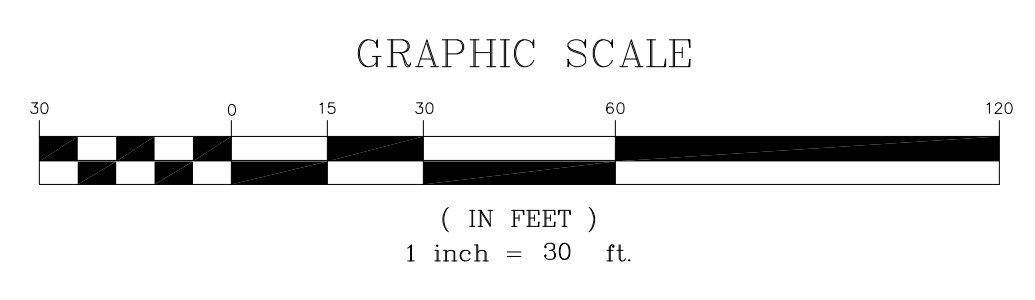
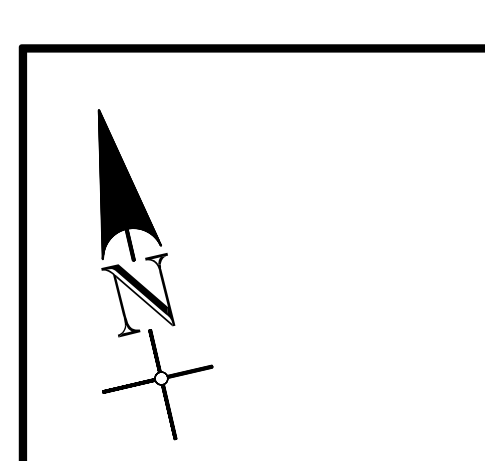


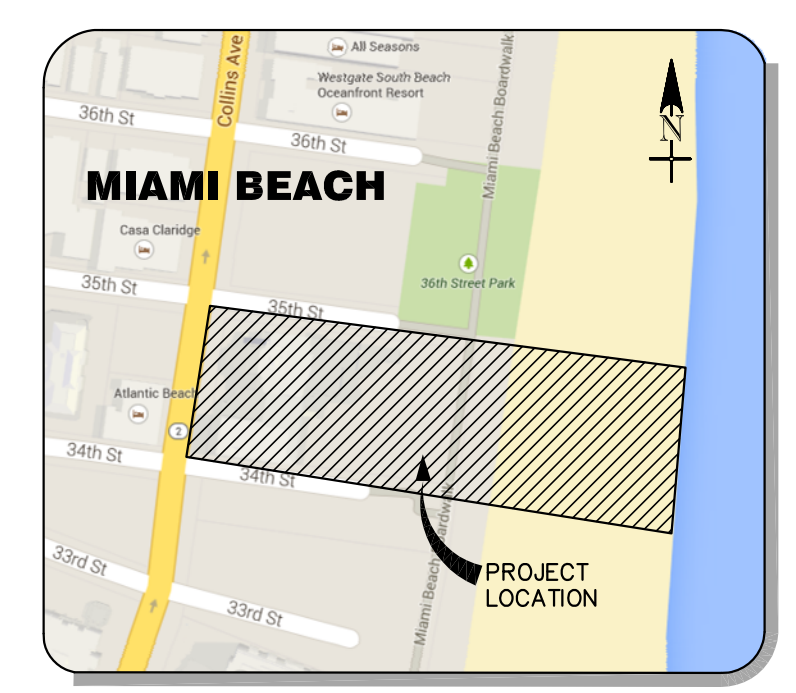
Location Plan



Drawing name: R:\CAD\Projects\2706\_Versailles.dwg  
 Date: 08/24/2017 9:36am  
 User: jfino  
 SHEET 1-BNDY  
 11/06/2015 Update Boundary Survey  
 11/06/2015 Revised per comments (F.B. 316, PG.44)



**TRIANGLE**  
 Surveying & Mapping, Inc.  
 8290 NW 64th Street  
 305 597-9701  
 Miami, Florida, 33166  
 www.TRIANGLESM.com  
 LB 7388



