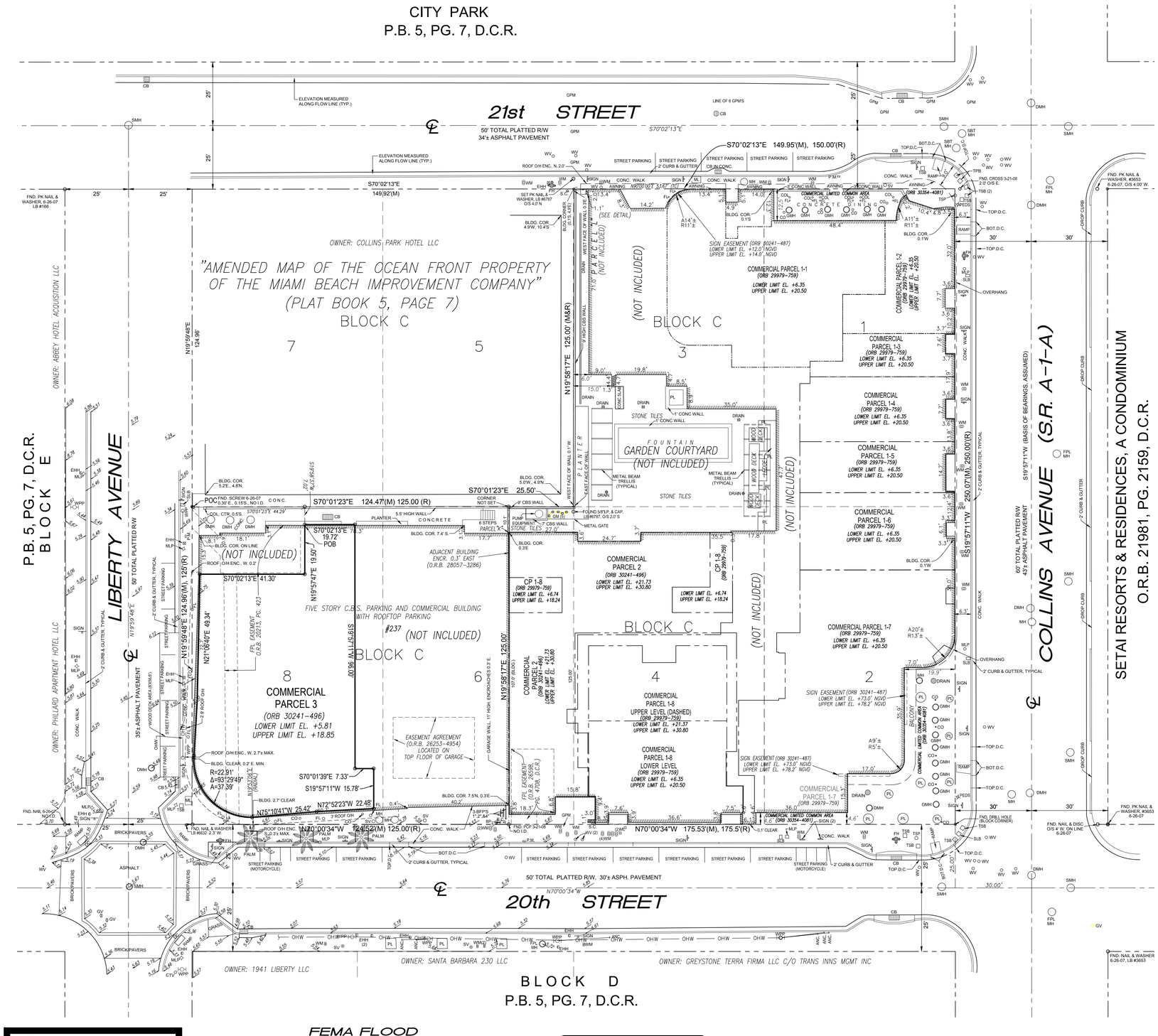
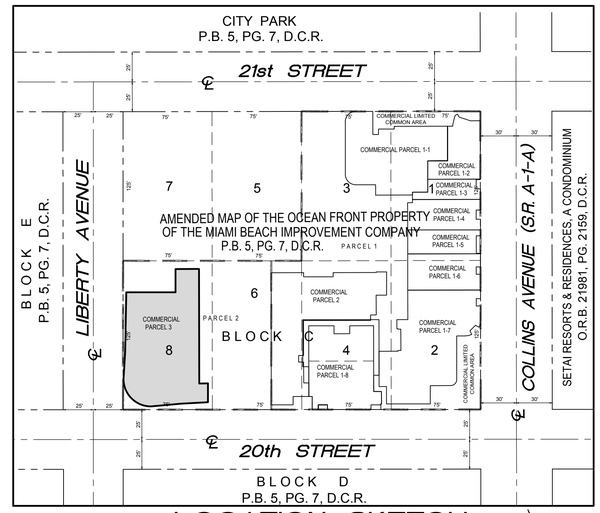
# SPECIFIC PURPOSE BOUNDARY SURVEY




