

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	LIGHT POLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	MANHOLE		0.5' CURB
	WATER METER		2.0' CURB & GUTTER
	UTILITY POLE		WALL
	RISER		ELEVATION
	FIRE HYDRANT		INV.
	HANDHOLE		SAN.
	SEWER/GAS VALVE		CHAIN LINK FENCE
	CLEANOUT		PERMANENT REFERENCE MONUMENT
	WELL		F.I.R.M.
	GRADE ELEVATION		CONCRETE
	BOLLARD		ASPHALT PAVEMENT
	SIGN		R/W
			CENTER LINE
			MONUMENT LINE
			B.O.S. - BOTTOM OF STRUCTURE

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LOT 26
NOT A PART

FOLIO: 02-4204-001-0210
OWNER: GARDEN ISLANDS INTL LLC
C/O STEVEN CARLYLE CRONIG ESQ

2 STORY RESIDENCE
(NOT LOCATED)

CORRECTED PLAT STAR ISLAND
PLAT BOOK 31, PAGE 60

VACANT
(NO BUILDINGS)
(OBSERVED)

LOT 28
NOT A PART

FOLIO: 02-4204-001-0235
OWNER: MIP 28 STAR ISLAND LLC
C/O RODRIGO V MOSCOSO

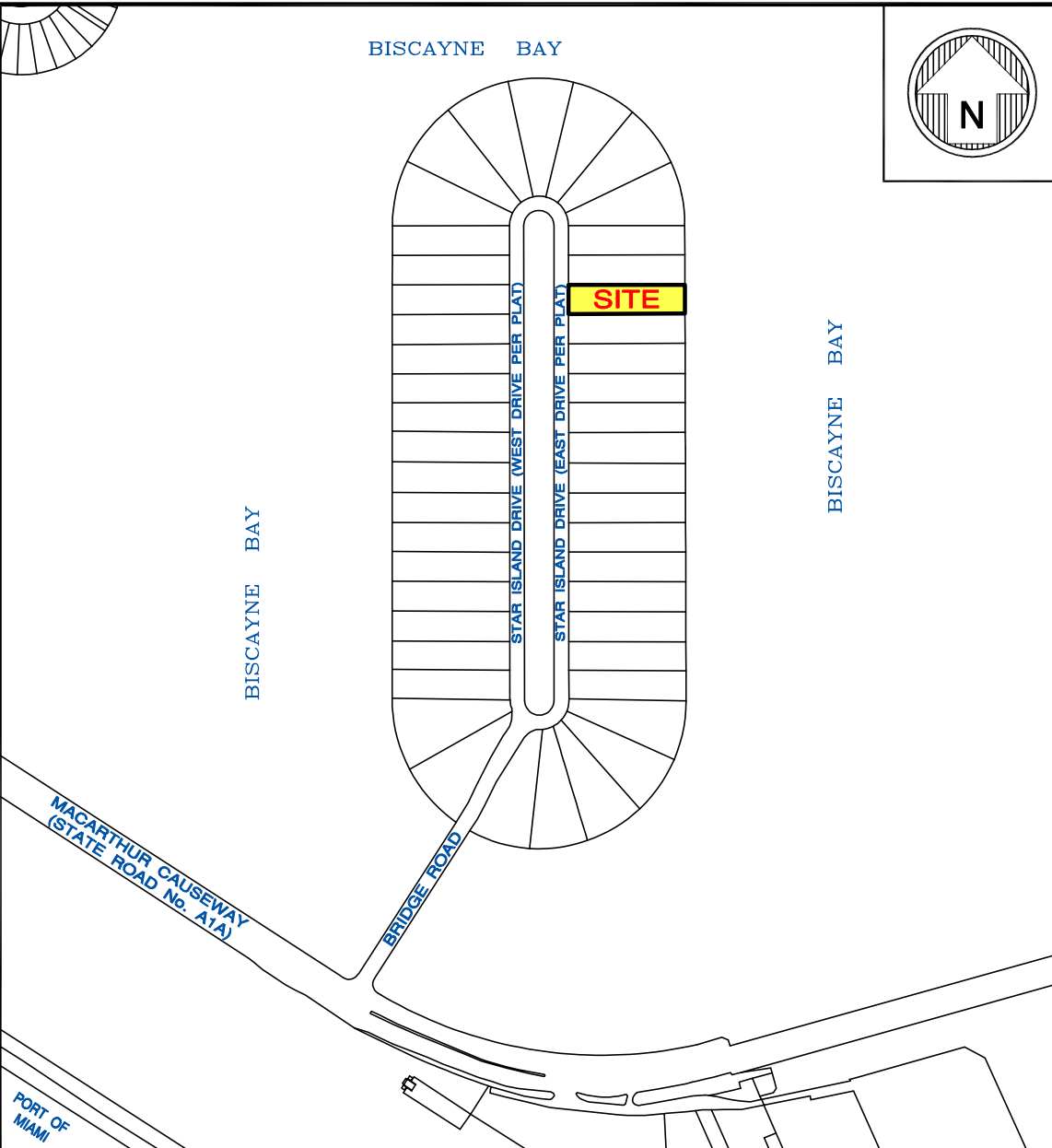
SCHEDULE B - SECTION I

- 1-7 Standard Exceptions not addressed.
- 8 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STAR ISLAND, as recorded in Plat Book 5, Page 52.
- 9 Replatted by Plat Book 31, Page 60, to fix a call in the legal description of this plat.
- 10 Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Corrected Plat Star Island, recorded in Plat Book 31, Page 60.
- 11 No Easements per plat that benefit or encumber parcel to plot. Right of Way per plat that adjoins parcel is shown on survey.
- 12 Reservations contained in Deed No. 18547 in Deed Book 162, Page 396.
- 13 Document not provided.
- 14 Reservations and dedications contained in the Declaration of Dedication in Deed Book 210, Page 192.
- 15 Document not provided.
- 16 Dedication of Star Island Bridge in Deed Book 1447, Page 313 and Deed Book 1447, Page 316. Dedicates to the City of Miami Beach, Florida and to the use of the public, the following described bridge to wit: That bridge connecting what is known as Star Island as shown in Plat Book 5 at Page 52 of the Public Records of Dade County, Florida, with what is known as the County Causeway, all in the City of Miami Beach, Dade County, State of Florida.
- 17 Accepted by the City of Miami Beach, Florida on June 17, 1931.
- 18 Provisions as contained in the Declaration of the Internal Improvement Fund State of Florida filed in Deed Book 1858, page 377.
- 19 A strip of land or bottom ten (10) feet wide bordering upon, exterior to and entirely around that certain island known as Star Island, in Miami Beach, Dade County, Florida, for the benefit and protection of said island.
- 20 Ordinance No. 81-76 filed in O.R.B. 11174, Page 165, as amended in O.R.B. 13640, Page 3057.
- 21 Resolution No. R-1562-8 filed in O.R.B. 11296, Page 345.
- 22 Encumbers parcel but not subject to location. Blanket in nature.
- 23 Resolution No. R-1599-83 filed in O.R.B. 12589, Page 850.
- 24 Encumbers parcel but not subject to location. Blanket in nature.
- 25 Provisions and conditions as contained in Disclaimer filed 5/19/2010 in O.R.B. 27290, page 534.
- 26 Disclaimer encumbers parcel but not subject to location. Blanket in nature.
- 27 Planning Board City of Miami Beach Division of Land/Lot Split Final Order filed 6/13/2011 in O.R.B. 27619, page 3026.
- 28 Benefits parcel but not subject to location. Blanket in nature.
- 29 Planning Board City of Miami Beach Conditional Use Permit filed 1/21/2014 in O.R.B. 28996, page 4346.
- 30 Conditional Use Permit to install mooring piles benefits parcel but not subject to location. Blanket in nature.
- 31 Order filed 7/24/2014 in O.R.B. 29243, page 444, modified in O.R.B. 26932, Page 2404.
- 32 Encumbers parcel but not subject to location. Blanket in nature.
