



LOCATION SKETCH  
(NOT TO SCALE)

LEGEND:

BFP	BACKFLOW PREVENTOR
C&G	CURB AND GUTTER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CI	CURB INLET
COMM	COMMUNICATIONS
CONC	CONCRETE
EL	ELEVATION
ELEC	ELECTRIC
ELOT	ELECTRIC OUTLET
FF	FINISHED FLOOR
FND	FOUND NAIL AND DISK
FPL	FLORIDA POWER & LIGHT
GPS	GLOBAL POSITIONING SYSTEM
HH	HANDHOLE
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
MAG	MAGNETIC
MH	MANHOLE
MHD	MANHOLE DRAINAGE
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
MF	METAL FENCE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
N&D	NAIL AND DISC
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RTK	REAL TIME KINETICS
TRSH	TRASH RECEPICLE
VRS	VIRTUAL REFERENCE STATION
W/	WITH
XSTA	EXERCISE STATION

SYMBOLS:

	BACK FLOW PREVENTOR
	BOLLARD
	BOLLARD (LIGHT)
	CONCRETE LIGHT POLE
	CATCH BASIN
	CENTER LINE
	CLEANOUT
	DRAINAGE MANHOLE
	ELECTRIC BOX
	FIRE HYDRANT
	FIBER OPTIC BOX
	FLORIDA POWER & LIGHT MANHOLE
	FLOOD LIGHT
	DISABLED PARKING
	HEDGE
	IRRIGATION CONTROL BOX
	METAL LIGHT POLE (ROUND)
	PALM TREE
	PARKING KIOSK
	STREET LIGHT BOX
	SANITARY MANHOLE
	SIGN POST
	TREE
	TRAFFIC SIGNAL BOX
	WATER METER
	WOOD POST
	WATER VALVE

LINE TYPE

	METAL FENCE
	DRAINAGE LINE
	ELECTRIC LINE
	RIGHT OF WAY LINE
	OVERHEAD WIRE
	SANITARY LINE
	WATER LINE
	LOT LINE
	CENTER LINE
	COMMUNICATIONS LINE

HATCHING:

	GREENSPACE
	SETBACK AREA
	PROPOSED CANOPY
	OCEANFRONT OVERLAY AREA

SURVEYOR'S REPORT AND NOTES:

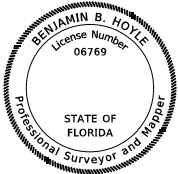
- PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
- THE PURPOSE OF THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS TO DEPICT IMPROVEMENTS AND ELEVATIONS ON SUBJECT PROPERTY AS DESCRIBED HEREON TO BE USED FOR APPLYING FOR PERMITS TO CONSTRUCT SHADE CANOPIES.
- ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP, BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, COVENANTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED OR SHOWN HEREON.
- UNDERGROUND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON.
- THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST: HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
- IMPROVEMENTS THAT WERE OBTAINED AT THE TIME OF SURVEY WERE NOT LOCATED OR SHOWN HEREON.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- DUE TO THE COMPLEXITY OF THE ZONING REGULATIONS ON THESE PROPERTIES, THE CODES, SET-BACKS, LAND USES, AND RESTRICTIONS ARE SUBJECT TO CHANGE AND INTERPRETATION AND SHOULD BE VERIFIED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES.
- DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH A 2011 ADJUSTMENT (NAD 83/2011), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) - REAL TIME KINEMATIC (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS), HAVING A REFERENCE BEARING OF S01°38'00"E, ALONG THE EAST RIGHT OF WAY LINE OF COLLINS AVENUE.
- THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.2' FOR THE LIMITS OF HARD SURFACES, SUCH AS ASPHALT, CONCRETE, CURBING, BUILDINGS, ETC. AND IS ±0.3' FOR GROUND SURFACE FEATURES, SUCH AS SURFACE FEATURES OF UTILITIES, ETC. AND IS ±0.4' FOR FEATURES PROTRUDING OUT OF THE GROUND, SUCH AS UTILITY POLES, FENCES, TREES, ETC.
- OVERHEAD WIRES SHOWN HEREON ARE FOR DIRECTIONAL AND CONNECTIVITY PURPOSES ONLY AND DO NOT DEPICT THE ACTUAL LOCATION.
- UNDERGROUND UTILITY LINES SHOWN HEREON WERE DESIGNATED ON THE GROUND BY FR ALEMAN OF MIAMI AND ARE APPROXIMATE IN LOCATION. UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES. THE EXPECTED HORIZONTAL ACCURACY OF THE SYMBOLS SHOWN ON THIS MAP IS ±0.3' FROM THE CENTER OF THE SYMBOL, UNLESS OTHERWISE NOTED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON BENCHMARKS SUPPLIED BY THE CITY OF MIAMI BEACH AND ARE RELATIVE TO CMB 63-01, ELEVATION 4.74'.
- THE EXPECTED VERTICAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.03' FOR HARD SURFACES, SUCH AS ASPHALT, CONCRETE, ETC. AND ±0.3' FOR SOFT SURFACES, SUCH AS GRASS, DIRT, MUD, ETC.
- THERE ARE 72 REGULAR PARKING SPACES AND 4 DISABLED PARKING SPACES ON THIS SITE.
- TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29), ADD 1.55 FEET CONVERSION FACTOR DETERMINED BY UTILIZING THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION, VERSION 4.2, ON JUNE 14, 2021

