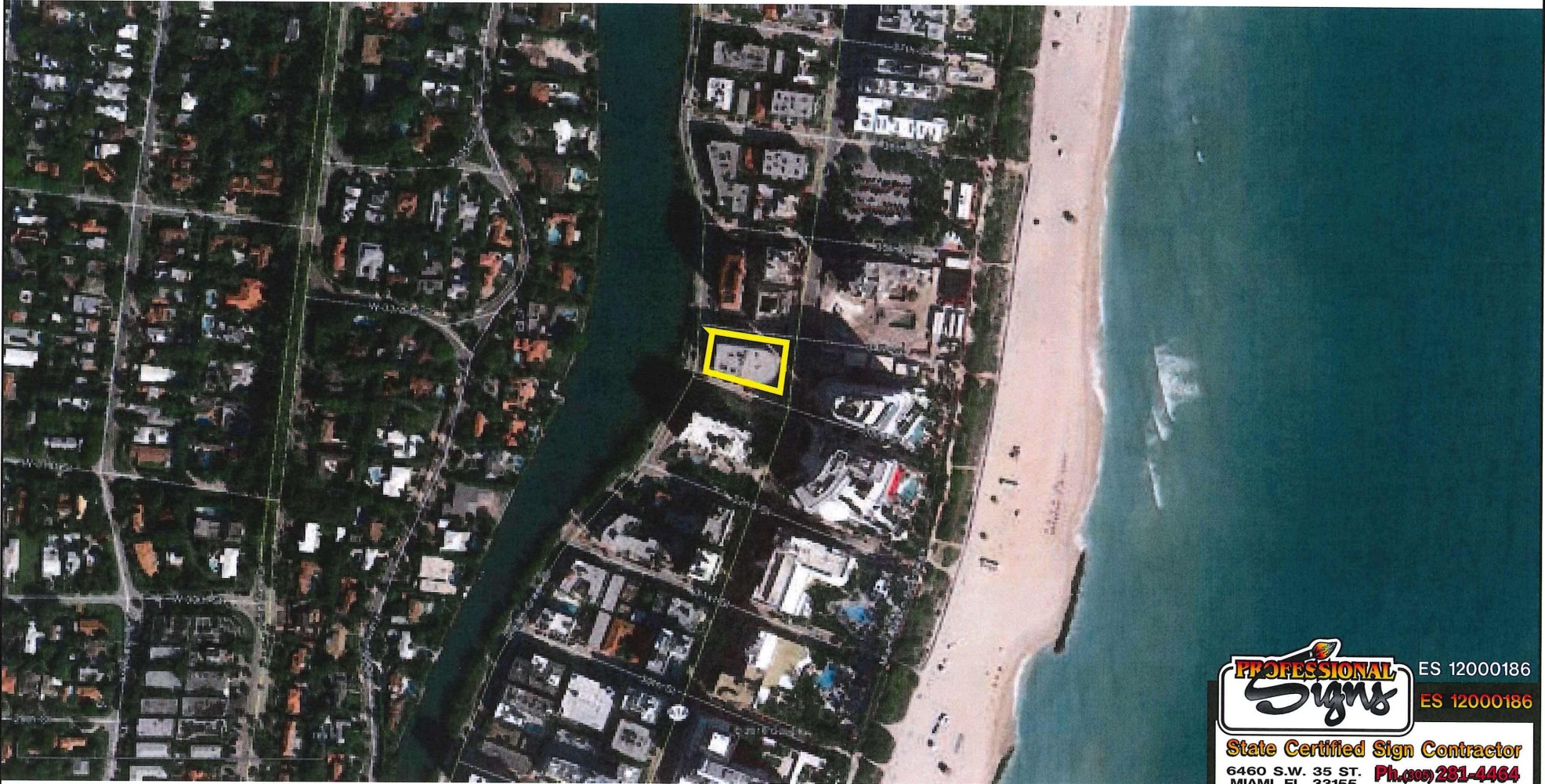


LOCATION PLAN



ES 12000186

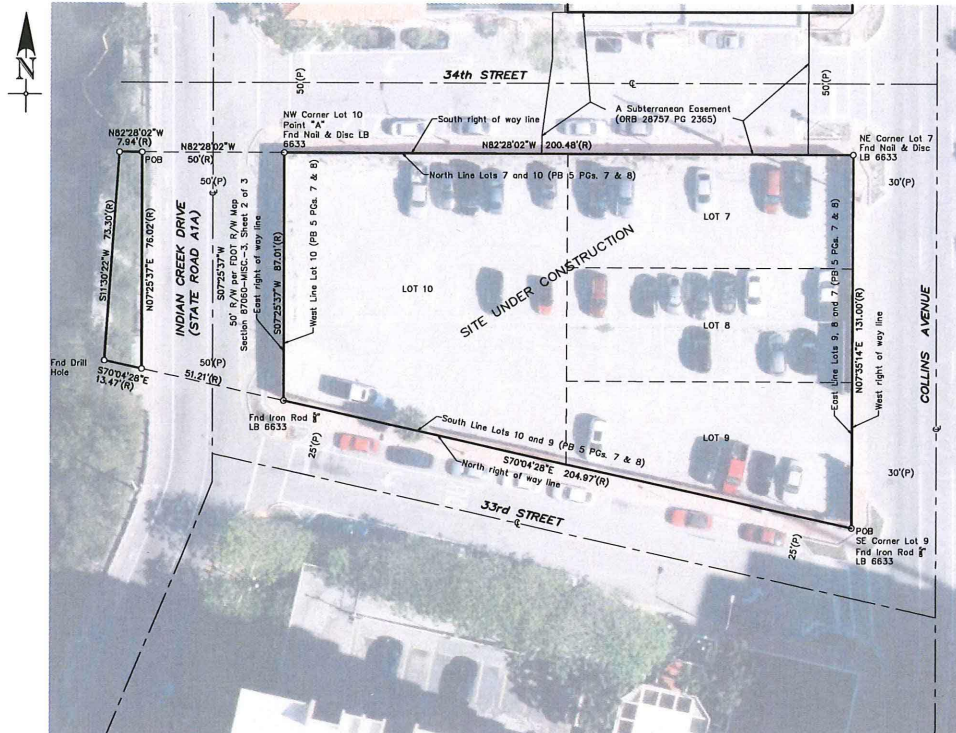
ES 12000186

State Certified Sign Contractor

6460 S.W. 35 ST.
MIAMI, FL. 33155

Ph. 305 281-4464
FAX (305) 665-2357

FAENAART BANNERS
3420 COLLINS AVE.
MIAMI BEACH, FL 33140



LEGAL DESCRIPTION:

All of Block 20 and all lying West of Indian Creek Drive and between the North line of Lot 10 in Block 20 and the South line of Lot 10 in Block 20 produced Westwardly to the water of Indian Creek, all of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the amended plat hereof, as recorded in Plat Book 5, and pages 7 and 8 of the Public Records of Miami Dade County, Florida, Thence North 07°31'41" East, along the East line of Lots 9, 8 and 7 of said Block 20, and the West right of way line of State Road 41A (Collins Avenue), a distance of 133.00 feet to the Northeast corner of said Lot 7, Block 20, thence North 82°28'02" West, along the North line of Lots 7 and 10, of said Block 20, and the South right of way line of 34th Street, a distance of 200.46 feet to the Northwest corner of said Lot 10, said point being reference Point "A"; Thence North 07°25'37" West, along the West line of said Lot 10, and the East right of way line of Indian Creek Drive, a distance of 87.01 feet to the Southwest corner of said Lot 10; Thence South 70°04'28" East, along the South line of said Lot 10 and 9, and the North right of way line of 33rd Street, a distance of 204.97 feet to the Point of Beginning.