## LEGEND

| | |
|---|---|
| Δ - | CENTRAL ANGLE |
| A - | ARC LENGTH |
| BFP - | BACK FLOW PREVENTOR |
| BLDG. - | BUILDING |
| BOT. D.C. - | BOTTOM OF DROP CURB |
| BP - | BOLLARD POST |
| CB - | CATCH BASIN |
| CLF - | CHAIN LINK FENCE |
| CO - | CLEANOUT |
| COL. - | COLUMN |
| CTV - | CABLE TELEVISION |
| CONC. - | CONCRETE |
| CONST. - | CONSTRUCTION |
| COR. - | CORNER |
| ℄ - | CENTERLINE |
| CTR. - | CENTER |
| D.C. - | DROP CURB |
| D.C.R. - | MIAMI-DADE COUNTY RECORDS |
| DMH - | DRAINAGE MANHOLE |
| EBX - | ELECTRIC BOX |
| EMH - | ELECTRIC HANDHOLE |
| ELEV. - | ELEVATION |
| ENC. - | ENCROACHMENT |
| FEMA - | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FH - | FIRE HYDRANT |
| FL - | FLOOD LIGHT |
| FND. - | FOUND |
| FPL - | FLORIDA POWER & LIGHT COMPANY |
| GM - | GAS METER |
| GMH - | GREASE TRAP MANHOLE |
| GPM - | GAS PAINT MARK |
| GV - | GAS VALVE |
| ID - | IDENTIFICATION |
| I.P. - | IRON PIPE |
| LB - | LICENSED BUSINESS |
| LP - | LIGHT POLE |
| MAX. - | MAXIMUM |
| MH - | MANHOLE |
| MIN. - | MINIMUM |
| (M) - | MEASURED |
| ML - | METAL LID |
| MLP - | METAL LIGHT POLE |
| M.W. - | MONITORING WELL |
| OH - | OVERHANG |
| OHW - | OVERHEAD WIRES |
| O.R.B. - | OFFICIAL RECORDS BOOK |
| O/S - | OFFSET |
| P.B. - | PLAT BOOK |
| PEDS - | PEDESTRIAN SIGNAL |
| PG. - | PAGE |
| PL - | PLANTER |
| P.M. - | PARKING METER |
| R - | RADIUS |
| (R) - | RECORD |
| R/W - | RIGHT-OF-WAY |
| SBT - | SOUTHERN BELL TELEPHONE COMPANY |
| SC - | SIAMESE CONNECTION |
| SLB - | STREET LIGHT BOX |
| SMH - | SEWER MANHOLE |
| S.R. - | STATE ROAD |
| SV - | SEWER VALVE |
| TEMP. - | TEMPORARY |
| TOP.D.C. - | TOP OF DROP CURB |
| TPB - | TRAFFIC PULL BOX |
| TSB - | TRAFFIC SIGNAL BOX |
| TSP - | TRAFFIC SIGNAL POLE |
| TYP. - | TYPICAL |
| WM - | WATER METER |
| WPP - | WOOD POWER POLE |
| WV - | WATER VALVE |




## LOCATION SKETCH

*SCALE: 1" = 60'*
*SECTION 34, TOWNSHIP 53 S., RANGE 42 E.*
*CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA*

## LEGAL DESCRIPTION: (COMMERCIAL PARCEL No. 3)

A Parcel located within an existing building, said building being located within Lot 8, Block C, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 8; thence S70°01'23"E along the North line of said Lot 8, for 44.29 feet; thence S19°58'37"W for 7.02 feet to the POINT OF BEGINNING of the following described Parcel; thence S70°02'13"E for 19.72 feet; thence S19°57'11"W for 96.00 feet; thence S70°01'39"E for 7.33 feet; thence S19°57'11"W for 15.78 feet; thence N72°52'23"W for 22.48 feet; thence N75°10'41"W for 25.42 feet to a point on a circular curve, the radius point of said curve bearing N19°53'06"E from the last described point; thence Northwesterly to Northeasterly along the arc of said curve to the right, having a radius of 22.91 feet and a central angle of 93°29'49" for an arc length of 37.39 feet to a Point of Tangency; thence N23°22'55"E for 22.10 feet; thence N21°06'40"E for 49.34 feet; thence S70°02'13"E for 41.30 feet; thence N19°57'47"E for 19.50 feet to the POINT OF BEGINNING. This described parcel subject to a Lower Limit at Elevation +5.81 feet and an Upper Limit at Elevation +18.85 feet, N.G.V.D., 1929.