**PROPERTY OWNER'S NAME:**  
 3425 COLLINS LLC

**LEGAL DESCRIPTION**  
 FORMER VERSAILLES HOTEL CONDOMINIUM  
 PARCEL 1  
 PER GENERAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 28786, PAGE 1588, OF THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**TOGETHER WITH:**  
 PARCEL 2  
 A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 21 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE SOUTH 82° 32' 11" E, ALONG THE SOUTH LINE OF LOTS 8 AND 1 OF SAID BLOCK 21, A DISTANCE OF 344.00 FEET TO THE EXISTING SOUTHEAST CORNER OF SAID LOT 1, BLOCK 21;

THENCE NORTH 06° 49' 29" EAST, ALONG THE EXISTING EAST LINE OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 21 AND ALSO ALONG THE BULKHEAD LINE, AS SHOWN IN THE PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE", AS RECORDED IN PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 200.72 FEET TO THE EXISTING NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 82° 37' 50" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, BLOCK 21, A DISTANCE OF 25.57 FEET TO A POINT ON THE EROSION CONTROL LINE, AS SHOWN IN SAID PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE";

THENCE SOUTH 06° 59' 23" WEST, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 200.80 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 21;

THENCE NORTH 82° 32' 11" WEST, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 21 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCELS 1 AND 2 COLLECTIVELY ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 21 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

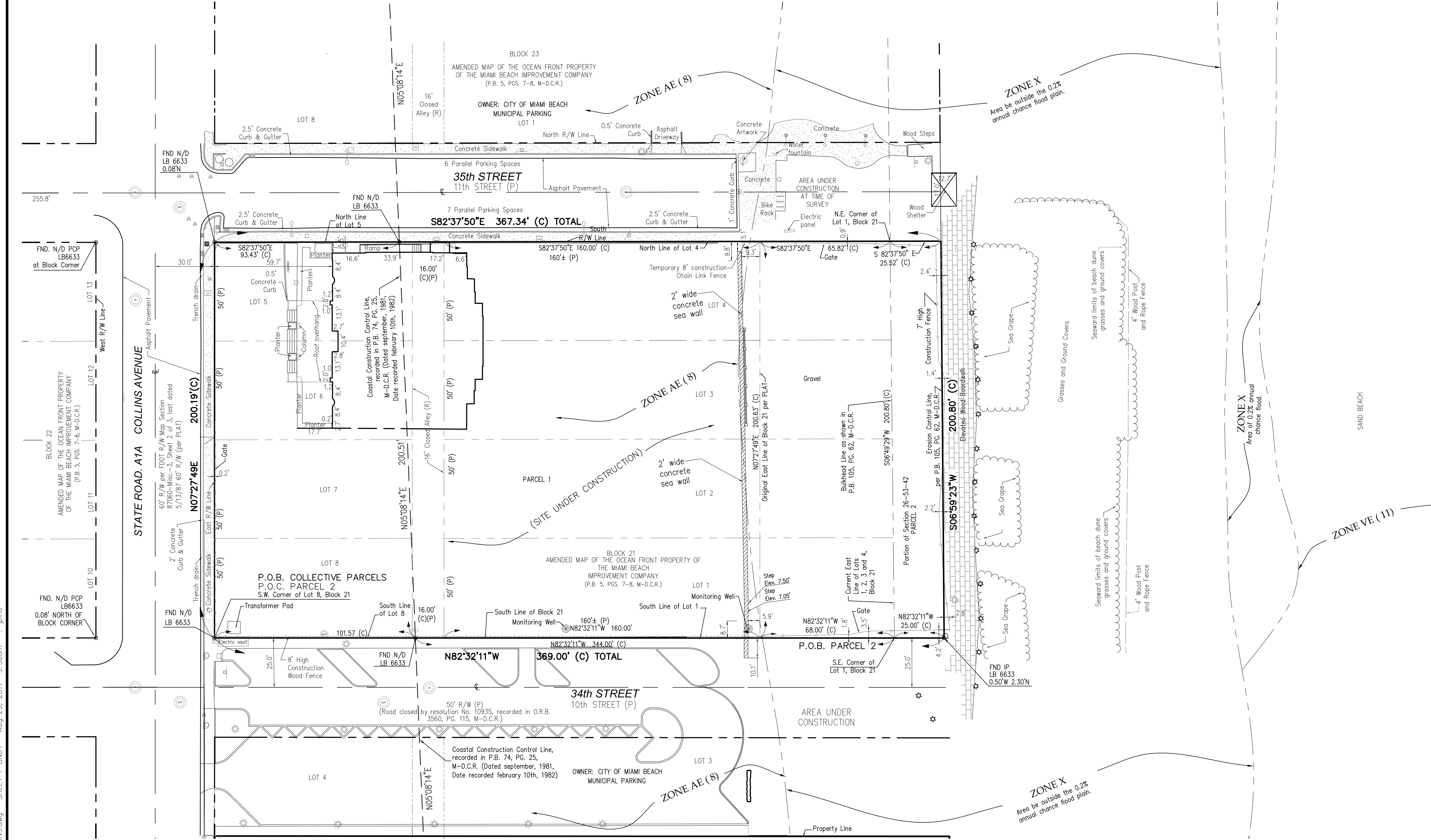
THENCE NORTH 07° 27' 49" EAST, ALONG THE WEST LINE OF LOTS 8, 7, 6 AND 5 OF SAID BLOCK 21, A DISTANCE OF 200.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 21;

