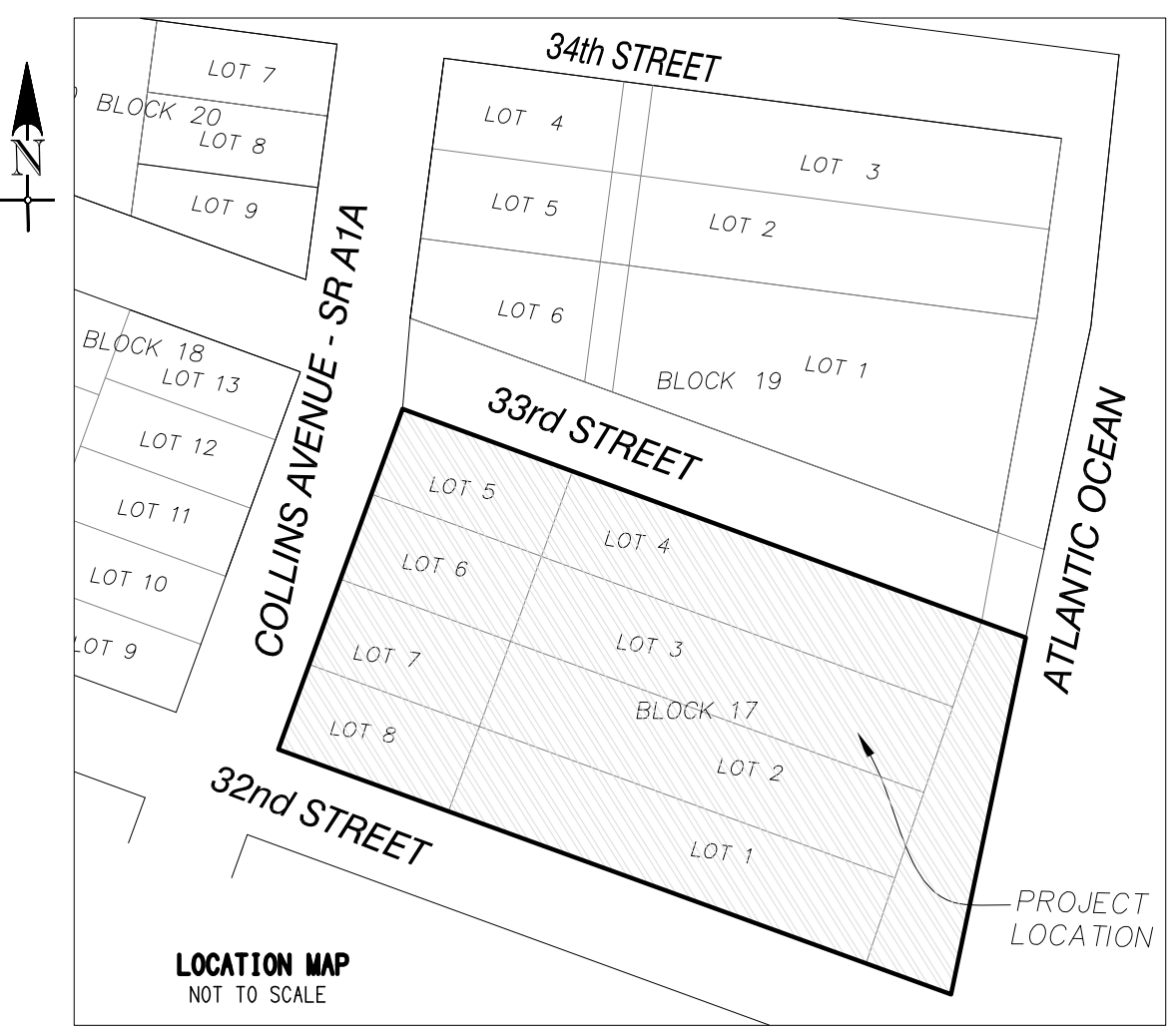