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON AUGUST 12, 2019. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES  
ENGINEERS, SURVEYORS AND PLANNERS

Benjamin B Hoyle  
2021.10.09  
'00'04- 12:33:36



BY: BENJAMIN B. HOYLE, P.S.M.  
FLORIDA REGISTRATION NO. 6769

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LICENSED BUSINESS NO. 6901



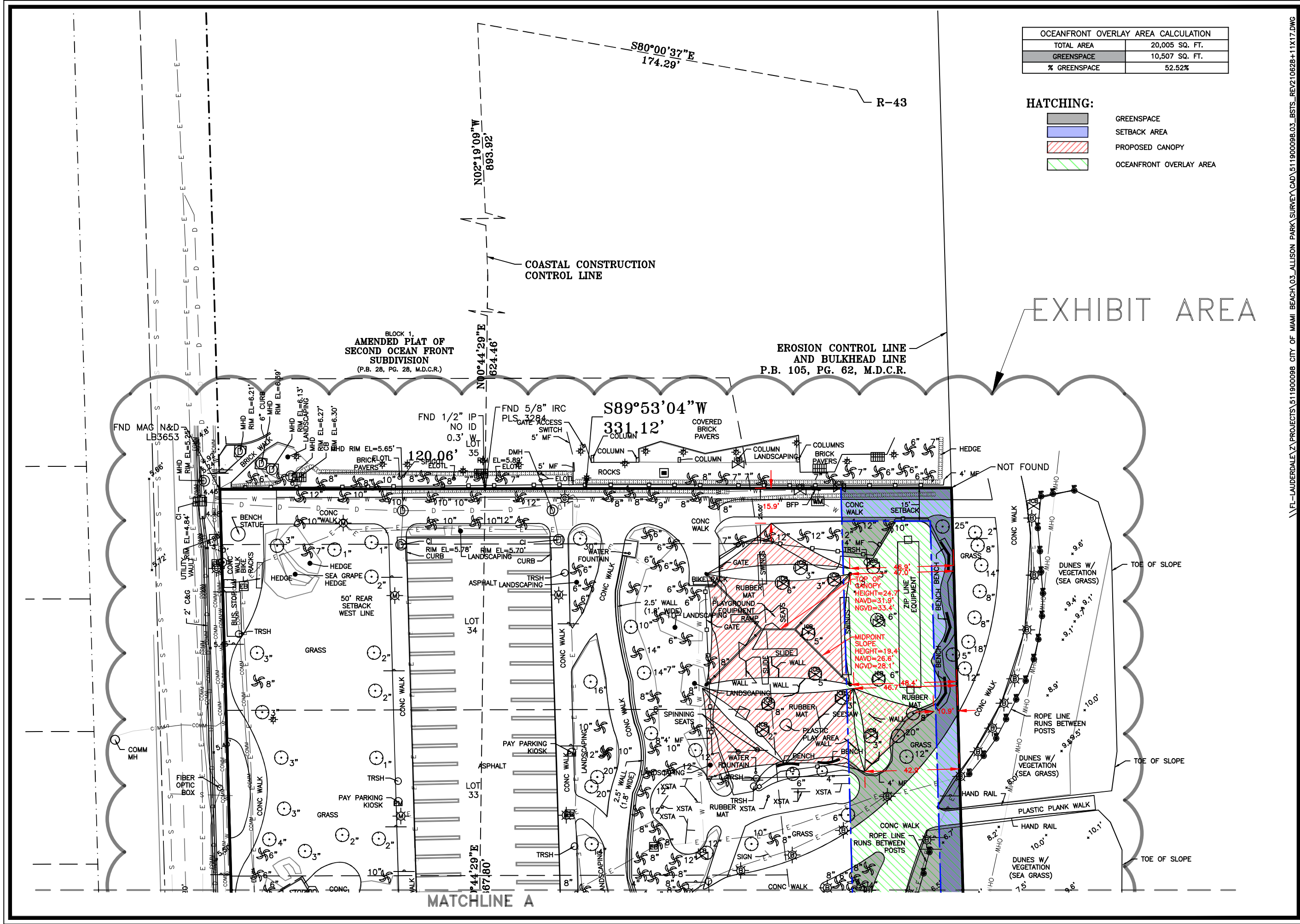
DATE	REVISIONS
3/11/21	UPDATE SURVEY
6/14/21	ADD PROPOSED CANOPIES & CALCULATE GREENSPACE
6/28/21	ADD HATCHING, LABELS, & DIMENSIONS
10/4/21	ADD OCEANFRONT & GREENSPACE DETAILS

