

LEGAL DESCRIPTION

FROM OFFICIAL RECORDS BOOK 28788, PAGE 1580 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOTS 1 THROUGH 8, INCLUSIVE, AND THE 16.00 FOOT ALLEY ALL IN BLOCK 21 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON SEPTEMBER 16, 2022. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON OCTOBER 7, 2022.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- MONUMENT GRIPES DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (I.E., N 0.2° NORTH 0.2').
- ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.01 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 (TENTH) OF A FOOT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- TYPE OF SURVEY, TOPOGRAPHIC AND BOUNDARY SURVEY PER CHAPTER 51-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THERE ARE NO INHERENT GAPS, GORES OR HATSUS TO THE SURVEYED PROPERTY.
- ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL. IN THIS REGARD:
- THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PROVIDED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
- THE THREE IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK OR THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK, IF SPECIFIED, IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAK-FAST HEIGHT. SPECIES NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- DRAINAGE AND SEWER PIPE SIZES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR CALCULATIONS OR OTHER FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS (UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES).
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 51-17 FROM BEING MET.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

REFERENCE SURVEY CONTROL

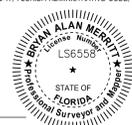
- SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, L8B172" NORTHING: 537004.13 EASTING: 44442.83 ELEV: 3.54
- SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, L8B172" NORTHING: 537203.24 EASTING: 44443.85 ELEV: 3.31
- HORIZONTAL CONTROL WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE-MINUTE OBSERVATIONS.
- THE HORIZONTAL COORDINATES SHOWN ON THIS MAP ARE GRID COORDINATES RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, FLORIDA EAST ZONE.
- ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD88) IS CONVERSION TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83) IS CALCULATED BY THE FOLLOWING CONVERSION FORMULA: NGVD29 - 1.55 + NAVD83
- RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 2.5" ± BASED ON TOTAL STATION TRIGONOMETRIC METHODS AND REAL TIME KINEMATIC GPS METHODS.
- THE FEATURES SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE U.S. STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, FLORIDA EAST ZONE, REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK.
- ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL-HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.

LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

●	BENCHMARK (FOUND/SET)	ENG.	ENGINEERING
○	IRON PIPE (FOUND/SET)	MDC	MIAMI-DADE COUNTY
○	IRON ROD FOUND	(C)	CALCULATED BEARING/DISTANCE
○	NAIL & WASHER (FOUND/SET)	(D)	DEED BEARING/DISTANCE
○	FIN AND CAP (FOUND/SET)	(M)	MEASURED BEARING/DISTANCE
○	BOLLARD	(P)	PLATTED BEARING/DISTANCE
○	LIGHT POLES	FT	FEET
○	ASPHALT PAVEMENT	FND	FOUND MONUMENT
○	BUILDING - BUILDING OVERHANG	R/W	RIGHT-OF-WAY
○	CONCRETE	BM	BENCHMARK
○	SIDWALK PAVERS	ELEV	ELEVATION
○	DIRT	N:	NORTHING (STATE PLANE GRID COORDINATE)
○	GRASS	E:	EASTING (STATE PLANE GRID COORDINATE)
○	EASEMENT BOUNDARY	GPS	GLOBAL POSITIONING SYSTEM
○	PROPERTY BOUNDARY	LB	LICENSED BUSINESS
○	RIGHT OF WAY LINE	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
○	UTILITY BOX/FEDESTAL (AS IDENTIFIED)	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
○	UTILITY METER (AS IDENTIFIED)	NAD83	NORTH AMERICAN DATUM OF 1983
○	UTILITY MARKER	A	ARC LENGTH
○	UNDERGROUND VAULT	CB	CHORD BEARING
○	CATCH BASIN	CL	CHORD LENGTH
○	MANHOLE (AS IDENTIFIED)	Δ	DELTA ANGLE
○	UTILITY VALVE (AS IDENTIFIED)	R	RADIUS
○	BUILDING OVERHANG	N.T.	NON-TANGENT CURVE
○	FIRE HYDRANT	D.B.	DEED BOOK
○	STANDPIPE	No.	NUMBER
○	PARKING METER	O.R.B.	OFFICIAL RECORD BOOK
○	PALM TREE	PG.	PAGE
○	SHRUB	P.B.	PLAT BOOK
○	DECIDUOUS TREE	AVE	AVENUE
○	SIGN	RD	ROAD
○	GATE	RR	RAILROAD
○	FENCE	ST	STREET
○	GUARD RAIL CABLE	BC	BOTTOM OF CURB
○	LANDSCAPE AREA	BW	BOTTOM OF WALL
○	BUILDING OUTLINE	C.B.S.	CONCRETE BLOCK STRUCTURE
○	BUILDING OVERHANG	EP	EDGE OF PAVEMENT
○		FF	FINISHED FLOOR
○		TC	TOP OF CURB
○		TW	TOP OF WALL
○		GR	GRATED INLET
○		INV	INVERT ELEVATION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY MAP COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 475.027, FLORIDA STATUTES.



BRYAN A. MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS6558
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER L8B172, STATE OF FLORIDA.

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOGRAPHIC PRIVATE KEY ICG DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

			Project	AMAN Hotel - Miami Beach	Drawing Title	TOPOGRAPHIC & BOUNDARY SURVEY	Project No.	300295501	Drawing No.	VB101
15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 000660148172L816168			Date	10-07-22	Drawn By	IR	Date	10-07-22	Checked By	BM
Date: 10/7/2022 Time: 12:50 User: ivovia Style Table: Langan.tbl Layout: Layout1 Document Code: 300295501-5601-VT101-0101			MAMI-DADE COUNTY MIAMI BEACH FLORIDA		SHEET 1 OF 1					