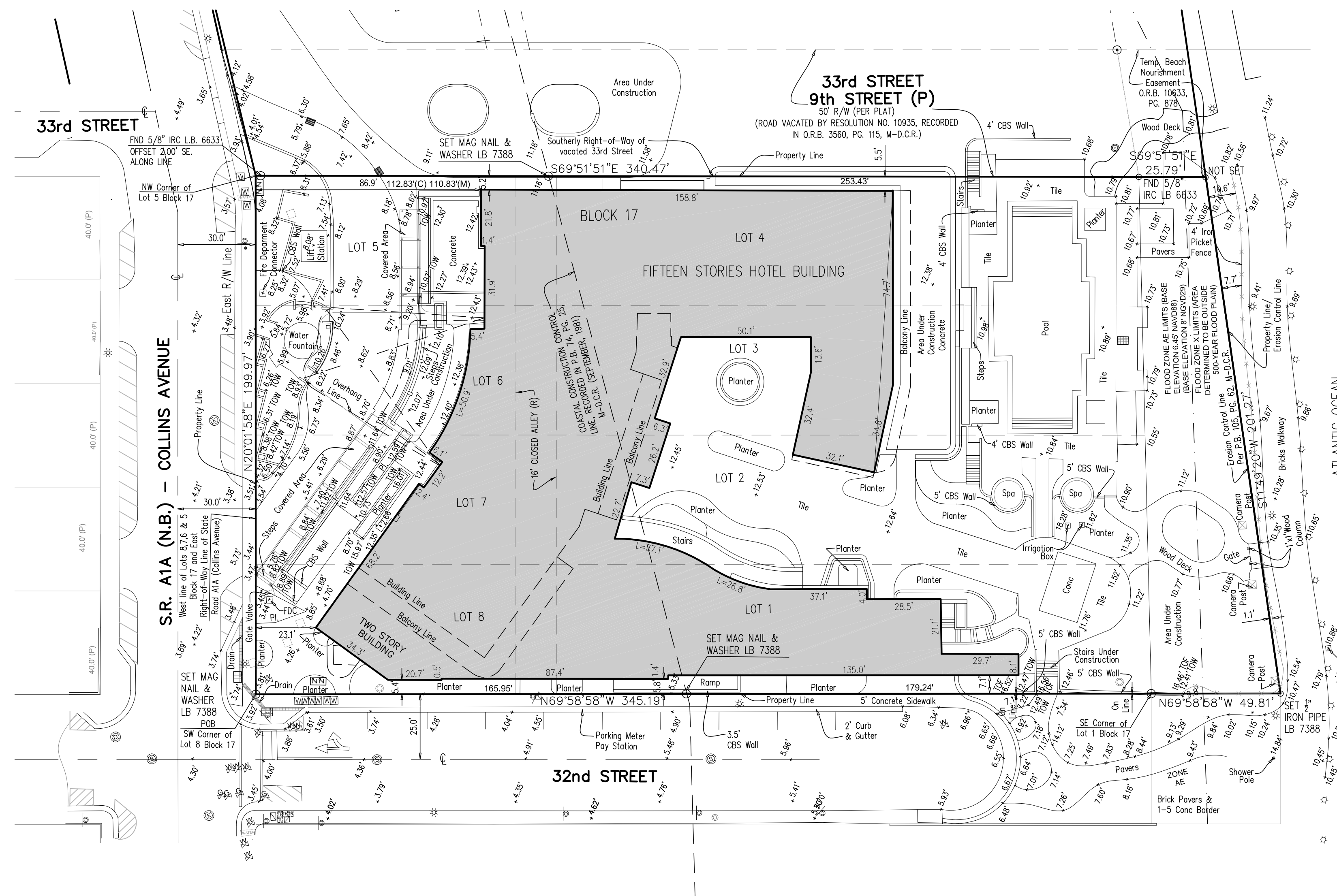