DATE	8/12/2019
SCALE	AS SHOWN
FIELD BOOK	1538
DRAWN BY	DAS/SKN
CHECKED BY	BBH

BOUNDARY AND TOPOGRAPHIC SURVEY  
ALLISON PARK, CITY OF MIAMI BEACH

LOTS 30 THROUGH 34 AND THE SOUTH 25 FEET OF LOT 35, BLOCK 1  
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION  
PLAT BOOK 28, PAGE 28, MIAMI-DADE COUNTY RECORDS  
MIAMI-DADE COUNTY, FLORIDA

SHEET NO.	1
OF 9 SHEETS	
PROJECT NO.	511900098A



OCEANFRONT OVERLAY AREA CALCULATION	
TOTAL AREA	20,005 SQ. FT.
GREENSPACE	10,507 SQ. FT.
% GREENSPACE	52.52%

**HATCHING:**

- GREENSPACE
- SETBACK AREA
- PROPOSED CANOPY
- OCEANFRONT OVERLAY AREA

DATE	REVISIONS
3/11/21	UPDATE SURVEY
6/14/21	ADD PROPOSED CANOPIES & CALCULATE GREENSPACE
6/28/21	ADD HATCHING, LABELS, & DIMENSIONS
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DATE	8/12/2019
SCALE	AS SHOWN
FIELD BOOK	1538
DRAWN BY	DAS/SKN
CHECKED BY	BBH

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
ALLISON PARK, CITY OF MIAMI BEACH

LOTS 30 THROUGH 34 AND THE SOUTH 25 FEET OF LOT 35, BLOCK 1  
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION  
PLAT BOOK 28, PAGE 28, MIAMI-DADE COUNTY RECORDS  
MIAMI-DADE COUNTY, FLORIDA

