



Morris Adjmi Architects
www.ma.com
O'Brien Lighting Inc

Washington
Squared LLC
Ken Fulk

Raymond Jungles
Inc.
Nichols Brosch
Wurst Wolfe &
Associates

601-685 Washington Ave.
Miami Beach, FL

Site Aerial

Planning Board Final Submittal / 2 March 2016





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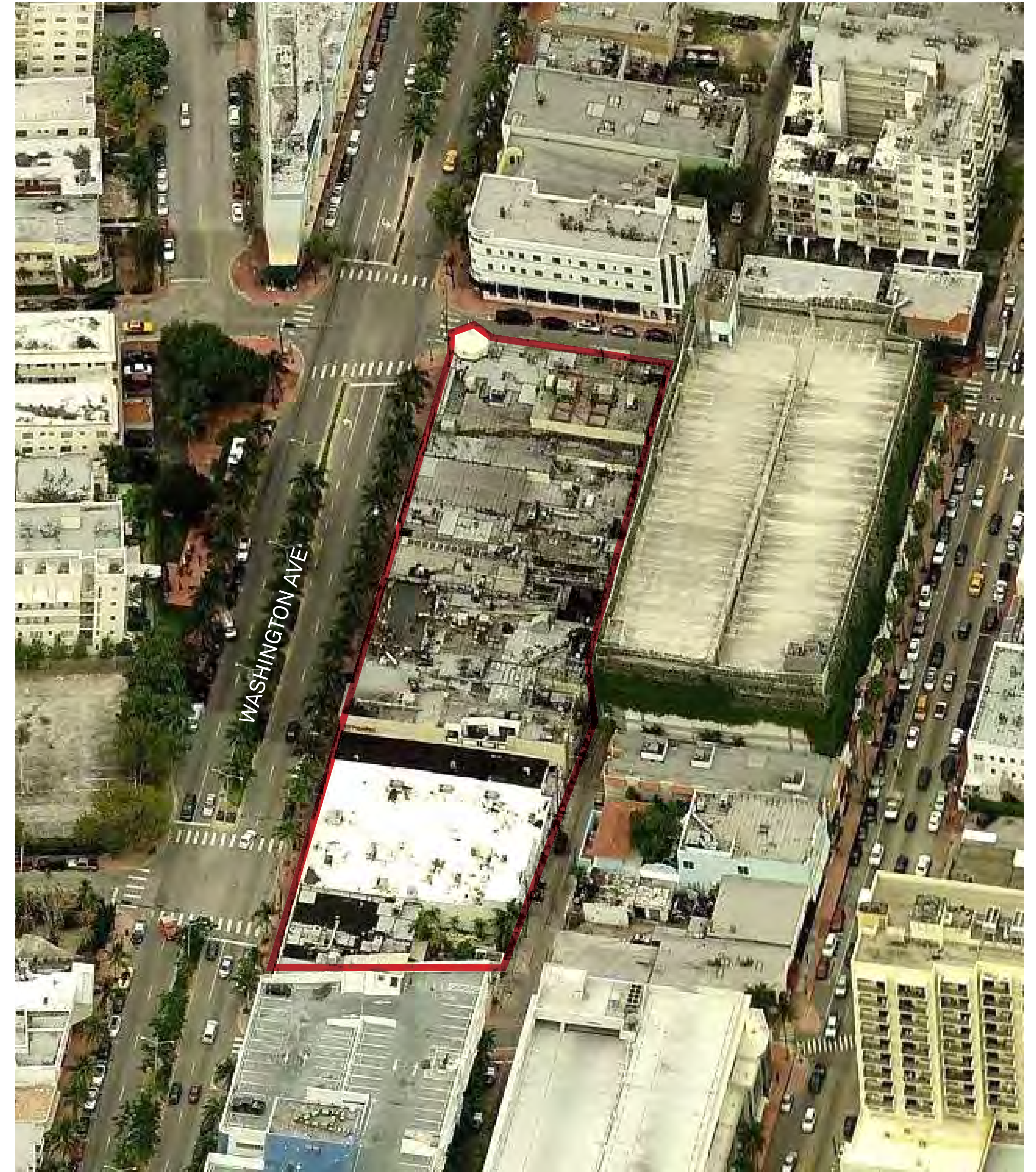
Site Aerial Closeup