Location Plan





LEGAL DESCRIPTION:

A parcel of land being 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:

Begin at the Southwest corner of Lot 8, Block 17 of the amended map of the Ocean Front Property on the Miami Beach improvement company's subdivision 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 N20°01'58"E, along the West line of Lots 8, 7, 6 and 5 of said Block 17 and the East Right-of-Way line of State Road A1A (Collins Avenue), a distance of 199.97 feet to the Northwest corner of said Lot 5, Block 17; thence S69°51'51"E, along the Southerly Right-of-Way line of the vacated thirty-third street, per resolution vacating thirty-third street from Collins Avenue to the Atlantic Ocean, recorded in official Records Book 3560, Page 115, and the North line of said Block 17, a distance of 340.47 feet to the Northeast corner of Lot 4, of said Block 17; thence continue S69°51'51"E, along the Easterly projection of the said Southerly Right-of-Way line of thirty-third Street, a distance of 25.73 feet to a point on the erosion control line, a state defined line, recorded in Plat Book 105, Page 62, of the public records of Miami-Dade County, Florida; thence S11°49'20"W, along said erosion control line, a distance of 201.27 feet to a point on the easterly projection of the South line of said Lot 1, Block 17; thence N69°58'58"W, along said easterly projection of the South line of Lot 1, Block 17, a distance of 49.81 feet to the Southeast corner of Lot 1 of said Block 17; thence continue N69°58'58"W, along the South line of Lots 1 and 8 of said Block 17, a distance of 345.19 feet to the Point of Beginning. Said lands situate, lying and being within the city of Miami Beach, Miami-Dade County, Florida, containing 1.744 Acres (75,964 Square Feet) more or less.

SURVEYOR'S NOTES:

- Underground footings were not located.
- No encroachments were noted by this survey, except as shown hereon.
- Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown hereon.
- Only those utilities witnessed by visible appurtenant evidence have been located and shown hereon. There may be other underground utilities in addition to those evidenced by visible appurtenances not known to the surveyor and not shown on this sketch.
- This survey is based on platted information, recovered monumentation and occupation.
- This survey map is intended for the use of the parties to whom it is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.
- This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=30' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.
- Additions or deletions to survey maps and reports by others than the signing party or parties are prohibited without the written consent of the signing party or parties. This document consists of 1 sheet.
- This survey map is intended to be displayed at the graphic and stated scales in English units of measurement. Attention is directed to the fact that said survey map may be altered in scale by reproduction. This must be considered when obtaining scaled data.
- All measurements refer to U.S. Survey Foot.
- Elevations refer to The National Geodetic Vertical Datum of 1929 (NGVD 29) More Specifically: On a FDOT Benchmark SRA1A BM/GPS 87-06-PN101, located at 26th Street and Collins Avenue (SR A1A) with a published elevation of 5.615 feet N.G.V. Datum (1929).
- Not all corners were set due to ongoing construction.

SURVEYOR'S CERTIFICATION:

This is to certify to the herein named firm and/or persons that this "AS BUILT 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 September 21st, 2015. I further certify that this survey meets the applicable standards of practice as set forth in Rule 5J-17.051 AND 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

Triangle Surveying & Mapping, Inc.

John Liptak
Professional Surveyor and Mapper #5664
State of Florida

- LEGEND:**
- Centerline
 - Catch basin
 - Clean out
 - Concrete light pole
 - Concrete power pole
 - Guard post
 - Guy anchor
 - Street light pole
 - Light pole in concrete base
 - Light pole
 - Electric manhole
 - Sanitary sewer manhole
 - Storm drainage manhole
 - Telephone manhole
 - Water valve box
 - Monitoring well
 - Single sign support
 - Sewer valve
 - Water valve
 - Wood light pole
 - Water meter
 - Wood power pole
 - Wire pull box
 - Gas valve

- ABBREVIATIONS:**
- BLDG = Building
 - C/B = Catch Basin
 - CBS = Concrete Block and Stucco
 - CL = Clear
 - CLF = Chain Link Fence
 - CONC = Concrete
 - FIP = Found 1/2" Iron Pipe
 - FND = Found
 - NGVD = National Geodetic Vertical Datum 1929
 - LB = Licensed Business
 - ORB, PC = Official Records Book and Page
 - O/H = Overhead
 - PB, PG = Plat Book and Page
 - R/W = Right of Way
 - SIP = Set 1/2" Iron Pipe w/ cap LB 7388
 - STY = Story
 - WF = Wire Fence
 - WM = Water Meter
 - WV = Water Valve
 - POB = Point of Beginning
 - TOF = Top of Wood Fence
 - TOW = Top of Wall
 - PL = Planter

5	04/20/17	Revised to Add tie from SE corner bldg to Property	ALR
4	02/17/17	Show Property corners at CCCL	ALR
3	02/02/2017	Update Survey to add elevations	AR
2	01/09/2017	Update Survey	AR
1	11/09/2015	Revised Update Survey	KB