SHEET NO.	2
OF	9 SHEETS
PROJECT NO.	511900098A

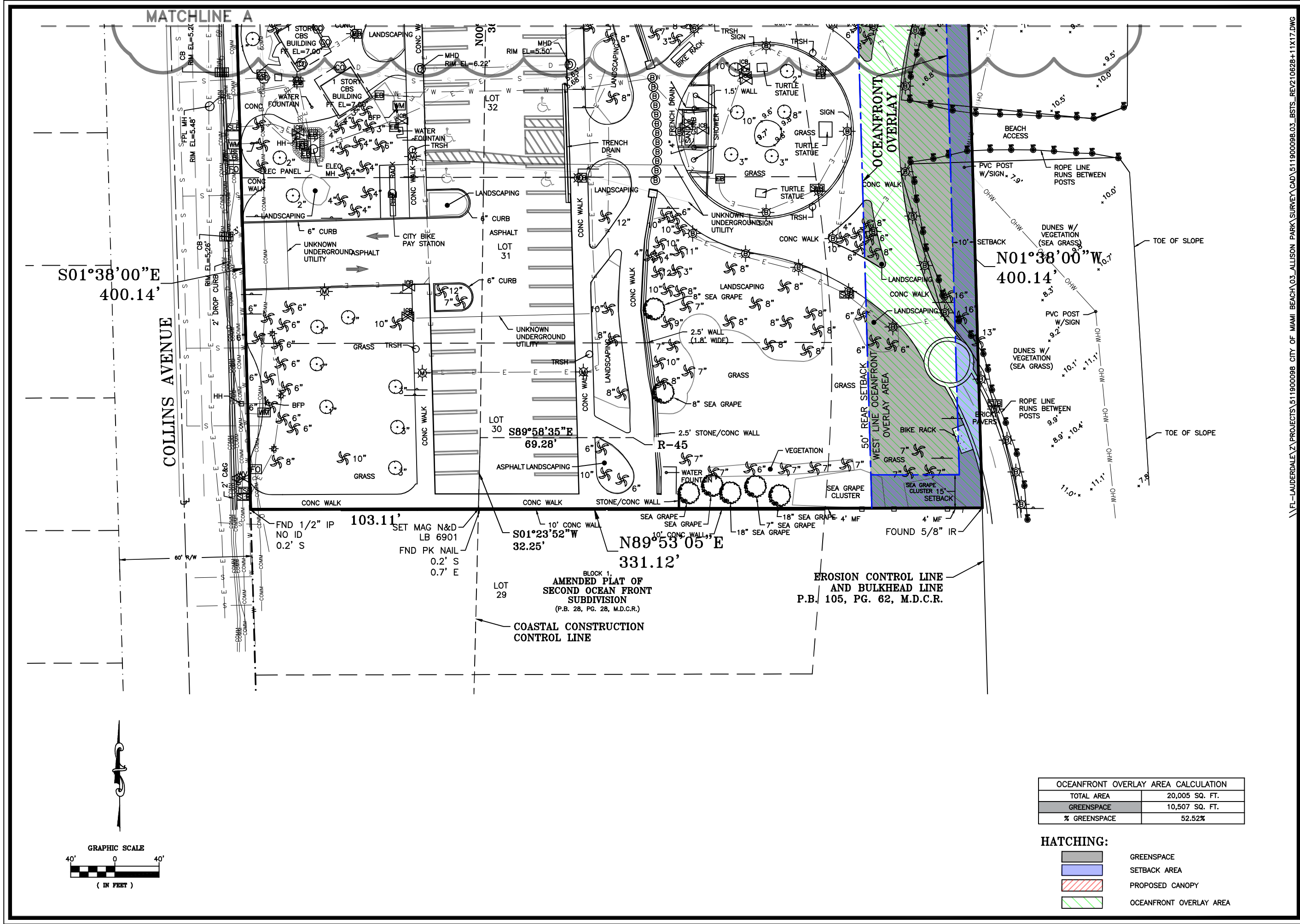
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OCEANFRONT OVERLAY AREA CALCULATION	
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HATCHING:	
	GREENSPACE
	SETBACK AREA
	PROPOSED CANOPY
	OCEANFRONT OVERLAY AREA

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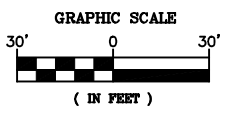
DATE	REVISIONS
3/11/21	UPDATE SURVEY
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BOUNDARY AND TOPOGRAPHIC SURVEY  
ALLISON PARK, CITY OF MIAMI BEACH

