

INDIAN CREEK
(RIGHT OF WAY WIDTH UNKNOWN)

LOT 12
BLOCK 2

LOT 11
BLOCK 2

LOT 10
BLOCK 2

LOT 9
BLOCK 2

LOT 8
BLOCK 2

POINT OF
CURVATURE



ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

TEL (954) 782-1441
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BOUNDARY SURVEY

LEGEND OF ABBREVIATIONS:

A	=	CENTRAL ANGLE	+100'	=	ELEVATIONS BASED ON N.G.V.D.
CB	=	ARC LENGTH	SQ. FT.	=	SQUARE FEET
R	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
R/W	=	RADIUS	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.	=	RIGHT OF WAY	P	=	PLAT
P.T.	=	POINT OF CURVATURE	N&D	=	NAIL & DISC
WM	=	POINT OF TANGENCY	P.O.C.	=	POINT OF COMMENCEMENT
OH	=	WATER METER	P.O.B.	=	POINT OF BEGINNING
N	=	OVERHANG	A/C	=	AIR CONDITIONER
S	=	NORTH	FND	=	FOUND
E	=	SOUTH	CHATT.	=	CHATTAHOOCHEE
W	=	EAST	F.P.L.	=	FLORIDA POWER & LIGHT
CONC.	=	WEST	N.T.S.	=	NOT TO SCALE
D.B.	=	CONCRETE	B.C.R.	=	BROWARD COUNTY RECORDS
CLF	=	DEED BOOK	D.C.R.	=	DADE COUNTY RECORDS
BLVD.	=	CHAIN LINK FENCE	P.B.	=	PLAT BOOK
ENCH.	=	BOULEVARD	O.R.B.	=	OFFICIAL RECORDS BOOK
P.R.M.	=	ENCH.	F.F.	=	FINISHED FLOOR
N.G.V.D.	=	PERMANENT REFERENCE MONUMENT	GAR.	=	GARAGE
ELEV.	=	NATIONAL GEODETIC VERTICAL DATUM	C/L	=	CENTERLINE
B.M.	=	ELEVATION	MH	=	MANHOLE
	=	BENCHMARK	(M)	=	MEASURED
	=		LP	=	LIGHT POLE

LEGAL DESCRIPTION:

Lots 9, 10 and 11 in Block 2 of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, all according to the Plat thereof recorded in Plat Book 28, Page 28, Public Records of Dade County, Florida.

Together with the following contiguous lands:

A parcel of land in Section 14, Township 53 South, Range 42 East, Dade County, Florida, on the Easterly side of Indian Creek adjacent to and abutting Lots 9, 10 and 11, Block 2, Amended Second Ocean Front Subdivision, as shown on the plat thereof, recorded in Plat Book 28, Page 28, Dade County Public Records, bounded as follows:

On the Southerly side by the Southerly line of the said Lot 9 produced Westerly; on the Northerly side by the Northerly line of the said Lot 11 produced Westerly; on the Easterly side by the Easterly shore of the said Indian Creek; on the Westerly side by a line described as follows:

From a point on the Southerly line of the said Lot 9 produced Westerly, 521.07 feet Westerly of the Base Line shown on said plat and 267.34 feet Westerly of the Westerly line of Collins Avenue as Shown on said plat measured along the said Southerly line of Lot 9 and the production thereof, the bearing of said Southerly line being North 88°12'30" West, run North 0°05'39.47" East, 225.10 feet to a point on the Northerly line of said Lot 11, said point being 527.73 feet Westerly of the Base Line shown on said plat and 265.91 feet Westerly of the Westerly line of said Collins Avenue measured along the said Northerly line of Lot 11 produced, the bearing of said Northerly line being North 88°12'30" West; being the same land conveyed by the Trustees of the Internal Improvement Fund under Deed No. 24421(1909-13) to William J. Kappel and Sarah M. Kappel, his wife, bearing date November 21, 1966, filed December 27, 1966 in the Public Records of Dade County, Florida, under Clerk's File NO. 66R-193136.

LESS:

The Easterly 60 feet of Lots 9, 10 and 11 acquired by the City of Miami Beach for street widening purposes pursuant to agreement between the City of Miami Beach and William J. Kappel and wife, Sarah M. Kappel, bearing date July 2, 1966, filed July 27, 1966 under Clerk's File No. 66R-118284.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a bearing of North 02°10'27" West along the West right of way line of Collins Avenue (State Road A-1-A) per Florida Department of Transportation Right of Way Map Section 87060 Sheet 10 of 11 last dated 05-02-06.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.

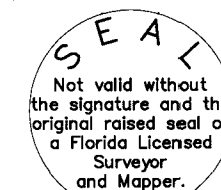
CERTIFY TO:

CPR Concrete and Restoration
Royal Embassy Condominium Association

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 7-6-12
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-17-2274

STREET ADDRESS:

5750 Collins Avenue
Miami Beach, Florida 33140

FLOOD INFORMATION:

Community name and number: Miami Beach 120651
Map and panel number: 12086C0328L
Panel date: 09-11-09
Index date: 09-11-09
Flood zone: "AE"
Base flood elevation: 8'NGVD

DATE OF FIELD SURVEY: 07-05-17

DRAWN BY: MLW

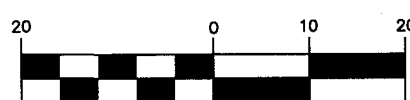
FIELD BOOK: ALS-SU-17-2274

CHECKED BY: MLW

REVISIONS

DATE

BY



GRAPHIC SCALE
1"=20'