TOGETHER WITH THE EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 26253, PAGE 4954, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 26275, PAGE 4436, TOGETHER WITH ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN CONSENT TO ENCROACHMENT AND PERPETUAL EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 28057, PAGE 3286, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THAT DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS, RECORDED ON MARCH 23, 2011, IN OFFICIAL RECORDS BOOK 27626, PAGE 3291, AS AMENDED BY AMENDMENTS RECORDED ON (I) SEPTEMBER 13, 2012, IN OFFICIAL RECORDS BOOK 28271, PAGE 2377 (II) MARCH 14, 2014, IN OFFICIAL RECORDS BOOK 29068, PAGE 1537 AND (III) FEBRUARY 29, 2016, IN OFFICIAL RECORDS BOOK 29979, PAGE 759; (IV) RECORDED SEPTEMBER 22, 2016, IN OFFICIAL RECORDS BOOK 30241, PAGE 487, (V) RECORDED SEPTEMBER 26, 2016 IN OFFICIAL RECORDS BOOK 30241, PAGE 496, RECORDED SEPTEMBER 22, 2016, IN OFFICIAL RECORDS BOOK 30241, PAGE 487, (VI) RECORDED DECEMBER 21, 2016 IN OFFICIAL RECORDS BOOK 30354, PAGE 4081, AND (VII) AS AFFECTED BY ASSIGNMENT OF DECLARATION RIGHTS RECORDED SEPTEMBER 22, 2016, IN OFFICIAL RECORDS BOOK 30241, PAGE 540, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LEGAL DESCRIPTION: (LAND)

PARCEL 1:

LOTS 2 AND 4 AND THE EAST 25.5 FEET OF LOT 6 IN BLOCK C, OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 1 AND 3 IN BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOT 6 LESS THE EAST 25.50 FEET AND ALL OF LOT 8, BLOCK C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO:
CONDITIONS, RESTRICTIONS, LIMITATIONS AND EASEMENTS OF RECORD, IF ANY.

## NOTES:

1. This is a Specific Purpose Boundary Survey of Commercial Parcel 3. The boundary of the subject parcel lies inside a building and no monuments were set for each of the described property corners.
2. BEARINGS hereon are based on an assumed meridian, along the centerline of Collins Avenue (State Road A-1-A) between 21st Street and 20th Street, bearing S19°57'11"W.
3. BENCHMARK: Z-310, Locator Index 3225 W. A US C & G brass disc on top of East side of the concrete base for a flagpole. 108' North of North Curb of 21 Street and 50' West of West curb on Collins Avenue. Elevation: 6.83 National Geodetic Vertical Datum 1929.
4. Elevations, if any, refer to the National Geodetic Vertical Datum 1929 and are expressed in feet.
5. LEGAL DESCRIPTION of the subject property is in agreement with that description in Schedule "A", of the Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No: 21002146, Effective Date January 27, 202.
6. For parcel limits of each floor level of "Boulan South Beach, A Condominium", refer to condominium declaration recorded in O.R.B 27626-3375.
7. Visible indicators of utilities are shown hereon, but no attempt has been made by this office to locate buried utilities. Contractor must determine the nature, location, depth and size of underground utilities, and call Sunshine State One Call of Florida at 1-800-432-4770 prior to digging or setting piles.
8. AREA of the subject property (Commercial Parcel No. 3) at ground level is 6,276 Square Feet or 0.1441 Acre, more or less.
9. AREA of the Land is 56,248 square feet or 1.2913 acres, more or less.
10. Distances along boundary of subject property are record and measured, unless otherwise stated.
11. Building footprint measured at ground level. Building overhangs not shown unless otherwise indicated.
12. All recording references hereon refer to the Public Records of Miami-Dade County.
13. Refer to the "Boulan South Beach Project" Exhibit prepared by this firm and containing 53 pages, dated 1-22-2021 for the sketches, legal descriptions and locations of the individual Commercial Parcels.
14. This is not a Boundary Survey of the Land.

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## FEMA FLOOD ZONE INFORMATION:

| | |
|---|---|
| Community | No. 120651 |
| Panel | No. 0317 |
| Suffix | L |
| Map Number: | 12086C0317 L |
| Flood Zone: | AE |
| Base Flood Elevation: | 8.0' (N.G.V.D.) |
| Date of Map Panel: | 9/11/2009 |
| Date of Firm Index: | 9/11/2009 |

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digitally signed by Geoffrey Leiter
DN: C=US, CN=Leiter Perez and Associates Inc.
dnQualifier=A01410C0000018795010240000188I11, CN=Geoffrey Leiter
Date: 2023-07-27 09:38:39


LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 205, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787


| | |
|---|---|
| TYPE OF SURVEY: | *SPECIFIC PURPOSE BOUNDARY SURVEY* |
| PREPARED FOR: | **BOULAN SOUTH BEACH** |
| SURVEY DATE: | 4-20-2016 |
| JOB ORDER: | 16~132 |
| FILE NO.: | B- |
| FILE NAME: | 16~132BOULAN.PGATE |
| F.B. | 256 |
| PG. | 19~24 |

REVISIONS:

| DATE: | JOB ORDER: | DESCRIPTION: | F.B. | PG. |
|---|---|---|---|---|
| 7-19-2022 | 22-214 | LIMITED SPOT ELEVATIONS NEAR CP-3 | | |
| 8-23-2022 | 22-214 | LAND LEGAL DESCRIPTION AND AREA | | |

NOTES:
1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.
2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3.) THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OTHER THAN SUCH AS EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ETC.
4.) THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5.) ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.

SURVEYOR'S CERTIFICATE:
WE HEREBY CERTIFY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
LEITER, PEREZ & ASSOCIATES, INC.
BY: , PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

GEOFFREY LEITER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
STATE OF FLORIDA
Professional Surveyor and Mapper

SHEET 1 OF 1