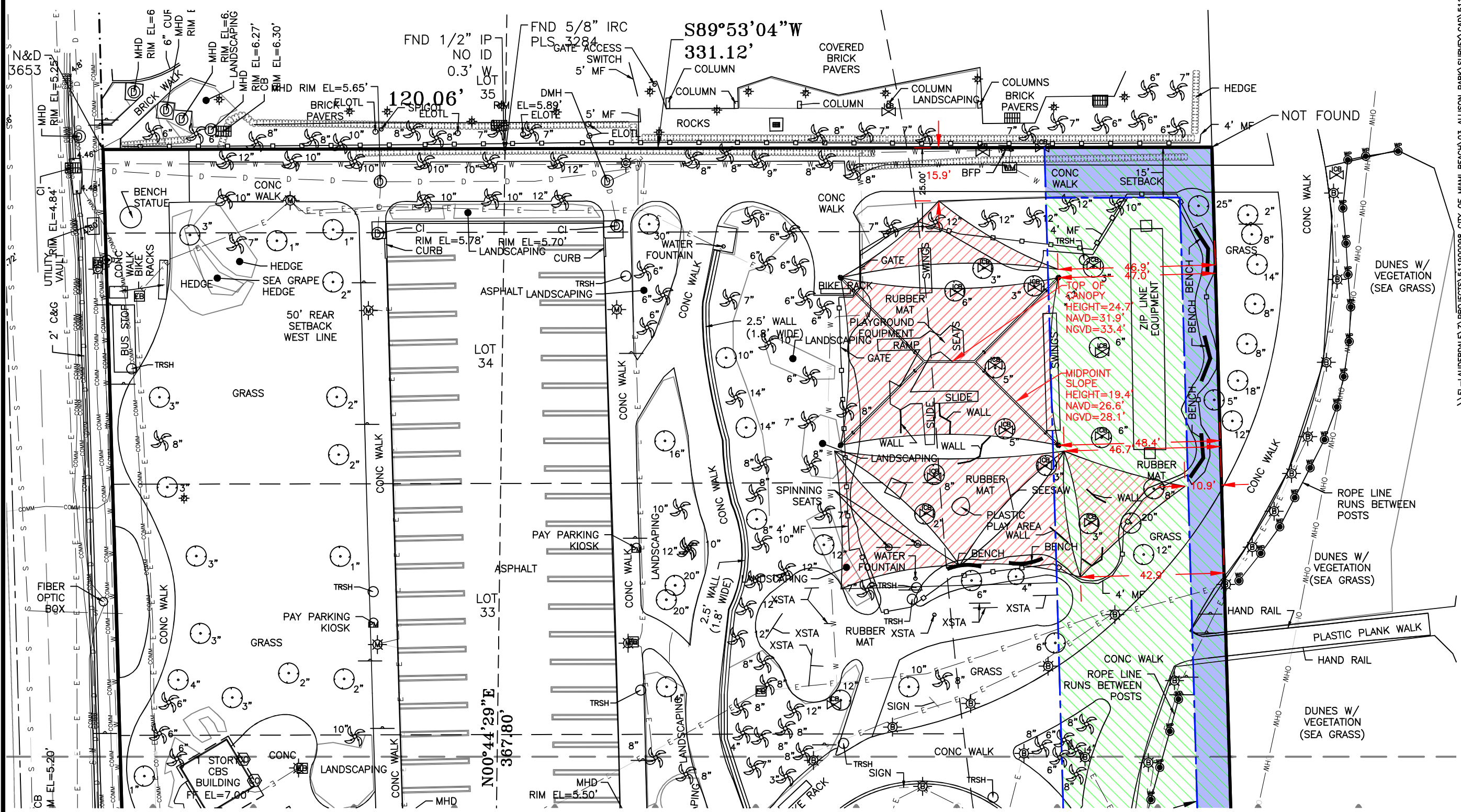
LOTS 30 THROUGH 34 AND THE SOUTH 25 FEET OF LOT 35, BLOCK 1  
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION  
PLAT BOOK 28, PAGE 28, MIAMI-DADE COUNTY RECORDS  
MIAMI-DADE COUNTY, FLORIDA

# EXHIBIT AREA



**HATCHING:**

- SETBACK AREA
- PROPOSED CANOPY
- OCEANFRONT OVERLAY AREA



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**LICENSED BUSINESS NO. 6901**