THENCE THENCE SOUTH 82° 37' 50" EAST, ALONG THE NORTH LINE OF LOTS 5 AND 4 OF SAID BLOCK 21, AND ALONG THE EASTERLY EXTENSION OF SAID LOT 4, A DISTANCE OF 367.34 FEET TO A POINT ON THE EROSION CONTROL LINE, AS SHOWN IN PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE", AS RECORDED IN PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

THENCE SOUTH 06° 59' 23" WEST, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 200.80 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 21;

THENCE NORTH 82° 32' 11" WEST, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 AND ALONG THE SOUTH LINE OF SAID LOTS 1 AND 8, BLOCK 21 A DISTANCE OF 369.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



Date	Description	Initials
08/24/2017	Update Survey	ALR
11/21/2016	Update to Show Construction Fence	JP
04/21/2016	Revised to add NGS Benchmark Note	DAD
02/10/2016	Revised to add SEAWALL	JP
01/08/2016	Revised Elevations NGVD (1929)	JP
12/02/2015	Elevations converted to NGVD (1929)	JP
11/12/2015	Update Boundary Survey	PAL
11/06/2015	Revised per comments (F.B. 316, PG.44)	JB

**LEGEND**

- [Symbol] CATCH BASIN
- [Symbol] CATCH BASIN TYPE F
- [Symbol] CURB INLET
- [Symbol] CLEANOUT
- [Symbol] VALVE ASSEMBLY
- [Symbol] LIGHT POLES
- [Symbol] FIRE DEPARTMENT CONNECTION
- [Symbol] MASTER PARKING TICKET BOX
- [Symbol] MAIL DROP BOX
- [Symbol] GAS METER
- [Symbol] STORM DRAINAGE MANHOLE
- [Symbol] ELECTRIC MANHOLE
- [Symbol] SANITARY SEWER MANHOLE
- [Symbol] GREASE TRAP MANHOLE
- [Symbol] METAL LIGHT POLE
- [Symbol] STREET METAL LIGHT POLE
- [Symbol] BOLLARD WITH PEDESTRIAN LIGHT
- [Symbol] SIGN
- [Symbol] UTILITY MARKER
- [Symbol] UNKNOWN VALVE BOX
- [Symbol] WATER VALVE BOX
- [Symbol] WATER VALVE
- [Symbol] WIRE PULL BOX
- [Symbol] HANDICAP PARKING
- [Symbol] SPOT ELEVATION