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AERIAL LOOKING SOUTH



AERIAL LOOKING NORTH



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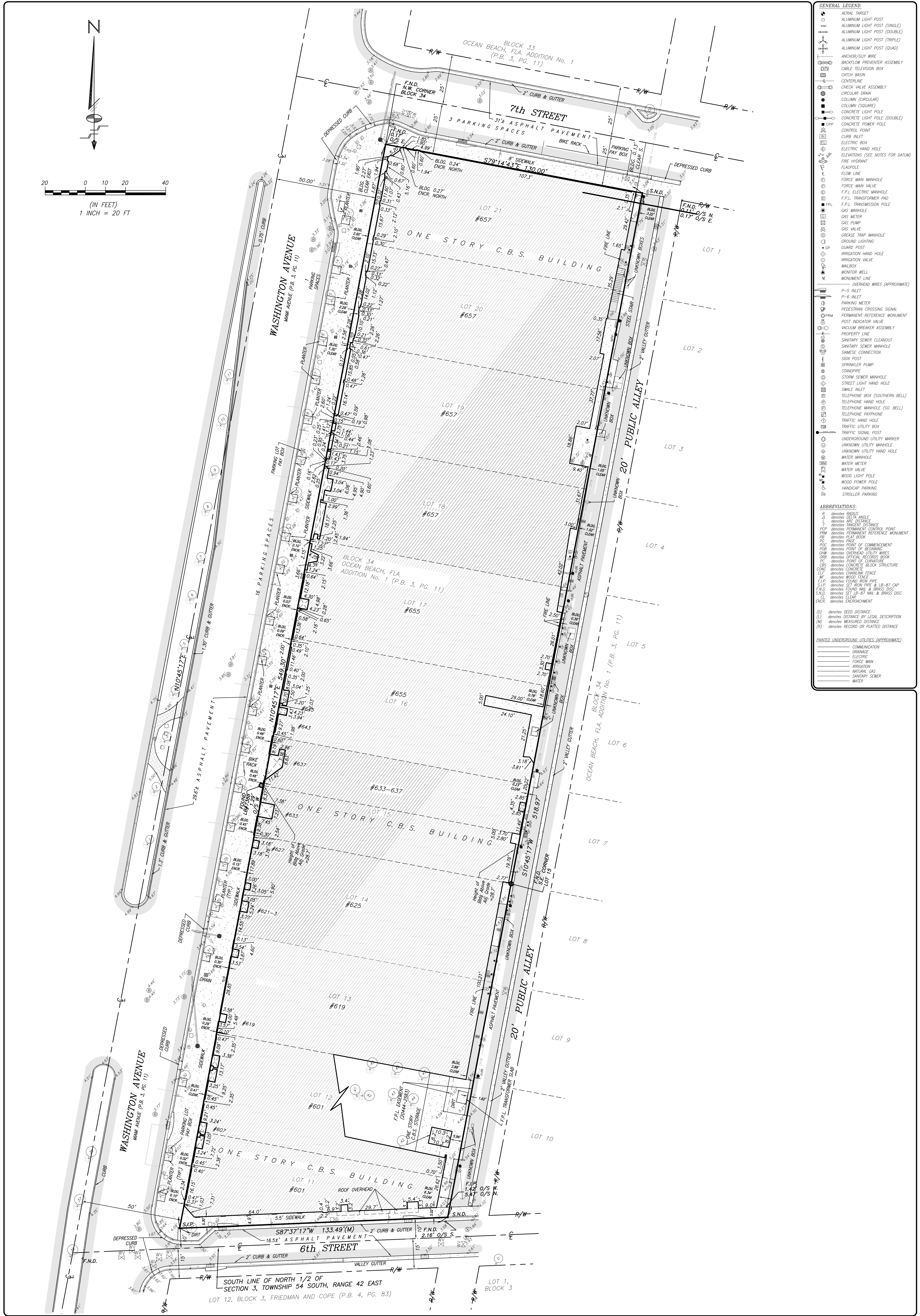
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Aerial Context Images

