



LEGEND	
	CATCH BASIN
	MANHOLE
	LIGHT POLE
	WATER METER
	WATER VALVE
	CATCH BASIN INLET
	UTILITY POLE
	RISER
	FIRE HYDRANT
	HANDHOLE
	SIGN
	FLORIDA POWER & LIGHT
	0.5' CURB
	2.00' CURB & GUTTER
	CHAIN LINK FENCE
	GRADE ELEVATION
	ELEVATION
	PAGE
	PLAT BOOK
	SANITARY
	PERMANENT REFERENCE MONUMENT
	OFFICIAL RECORDS BOOK
	CONCRETE
	ASPHALT PAVEMENT

#### SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 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 **NOT** abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 07°34'45" E for the East-right of way line of Collins Avenue and evidence by found nail & disk and found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. A-371, Elevation 45.35, located on February 26, 2013 South of the intersection of 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL. B) and X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L 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.
- Pursuant to Florida State Statutes in Chapter 161.141, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 64,389 square feet, or 1.478 acres, more or less.
- 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.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- 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 furnished by client and no claims as to ownership are made or implied.
- Tax Folio Number: 02-3234-083-2810 per Miami-Dade County Property Appraiser website.

#### LEGAL DESCRIPTION:

Lots 1, 2, 13 and 14, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida.

AND

That certain tract of land lying to the East of the above-described lots and West of the Erosion Control Line.

ALL THE ABOVE BEING DESCRIBED AS FOLLOWS:

Bounded on the West by the West line of said Lots 13 and 14, also being the East Right-of-Way line of Collins Avenue; bounded on the North by the North line of said Lots 2 and 13 and its Easterly extension thereof; bounded on the South by the South line of said Lots 1 and 14 and its Easterly extension thereof; and bounded on the East by the Erosion Control Line, as recorded in Plat Book 105, Page 62, of said Public Records.

#### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on March 24, 2021, and last updated on October 26, 2021 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 26, 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.

PROPERTY OWNER: MICHAEL LANZALOTTO

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.

No.	O.N.	Revision Description
1	2/08/55	UPDATE SURVEY (10/26/21) RLL

**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

**BOUNDARY & TOPOGRAPHIC SURVEY**  
SHELBORNE HOTEL - 1801 COLLINS AVENUE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/24/21
Scale	1"=30'
Drawn By	MAP
CAD No.	051450
Plotted	10/27/21 7:13p
Ref. Dwg.	2005-160
Field Book	RLL
Job No.	621/56 & FLD.SHT.
Dwg. No.	210056
Sheet	2021-008-NGVD
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