THIS PARCEL ALSO DESCRIBED AS FOLLOWS:

A parcel of land being a portion of Section 26, Township 53, Range 42 South, lying within the City of Miami Beach, Miami Dade County, Florida. Said parcel of land being more particularly described as follows:

Begins at the Southwest corner of Lot 8, Block 20 of the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the amended plat thereof, as recorded in Plat Book 5, and pages 7 and 8 of the Public Records of Miami Dade County, Florida, Thence North 07°31'41" East, along the East line of Lots 9, 8 and 7 of said Block 20, and the West right of way line of State Road 41A (Collins Avenue), a distance of 133.00 feet to the Northeast corner of said Lot 7, Block 20, thence North 82°28'02" West, along the North line of Lots 7 and 10, of said Block 20, and the South right of way line of 34th Street, a distance of 200.46 feet to the Northwest corner of said Lot 10, said point being reference Point "A"; Thence North 07°25'37" West, along the West line of said Lot 10, and the East right of way line of Indian Creek Drive, a distance of 87.01 feet to the Southwest corner of said Lot 10; Thence South 70°04'28" East, along the South line of said Lot 10 and 9, and the North right of way line of 33rd Street, a distance of 204.97 feet to the Point of Beginning.

TOGETHER WITH:

Commence at the aforementioned reference Point "A"; Thence North 82°28'02" West, along the Western projection of the North line of said Lot 10, a distance of 50.00 feet to the Point of Beginning. Thence continue North 82°28'02" West, a distance of 7.84 feet; Thence South 11°59'22" West, a distance of 23.38 feet; Thence South 70°04'28" East, along the Western projection of the South line of said Lot 10, a distance of 13.47 feet; Thence North 07°25'37" East, along the West right of way line of said Indian Creek Drive, a distance of 76.02 feet to the Point of Beginning.

Said lands shall within the City of Miami Beach, Miami Dade County, Florida.

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the baseline of State Road 41A (Indian Creek Drive) as shown on Florida Department of Transportation Project Network Control Sheet, Financial Project ID: 414841-1-52341, between stations 51+48.23 and 51+97.73, bears South 07°25'37" West. All distances as shown are based on the US Survey foot.

The client provided the legal description to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed herein. The legal description was based on the Warranty Deed for the following Tax Identification (Folio) Number: 02-3226-001-1420-Collins Parcel, as recorded in Official Records Book 20194 at Page 2076.

No improvements were located within the Survey Site. This survey represents the locations of the Property corners within the survey site. Although the recovered monumentation was based on the Boundary Survey prepared by Blum & Associates, Inc. dated 04/23/12, TSM (Triangle Surveying and Mapping, Inc.) assumes no responsibility for any errors or omissions. This survey does not extend beyond the property lines depicted herein. No property corners were set at the time of the revised survey because the site is under active construction.

Record dimensions (R) are based directly on the recovered monumentation.

Any notations evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the record documents provided to the Surveyor.

This map is intended to be displayed at a scale of 1/20 or smaller.

LOCATION MAP
Not to Scale

SURVEYOR'S CERTIFICATION:

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and plotted under my direction. I further certify that this map or plat and the survey on which it is based meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 6A-17, Florida Administrative Code, under Sections 6A-17.051 and 6A-17.052 and is a "BOUNDARY SURVEY" as defined in Section 6A-17.050(10)(b).

Revised Date: May 16, 2014
TRIANGLE SURVEYING & MAPPING, INC.

John Lipka
Professional Surveyor & Mapper # 5664
State of Florida

Date: 07/11/13	Project: 2605
Scale: 1"=20'	Checked by: JL
F.B. 225	Drawn by: ALR
Sheet: 1 OF 1	Sketch: 2029

SKETCH OF BOUNDARY SURVEY

ATLANTIC HOTEL WEST OF COLLINS

This document is intended only for the specific purpose and client for which it was prepared. Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Faena Forum super graphic

Existing banner