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- PAINTED UNDERGROUND UTILITIES (APPROXIMATE)
- | | |
|-------|----------------|
| ----- | COMMUNICATION |
| ----- | DRAINAGE |
| ----- | ELECTRIC |
| ----- | FORCE MAIN |
| ----- | IRRIGATION |
| ----- | NATURAL GAS |
| ----- | SANITARY SEWER |
| ----- | WATER |

[illegible]

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: WASHINGTON SQUARED OWNER LLC

Section 03, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

Schwabke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

	CERTIFICATE OF AUTHORIZATION No. LB-87
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Drawn By: CSJ-LEG-GR Survey Date: 07-15-14 Checked By: J.G.H. Date: 07-17-2014

Order No. 202924	F.B. No.: 2236 Pg. 8	Scale: AS SHOWN
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File No. AJ-5191 Sheet 1 of 2 Sheet(s)

NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N10°45'17"E ALONG THE WEST LINE OF BLOCK 34.
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) THE AREA OF PROPERTY AS DESCRIBED HEREON: 69,437 sq.ft. (1.594 ACRES)
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
6) THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE (EL. 8)" PER FLOOD INSURANCE RATE MAP NO. 12086C0319L, MAP DATED SEPTEMBER 11, 2009 INDEX MAP DATED SEPTEMBER 11, 2009.
7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
10) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).
11) BENCHMARKS:
a) MIAMI BEACH BENCHMARK NAME: CMB 5-W-12
ELEVATION 4.00
LOCATION: INTX. OF 5th ST & WASHINGTON AVE
COMMENTS: PK N&W IN BULLNOSE OF S. LANDSCAPE MEDIAN.
b) MIAMI BEACH BENCHMARK: CMB 5 01 R
ELEVATION 7.32
LOCATION: INTX. OF 5th ST & OCEAN DR.
COMMENTS: PK N&W IN BULLNOSE OF LANDSCAPE MEDIAN.
12)FOLIO NUMBERS (MIAMI DADE PROPERTY APPRAISER):

02-4203-004-0870 (657-685 WASHINGTON AVE.)
02-4203-004-0860 (655 WASHINGTON AVE.)
02-4203-004-0840 (637 WASHINGTON AVE.)
02-4203-004-0850 (633 WASHINGTON AVE.)
02-4203-004-0830 (625-623-627 WASHINGTON AVE.)
02-4203-004-0820 (619 WASHINGTON AVE.)
02-4203-004-0810 (601 WASHINGTON AVE.)

SURVEY MATTERS:

ALL THOSE EXCEPTIONS, TO WHICH THEY ARE A MATTER OF SURVEY, AS CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO.15051092KD2, EFFECTIVE MAY 3, 2015 @ 8:00 AM, AFFECT THE PROPERTY AS NOTED BELOW:

9. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 6, 2002 IN OFFICIAL RECORDS BOOK 20444, PAGE 2583, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PARCEL 1)
(AFFECTS SITE, AS PLOTTED HEREON).

CERTIFIED TO:

- WASHINGTON SQUARED OWNER LLC

— OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

— ACREFI HOLDINGS J-I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

LEGAL DESCRIPTION

PARCEL 1: LOTS 11 AND 12, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 2: LOT 13 AND 14, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 3: THE NORTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 4: THE SOUTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 5: LOTS 16 AND 17, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 6: LOT 18, 19, 20 AND 21, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

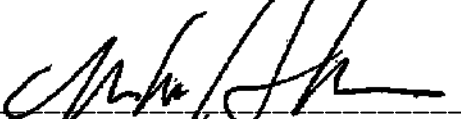
PARCELS 1 THORUGH 6 INCLUSIVE FORM A CONTIGUO PARCEL OF LAND WITHOUT GAP, GORE OR HIATUS..