DATE	REVISIONS
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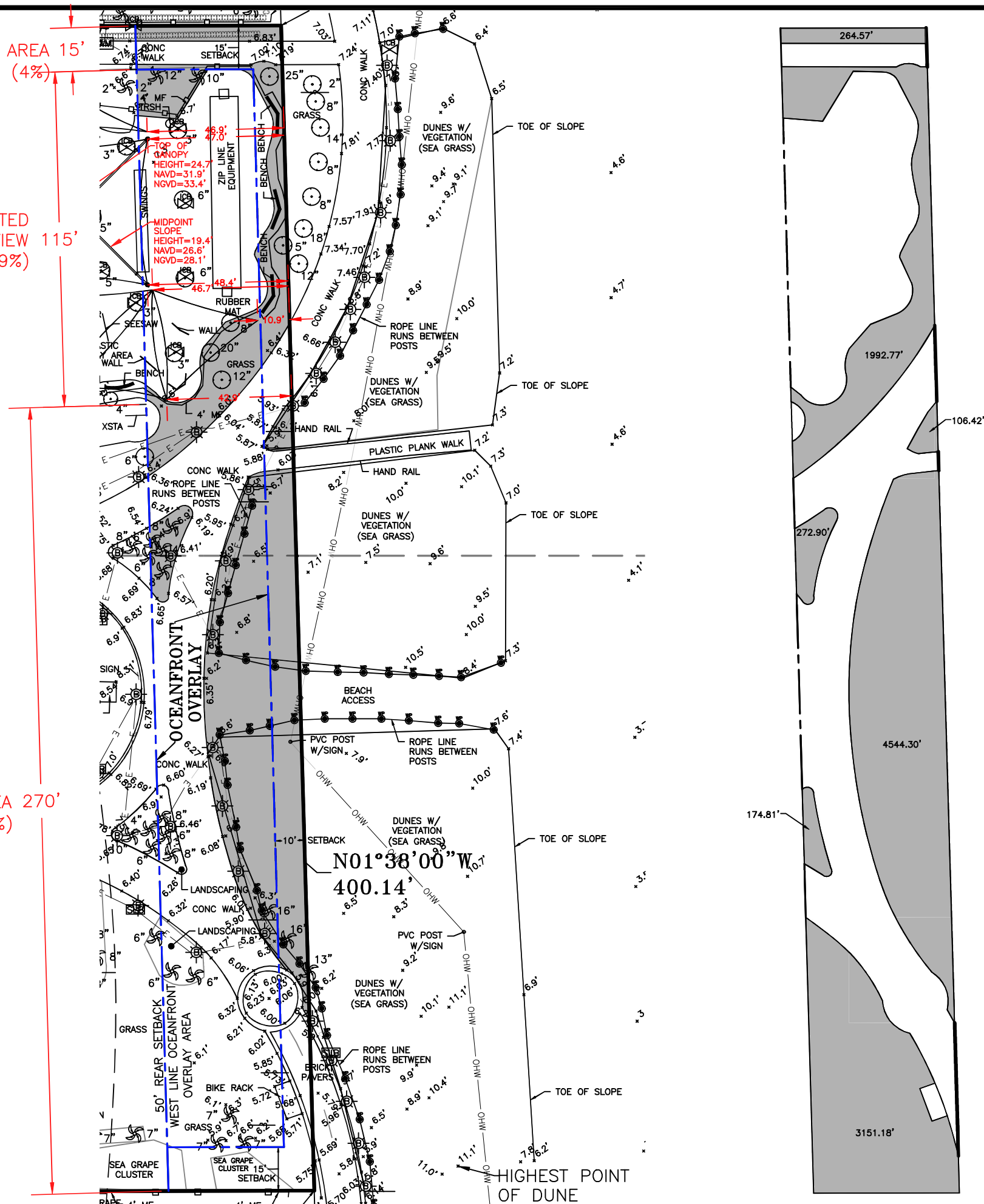
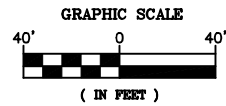
**PROPOSED CANOPY AND SETBACK LINES**  
ALLISON PARK, CITY OF MIAMI BEACH

LOTS 30 THROUGH 34 AND THE SOUTH 25 FEET OF LOT 35, BLOCK 1  
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION  
PLAT BOOK 28, PAGE 28, MIAMI-DADE COUNTY RECORDS  
MIAMI-DADE COUNTY, FLORIDA

SHEET NO.	4
OF	9 SHEETS
PROJECT NO.	511900098A



CANOPY/OBSTRUCTED	1
VISUAL VIEW	115'
(29%)	1



OCEANFRONT OVERLAY AREA CALCULATION	
TOTAL AREA	20,005 SQ. FT.
GREENSPACE	10,507 SQ. FT.
% GREENSPACE	52.52%

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DRAWN BY	DAS/SKN
CHECKED BY	BBH

**PROPOSED CANOPY AND SETBACK LINES**  
ALLISON PARK, CITY OF MIAMI BEACH

LOTS 30 THROUGH 34 AND THE SOUTH 25 FEET OF LOT 35, BLOCK 1  
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION  
PLAT BOOK 28, PAGE 28, MIAMI-DADE COUNTY RECORDS  
MIAMI-DADE COUNTY, FLORIDA

SHEET NO. 5  
OF 9 SHEETS  
PROJECT NO.  
511900098A



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