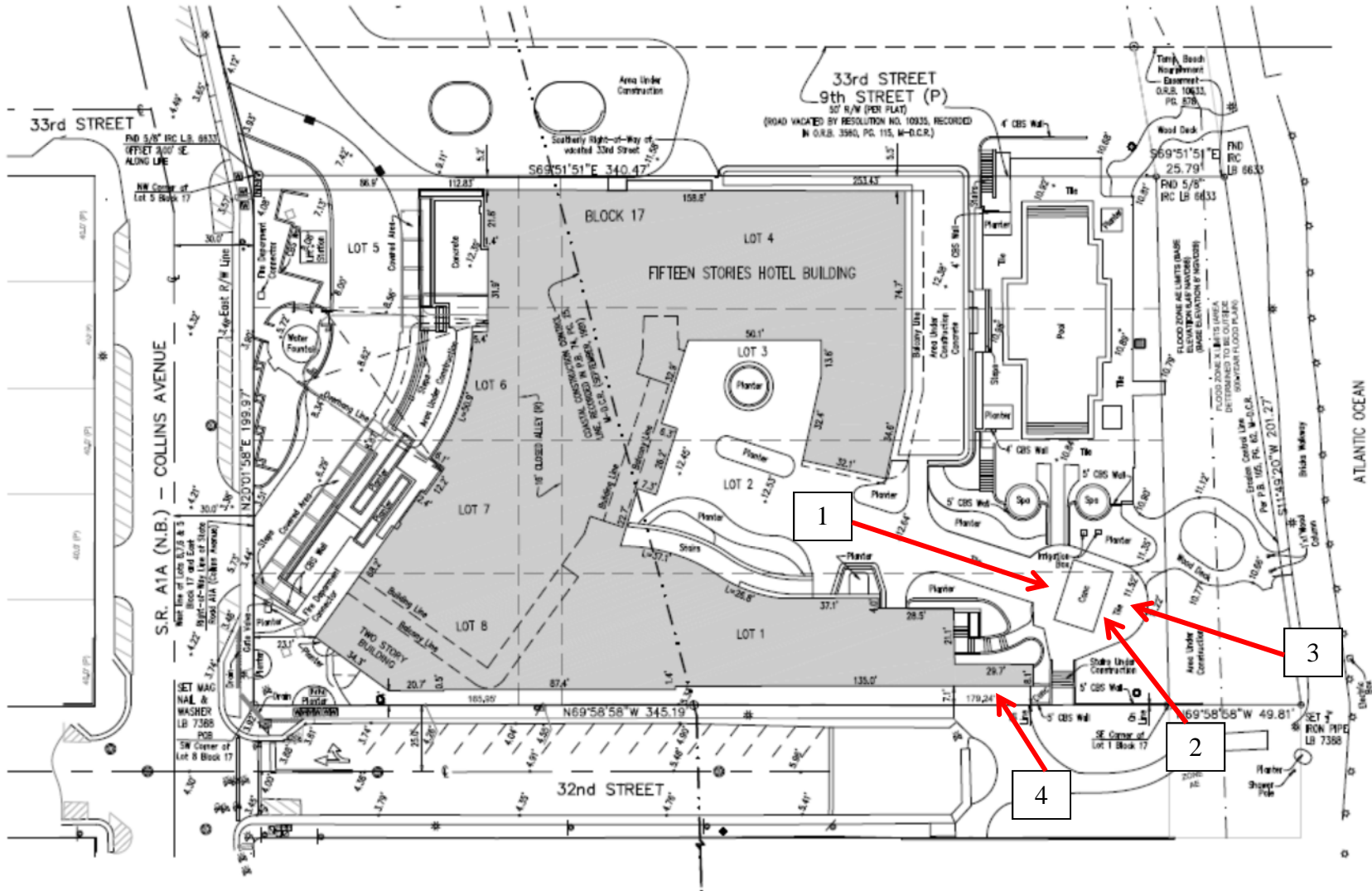
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F.B. N/A	Drawn by: JP
Sheet: 1 of 1	Sketch: 2605.10
Ref:	

BOUNDARY SURVEY

SAXONY HOTEL COASTAL CONSTRUCTION

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

Photo Location Key





1



2



3



4