

SYMBOL LEGEND:

- LIGHT POLE
- TYPICAL STATION
- UTILITY POLE
- MAIL BOX
- ELECTRIC BOX
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- STORM SEWER/CATCH BASIN
- WATER METER
- SIGN
- TELEPHONE BOX
- WATER VALVE
- ELEVATIONS
- TRAFFIC LANE FLOW
- CENTER LINE
- MONUMENT LINE
- DIAMETER

ABBREVIATIONS:

- A

=

ARC
- A/C

=

AIR CONDITIONER
- BLDG

=

BUILDING
- CH

=

CHORD LENGTH
- C & G

=

CURB AND GUTTER
- CH BR

=

CHORD BEARING
- CB

=

CATCH BASIN
- CLS

=

CONCRETE BLOCK STUCCO
- CLR

=

CLEAR
- C.F.

=

CHAIN LINK FENCE
- CONC

=

CONCRETE
- D

=

DELTA
- E

=

EAST
- ENG

=

ENGINEERING BUSINESS LICENSE NUMBER
- EL

=

ELEVATION
- ELC

=

ELECTRIC
- ELEV

=

ELEVATION
- ENC

=

ENCROACHMENT
- EP

=

EDGE OF PAVEMENT
- FEMA

=

FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIP

=

FOUND IRON PIPE
- FIR

=

FOUND IRON ROD
- FIRM

=

FLOOD INSURANCE RATE MAP
- FND

=

FOUND
- FPL

=

FLORIDA POWER AND LIGHT CO.
- GNSS

=

GLOBAL NAVIGATION SATELLITE SYSTEM
- GPS

=

GLOBAL POSITIONING SYSTEM
- IRON PIPE

=

IRON PIPE
- L

=

LENGTH
- LS

=

SURVEYING & MAPPING BUSINESS LICENSE NUMBER
- M & R

=

MEASURED AND RECORDED
- M&S

=

MEASURED
- MH

=

MAN HOLE
- N

=

NORTH
- N/A

=

NOT APPLICABLE
- N & DSC

=

NAIL & DISC
- NA2027

=

NORTH AMERICAN DATUM OF 1927
- NA2011

=

NORTH AMERICAN DATUM OF 1911
- NA2011/90

=

NORTH AMERICAN DATUM OF 1911, 1990 ADJUSTMENT
- NFP

=

NATIONAL FLOOD INSURANCE PROGRAM
- NOS

=

NATIONAL GEODETIC SURVEY
- NO

=

NUMBER
- NO ID

=

NO IDENTIFICATION
- NOAA

=

NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
- NSRS 2007

=

NATIONAL SPATIAL REFERENCE SYSTEM OF 2007
- NOT

=

NOT TO SCALE
- O'

=

DEGREE
- OF

=

MINUTES OR FEET
- OV

=

OBSERVED ANGLE
- ORE

=

OVERHEAD ELECTRIC
- ORB

=

OFFICIAL RECORD BOOK
- PAV

=

PAVEMENT
- PLAT BOOK

=

PLAT BOOK
- PC

=

POINT OF CURVATURE
- PCC

=

POINT OF COMPOUND CURVATURE
- PG

=

PAGE
- PLS

=

PROFESSIONAL LAND SURVEYOR
- POB

=

POINT OF BEGINNING
- POC

=

POINT OF COMMENCEMENT
- PT

=

POINT OF TERMINATION
- PTC

=

POINT OF TANGENT CURVATURE
- PSM

=

PROFESSIONAL SURVEYOR AND MAPPER
- R&R

=

RECORD OR RECORDED
- REC

=

RECORD
- RES

=

RESIDENCE
- RNG

=

RANGE
- RIS

=

REGISTERED LAND SURVEYOR
- R/W

=

RIGHT OF WAY LINE
- S

=

SOUTH
- SEC

=

SECTION
- STA

=

STATION
- SWK

=

SIDEWALK
- T

=

TANGENT
- TWP

=

TOWNSHIP
- TYP

=

TYPICAL
- W

=

WEST OR WITH
- WF

=

WOOD FENCE
- WM

=

WATER METER
- WV

=

WATER VALVE
- ZW

=

ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:

- COMMUNITY NUMBER

:

120651
- PANEL NUMBER

:

12086C0319L
- SUFFIX

:

L
- DATE OF FIRM

:

09-11-2009
- FIRM ZONE

:

AE
- BASE FLOOD ELEVATION

:

8.00'
- DATE FIELD WORK

:

09-28-2013
- DATE DRAFTING

:

10-02-2013
- DATE SIGNED AND SEALED

:

10-09-2013
- REVISED FIELD SURVEY

:

N/A

SURVEYOR'S NOTES:

1. INTENTIONALLY DELETED.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS
4. INTENTIONALLY DELETED.
5. INTENTIONALLY DELETED.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929.
13. BENCHMARK USED: SEE BENCH MARK INFORMATION
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (51-17)) THE FIELD MEASUREMENTS WERE MADE BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS.

- RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS.
- X

COMMERCIAL/HIGH RISK

LINEAR: 1 FOOT IN 10,000 FEET
- SUBURBAN

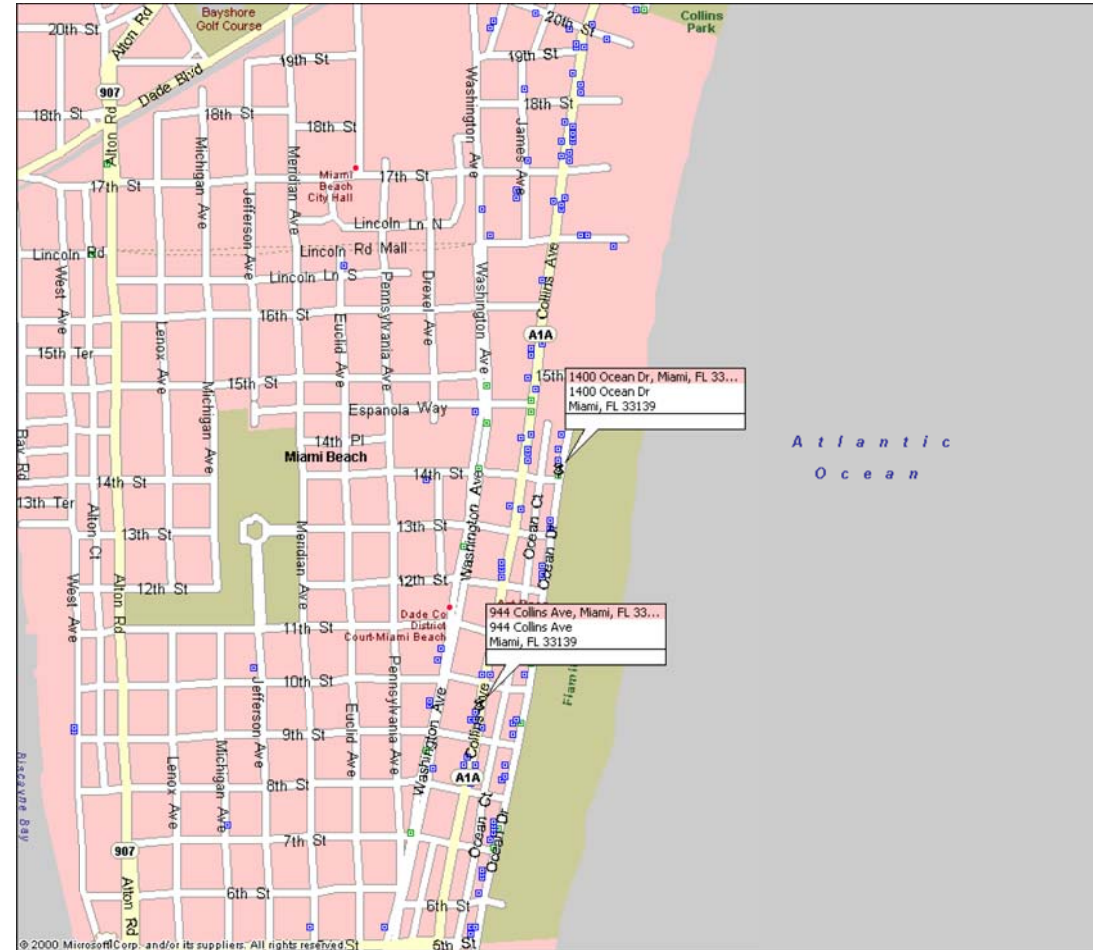
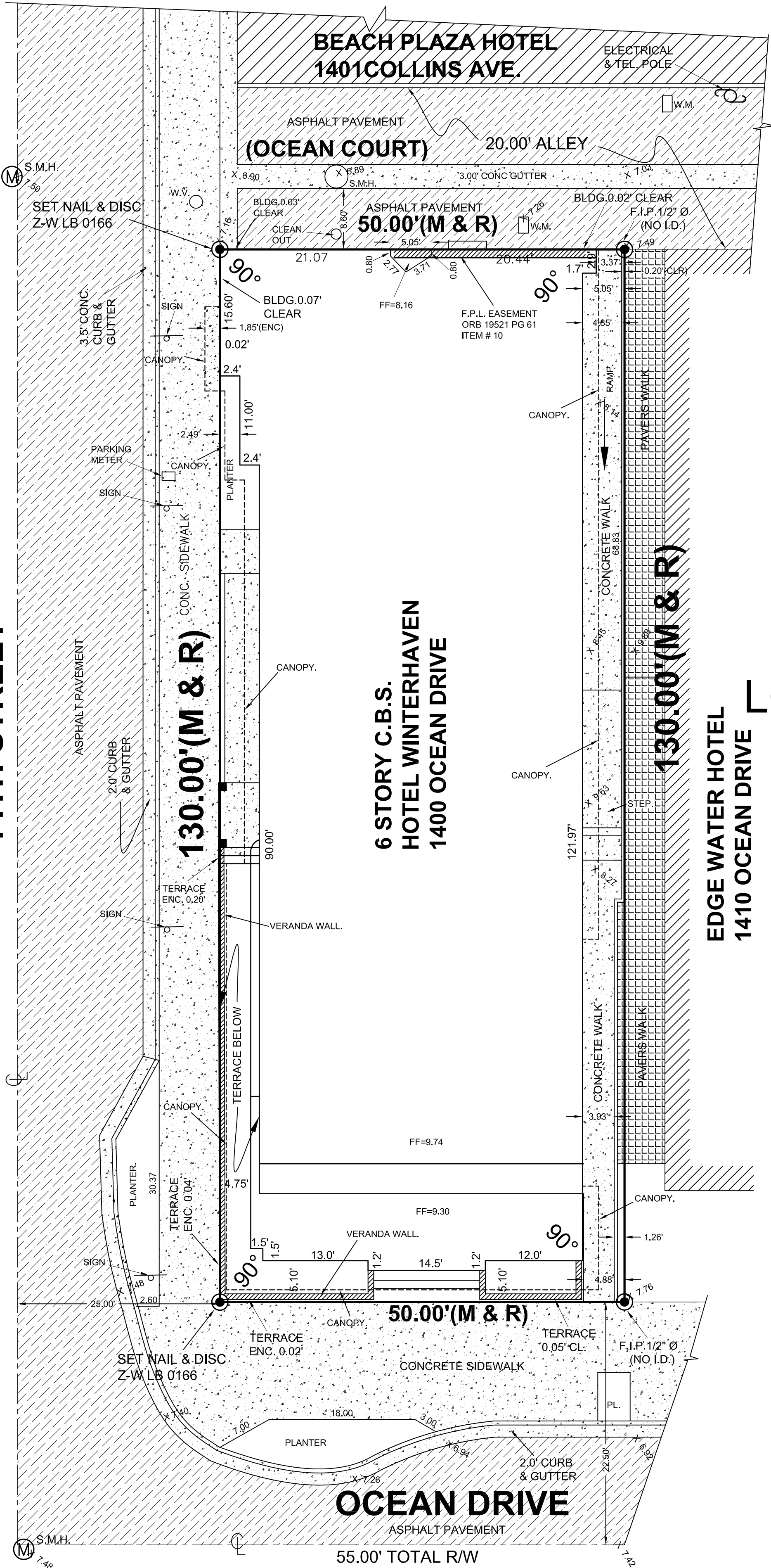
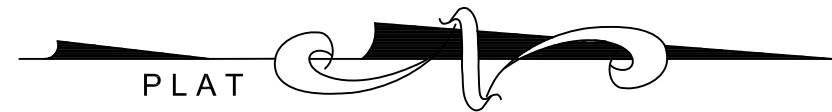
LINEAR: 1 FOOT IN 7,500 FEET
- RURAL

LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (N.T.S.)

LEGAL DESCRIPTION:

Lot 10, Block 19 of OCEAN BEACH ADDITION NO. 2, also known of record as OCEAN BEACH, FLA. ADDITION NO. 2, according to the plat thereof, as recorded in Plat Book 2, at Page 56, of the Public Records of Miami-Dade County, Florida.

PROPERTY CONTAINS 6,500 SQUARE FEET, MORE OR LESS, OR 0.15 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

TO: HHLP Winterhaven Associates, LLC & Fidelity National Title Insurance Company

THIS OFFICE HAS REVIEWED A COPY OF "FIDELITY NATIONAL TITLE COMPANY" COMMITMENT FOR TITLE INSURANCE SCHEDULE B-II DATED SEP 11th, 2013 AT 8:00 AM, AGENTS FILE No. 11-43341 AND HAVE FOUND THE FOLLOWING:
ITEMS:
1 THRU 6 "NOT PLOTTABLE"
7. AS SHOWN
8-9 "NOT PLOTTABLE"
10 AS SHOWN

This is to 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 1-4, 7(a), 8-10(a), 11(a), 12-14, 16-19 of Table A thereof. The field work was completed on 21st SEP, 2013.

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN HEREON.

Date of Plat or Map: 21st SEP, 2013


EDDIE A. MARTINEZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER
NUMBER LS6755
STATE OF FLORIDA

ESTAB. 1926

ZURWELLE-WHITTAKER, INC.

CONSULTING ENGINEERS AND SURVEYORS

1140 WEST 56th ST., SUITE 307, HIALEAH, 33012

PH: (305) 534-4668 FAX (305) 531-4589

WWW.ZURWELLE-WHITTAKER.COM

CERTIFICATE OF AUTHORIZATION NO. 1B0000166 EB 0028651

MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT:

HOTEL WINTERHAVEN
1400 OCEAN DRIVE MIAMI BEACH, FLORIDA 33139

JOB No.

N/A

FIELD BOOK:

J.C.CAREAGA

SCALE:

1"=20'

DRAWN:

JMR

REVISED:

EAM

REVISIONS

04-17-1939
03-22-1946
10-10-1962
08-11-2005
04-17-2011

SHEET No.

1 OF 1

CAD FILE:

X:\PLANS\LAND PROJECTS\31400 OCEAN DRIVE\04-17-2013\04-17-2013.dwg