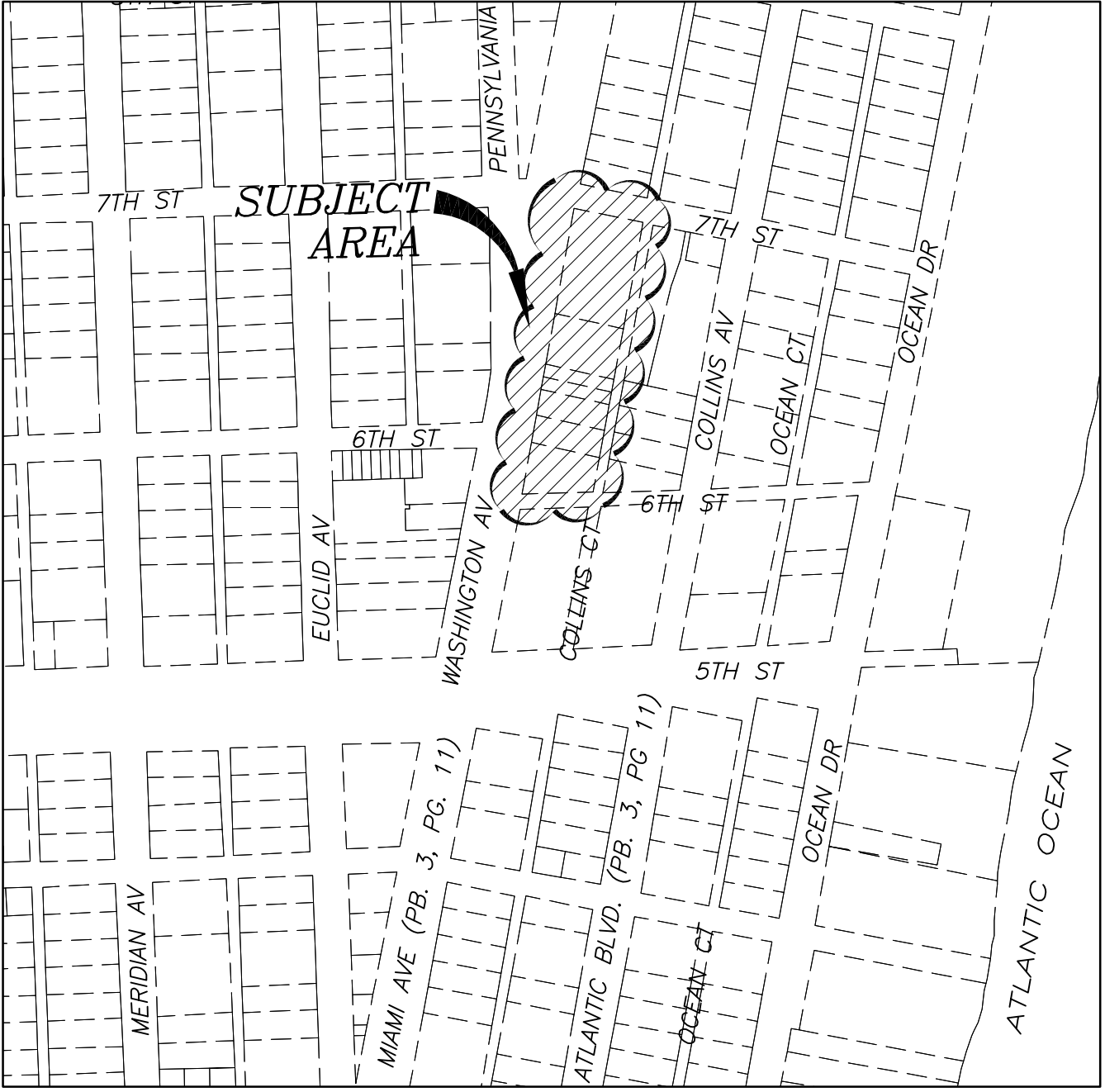
SURVEYOR'S CERTIFICATION:

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 7(a)(1), 7(c), 8, 9, 14 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8 OF 2015.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENT ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schweblke-Shiskin & Associates, Inc.

By: 
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA



LOCATION MAP

A PORTION OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

TREE TABLE:

TREE NO	COMMON	SPECIES	DIA.	HT.	CNPY. Ø	
					IN.	FT.
1	COCONUT PALM	"Cocos nucifera"	7	22	16	
2	COCONUT PALM	"Cocos nucifera"	8	22	16	
3	COCONUT PALM	"Cocos nucifera"	10	20	16	
4	COCONUT PALM	"Cocos nucifera"	6	22	16	
5	COCONUT PALM	"Cocos nucifera"	6	22	16	
6	COCONUT PALM	"Cocos nucifera"	10	20	16	
7	COCONUT PALM	"Cocos nucifera"	8	20	16	
8	COCONUT PALM	"Cocos nucifera"	8	24	16	
9	COCONUT PALM	"Cocos nucifera"	8	22	16	
10	COCONUT PALM	"Cocos nucifera"	8	20	16	
11	COCONUT PALM	"Cocos nucifera"	8	20	16	
12	MAJESTIC PALM	"Ravenea rivularis"	10	12	10	
13	COCONUT PALM	"Cocos nucifera"	8	20	16	
14	COCONUT PALM	"Cocos nucifera"	10	22	16	
15	COCONUT PALM	"Cocos nucifera"	8	20	16	
16	COCONUT PALM	"Cocos nucifera"	8	22	16	
17	COCONUT PALM	"Cocos nucifera"	8	20	16	
18	COCONUT PALM	"Cocos nucifera"	10	20	16	
19	COCONUT PALM	"Cocos nucifera"	8	20	16	
20	COCONUT PALM	"Cocos nucifera"	8	20	16	
21	COCONUT PALM	"Cocos nucifera"	6	20	16	
22	COCONUT PALM	"Cocos nucifera"	10	20	16	
23	COCONUT PALM	"Cocos nucifera"	8	18	16	
24	COCONUT PALM	"Cocos nucifera"	8	22	16	
25	COCONUT PALM	"Cocos nucifera"	8	24	16	
26	COCONUT PALM	"Cocos nucifera"	8	22	16	
27	COCONUT PALM	"Cocos nucifera"	8	20	16	
28	COCONUT PALM	"Cocos nucifera"	10	22	16	
29	COCONUT PALM	"Cocos nucifera"	10	20	16	
30	COCONUT PALM	"Cocos nucifera"	12	22	18	
31	COCONUT PALM	"Cocos nucifera"	8	18	16	
32	COCONUT PALM	"Cocos nucifera"	8	16	16	
33	COCONUT PALM	"Cocos nucifera"	8	18	16	
34	COCONUT PALM	"Cocos nucifera"	8	18	16	
35	COCONUT PALM	"Cocos nucifera"	10	18	16	
36	ROYAL POINCIANA	"Delonix regia"	6	15	16	
37	ROYAL POINCIANA	"Delonix regia"	6	15	16	
38	ROYAL POINCIANA	"Delonix regia"	6	12	16	
39	COCONUT PALM	"Cocos nucifera"	14	22	18	
40	FOXTAIL PALM	"Wodyetia bifurcata"	6	22	14	
41	FOXTAIL PALM	"Wodyetia bifurcata"	8	27	14	
42	4 ARECA PALMS	"Chrysalidocarpus lutescens"	3	20	8	
43	3 ARECA PALMS	"Chrysalidocarpus lutescens"	3	10	6	
44	6 ARECA PALM S	"Chrysalidocarpus lutescens"	3	15	6	
45	ALEXANDER PALM	"Ptychosperma elegans"	4	22	8	
46	ALEXANDER PALM	"Ptychosperma elegans"	4	20	8	
47	2 ALEXANDER PALMS	"Ptychosperma elegans"	3	20	12	

- GENERAL LEGEND:
- ALTA TARGET
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/GLY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR DRAIN
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SHAMESE CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SWALE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING

ABBREVIATIONS:

- R denotes RADIUS
- Δ denotes DELTA ANGLE
- L denotes ARC DISTANCE
- T denotes TANGENT DISTANCE
- PERM denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PI denotes PLAT BOOK
- PG denotes PAGE
- POC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OWH denotes OVERHEAD UTILITY WIRES
- ORB denotes OFFICIAL RECORDS BOOK
- PL denotes POINT OF CURVATURE
- CBS denotes CONCRETE BLOCK STRUCTURE
- CONC denotes CONCRETE
- CLF denotes CHAINLINK FENCE
- WF denotes WOOD FENCE
- F.I.P. denotes FOUND IRON PIPE
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.I.D. denotes FOUND IRON & BRASS DISC
- S.A.D. denotes SET LB-87 NAIL & BRASS DISC
- CL denotes CLEAR
- ENCR denotes ENCROACHMENT

- (D) denotes DEED DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (R) denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