**BOUNDARY SURVEY ABBREVIATIONS**

- M-D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R. OFFICIAL RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PAGE PAGE
- LB LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- C.C.C.L. COASTAL CONSTRUCTION CONTROL LINE
- FND FOUND
- ID IDENTIFICATION
- IP IRON PIPE
- IRC IRON ROD AND CAP
- N/D NAIL AND DISC
- PCP PERMANENT CONTROL POINT
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- SR STATE ROAD
- R/W RIGHT OF WAY
- ELEV. ELEVATION
- € CENTERLINE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- (MAP) PER FDOT R/W MAP SECTION 87060-MISC.-3
- (P) DATA SHOWN ON PLAT
- (C) CALCULATED BASED ON FIELD SURVEY AND PLAT DATA
- DEPT. DEPARTMENT

**SURVEYOR'S NOTES**

- THE LOTS SHOWN HEREON ARE BASED UPON THE PLAT OF MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30'.
- AREA PARCEL 1 = 1.5780 ACRES (68,736 SQUARE FEET) MORE OR LESS. AREA PARCEL 2 = 0.1165 ACRES (5,076 SQUARE FEET) MORE OR LESS. TOTAL AREA (PARCELS 1 AND 2) = 1.6945 ACRES (73,812 SQUARE FEET) MORE OR LESS.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE LOCATION OF THE COASTAL CONSTRUCTION CONTROL LINE (C.C.C.L.) SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE MIAMI BEACH DEPARTMENT OF NATURAL PROTECTION AND RECORDED IN MISCELLANEOUS PLAT BOOK 74, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DATED SEPTEMBER 1981, RECORDED FEBRUARY 10TH, 1982. SEE SHEET 6 OF 10, POINT OF ORIGIN OF LINE IS F.R.M. 87-78-A-1.
- THE LOCATION OF THE EROSION CONTROL LINE AND BULKHEAD LINE WERE CALCULATED BASED ON DATA SHOWN IN PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE", RECORDED IN PLAT BOOK 105, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 07° 27' 49" EAST, ALONG THE WEST LINE OF BLOCK 21, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEARINGS ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90, BASED ON REAL TIME KINEMATICS GPS OBSERVATIONS.

**CONTINUATION SURVEYOR'S NOTES**

- DISTANCES DENOTED AS (P) PLAT, REPRESENT MEASUREMENTS DERIVED FROM THE FOLLOWING PLAT OF RECORD: MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, PLAT BOOK 5, PAGES 7&8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS SURVEY WAS VERIFIED BY TRAVERSE CLOSURES EXCEEDING 1 FOOT IN 10,000 FEET.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL BUILDING TIES ARE TO THE EXTERIOR WALLS ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OF THE FEATURE IT REPRESENTS.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME OF SURVEY.
- PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN THE FOLLOWING FLOOD ZONES: ZONE AE (ELEV. 8 NGVD29) AND ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1208820336 L, COMMUNITY NUMBER 120635, MIAMI-DADE COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 11, 2009.
- PROPERTY ADDRESS: 3425 COLLINS AVENUE, MIAMI BEACH, FL 33140. MIAMI-DADE COUNTY APPRAISER FOLIO NUMBER: 02-3226-001-1440
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29). ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY VERTICAL CONTROL POINT DESIGNATION B-313 AND PID AC2265, THE SAME BEING A BRASS DISK STAMPED "B 313 1970" SET ON TOP OF CONCRETE RAMP DIRECTLY OVER A CATCH BASIN LOCATED AT THE SOUTHEAST CORNER OF COLLINS AVENUE AND 36TH STREET, 81.7 FEET SOUTH OF THE CURB OF 36TH STREET AND 57.8 FEET EAST OF THE EAST CURB OF COLLINS AVENUE, ELEVATION 4.33 FEET (NGVD29).
- PROPERTY CORNERS WERE NOT RECOVERED AT THE TIME OF THE UPDATE (REV. 2) BECAUSE THE SITE IS IN ACTIVE CONSTRUCTION.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON APRIL 28, 2015. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 61G17-6 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

TRIANGLE SURVEYING & MAPPING, INC.

John Uptak  
 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5664

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

Date: 04/28/2015	Project: 2706
Scale: 1"=30'	Checked by: ALR
F.B. 310/24&27; 311/0	Drawn by: JB
Sheet: 1 OF 1	Sketch: 2279-A
Ref:	

**BOUNDARY SURVEY**  
**VERSAILLES**  
**3425 COLLINS AVENUE, MIAMI BEACH, FL 33140**  
 Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.