- 33 Affected by supplemental order in O.R.B. 29632, Page 2597.
- 34 Benefits parcel but not subject to location. Blanket in nature.
- 35 Easement in favor of Florida Power & Light company filed 9/15/2016 in O.R.B. 30232, page 2439 specific to subject property.
- 36 Encumbers parcel and is shown on survey.
- 37 Declaration of Covenants, Conditions and Restrictions recorded in Book 31072, Page 1658.
- 38 Encumbers parcel but not subject to location. Blanket in nature.
- 39 Declaration of Covenants, Conditions and Restrictions recorded in Book 31309, Page 4056.
- 40 Encumbers parcel but not subject to location. Blanket in nature.
- 41 Declaration of Covenants, Conditions and Restrictions recorded in Book 31309, Page 4057.
- 42 Encumbers parcel but not subject to location. Blanket in nature.
- 43 Riparian and/or littoral rights are not insured.
- 44 Not a survey matter.
- 45 Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce.
- 46 Not a survey matter.

NOTE: All recording references in this commitment/policy shall refer to the public records of Miami-Dade County, Florida, unless otherwise noted.

LEGAL DESCRIPTION:

Lot 27, of CORRECTED PLAT STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County, Florida.



LOCATION SKETCH

SCALE: 1" = 600'

SURVEYOR'S NOTES:

- This site lies in Section 4, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records with reference to the First American Title Insurance Company File No. 1062-4305224 with an effective date of May 2, 2019. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Survey".
- Bearings hereon are referred to an assumed value of S00°00'00"E for the center line of East Drive, and evidenced by two (2) found nails & disks (I.D.'s not legible).
- Lands shown hereon are located within an area having a Zone Designation AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0319L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. E-03, Elevation +9.47, located on November 13, 2014 at the intersection of MacArthur Causeway and Bridge Road.
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 40,000 square feet, or 0.918 acres, more or less.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground pipe information based on as-builts and markings provided by client.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Riparian and/or littoral rights are not insured.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and Warrant Deed recorded in O.R.B. 27678, Page 1941 and no claims as to ownership are made or implied.
- Folio No. 02-4204-001-0230, per Miami-Dade County Property Appraiser's Website.

SURVEYOR'S CERTIFICATION:

Starboard Florida IV, LLC
City National Bank of Florida, its successors and/or assigns as their interest may appear
First American Title Insurance Company
Wasserstein & Nunez PLLC

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on November 3, 2014 and last updated October 8, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork was completed on October 8, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

DWT	SUL	DWT	DWT
14	210817	UPDATE SURVEY (10/8/21) SJD	14
13	200949	UPDATE SURVEY (10/26/19) - TC	13
12	190546	AMEND PER CLIENTS COMMENTS (8/27/19)	12
11	190546	ADDITIONAL UTILITY INFORMATION (7/23/19)-SJD	11
10	190546	AMEND PER CLIENTS COMMENTS (7/9/19)	10
No.	O.N.	Revision Description	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANSPPS LAND TITLE SURVEY
27 STAR ISLAND DRIVE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	11/3/14
Scale	1" = 20'
Drawn By	GEM
CAD No.	141267
Plotted	10/11/21 1:04p
Ref. Dwg.	SBO
Field Book	629/21&23 RLL/SJH
Job No.	141267
Dwg. No.	2014-185
Sheet	1 of 1