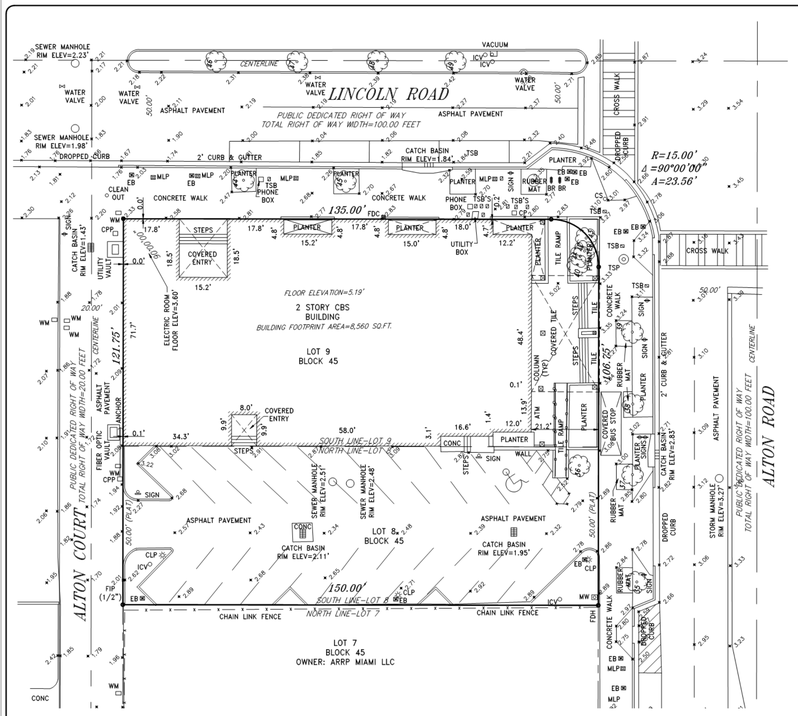
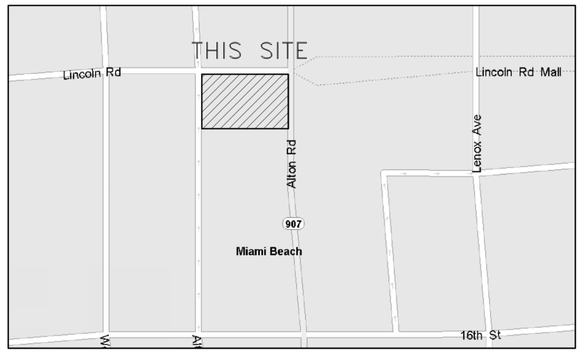


ALTA/NSPS LAND TITLE SURVEY

20 0 20 40
GRAPHIC SCALE IN FEET



LOCATION MAP (NTS)

CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT				
MAX BUILDING HEIGHT=50 FEET				
	FRONT	SIDE INTERIOR	SIDE, FACING STREET	REAR
AT-GRADE PARKING LOT ON THE SAME LOT	5 FEET	5 FEET	5 FEET	5 FEET IF ABUTTING AN ALLEY—0 FEET
SUBTERRANEAN, PEDESTAL AND TOWER (NON-OCEANFRONT)	0 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	5 FEET 10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 0 FEET. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS
SUBTERRANEAN, PEDESTAL AND TOWER (OCEANFRONT)	PEDESTAL--15 FEET TOWER--20 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET, THEN SHALL REMAIN CONSTANT. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	COMMERCIAL USES—10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	COMMERCIAL USES—10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	25% OF LOT DEPTH, 75 FEET MINIMUM FROM THE BULKHEAD LINE WHICHEVER IS GREATER RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS

LEGEND:

CKD	CHECKED BY	TSP	TRAFFIC SIGNAL POLE
CONC	CONCRETE	PM	PARKING METER
DWN	DRAWN BY	MLP	METAL LIGHT POLE
FB/PG	FIELD BOOK AND PAGE	EB	ELECTRIC BOX
SIR	SET IRON ROD & CAP #6448	5.40	ELEVATIONS
SNC	SET NAIL AND CAP #6448	ALTA	AMERICAN LAND TITLE ASSOCIATION
FIR	FOUND IRON ROD	NSPS	NATIONAL SOCIATY OF PROFESSIONAL SURVEYORS
FIP	FOUND IRON PIPE	TC	TRASH CAN
FNC	FOUND NAIL AND CAP	FDC	FIRE DEPARTMENT CONNECTION
FND	FOUND NAIL & DISC	MW	MONITORING WELL
P.B.	PLAT BOOK	CP	CONCRETE POLE
M/D.C.R.	MIAMI/DADE COUNTY RECORDS	FPL	FLORIDA POWER & LIGHT
CBS	CONCRETE BLOCK STRUCTURE	CPP	CONCRETE POWER POLE
A/C	AIR CONDITIONER	CLP	CONCRETE LIGHT POLE
WM	WATER METER	BR	BIKE RACK
WV	WATER VALVE	ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT	R	RADIUS
TSB	TRAFFIC SIGNAL BOX	A	ARC DISTANCE
SQ.FT	SQUARE FEET	△	CENTRAL ANGLE
		♿	HANDICAP PARKING SPACE

LAND DESCRIPTION:

LOTS 8 AND 9, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FEET	
35	OAK		5	1	18	7	
36	BLACK OLIVE		14	1	27	30	
37	PALM		8	2	20	20	
38	PALM		8	2	17	18	
39	PALM		8	2	17	18	
40	PALM		12	1	20	15	
41	PALM		22	1	34	18	
42	PALM		10	1	22	12	
43	PALM		6	1	18	12	
44	PALM		17	1			
45	PALM		21	1			
46	PALM		22	1			
47	PALM		22	1			
48	PALM		20	1			
49	PALM		18	1			

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY INSURANCE COMPANY. EFFECTIVE DATE: /2018. ORDER NO.:
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK ELEVATION=
8. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
9. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/8" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 120651, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO 16TH STREET AND ALTON ROAD, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 6, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI/BEACH, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE 21 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACE ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

1628 ALTON ROAD
MIAMI BEACH, FL 33139
1634 ALTON ROAD
MIAMI BEACH, FL 33139

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 13, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2018. SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "AE/8" BY THE BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NUMBER 120651, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

DATE OF PLAT OR MAP: DECEMBER 17, 2018.

FOR THE FIRM BY:_____
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
CRESCENT HEIGHTS

MIAMI/BEACH FLORIDA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	10/18/18	SKETCH	AM	REC
UPDATE SURVEY	02/28/19	SKETCH	JD	REC

PROJECT NUMBER : 8101-16

SCALE : 1" = 20'

SHEET 1 OF 1 SHEET

citizenM Hotels
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CONCEPT ARCHITECT
concrete
oudezijds achterburgwal 78a
1012 dr amsterdam NL

STRUCTURAL
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Englewood, CO 80112
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AMERICANWE

RECEIVED DATE: 05/05/2023
DRAWING SET: 2023.05.05 - Bulletin 3 Rev.12

Seal / Signature

STATE OF FLORIDA
BRYAN A. ALZATI
AR97800
REGISTERED ARCHITECT

Bryan Alzati AIA, REG. FL. No. AR97800

△	Date	Description
	04/19/2019	Stage 2.1 - SCHEMATIC DESIGN
	08/16/2019	Stage 3.0 - DESIGN DEVELOPMENT
	10/25/2019	STAGE 4.0 - CONSTRUCTION DOCUMENTS
	11/04/2019	ISSUE FOR PERMIT
6	08/17/2020	STAGE 4.0 100% VE Issuance
	08/13/2021	STAGE 4.0 BID ISSUANCE
9	11/30/2022	REVISION 10 / IFC

Project Name
citizenM Miami South Beach

Project Number
79.0337.000

Description
SURVEY

Scale

G00.002

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