- COMMUNICATION
- DRAINAGE
- ELECTRIC
- FORCE MAIN
- IRRIGATION
- NATURAL GAS
- SANITARY SEWER
- WATER

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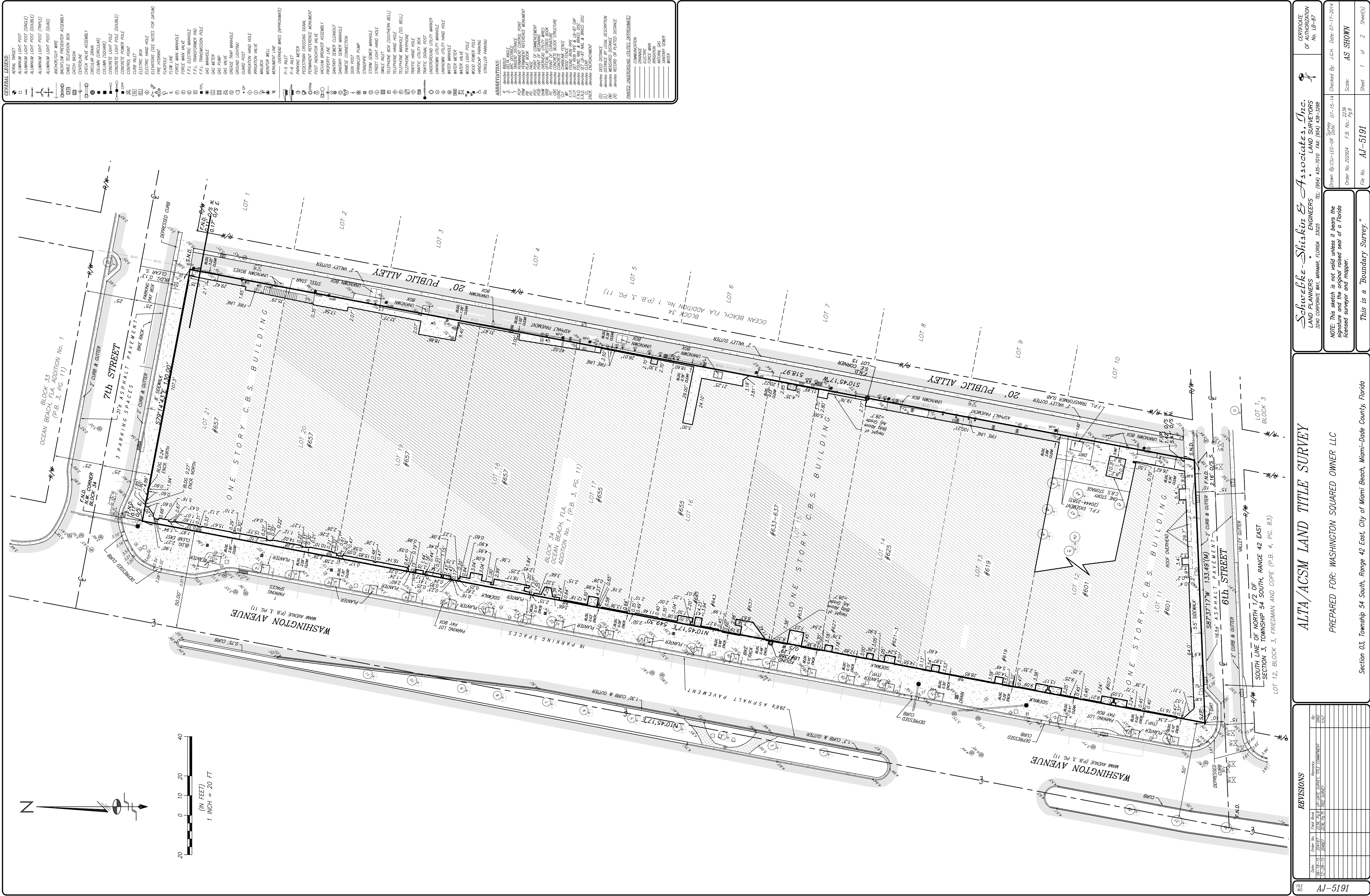
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1

601 WASHINGTON AVE - VIEW FROM 6TH ST AND COLLINS CT



2



3

601 WASHINGTON AVE



4



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637-647 WASHINGTON AVE



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