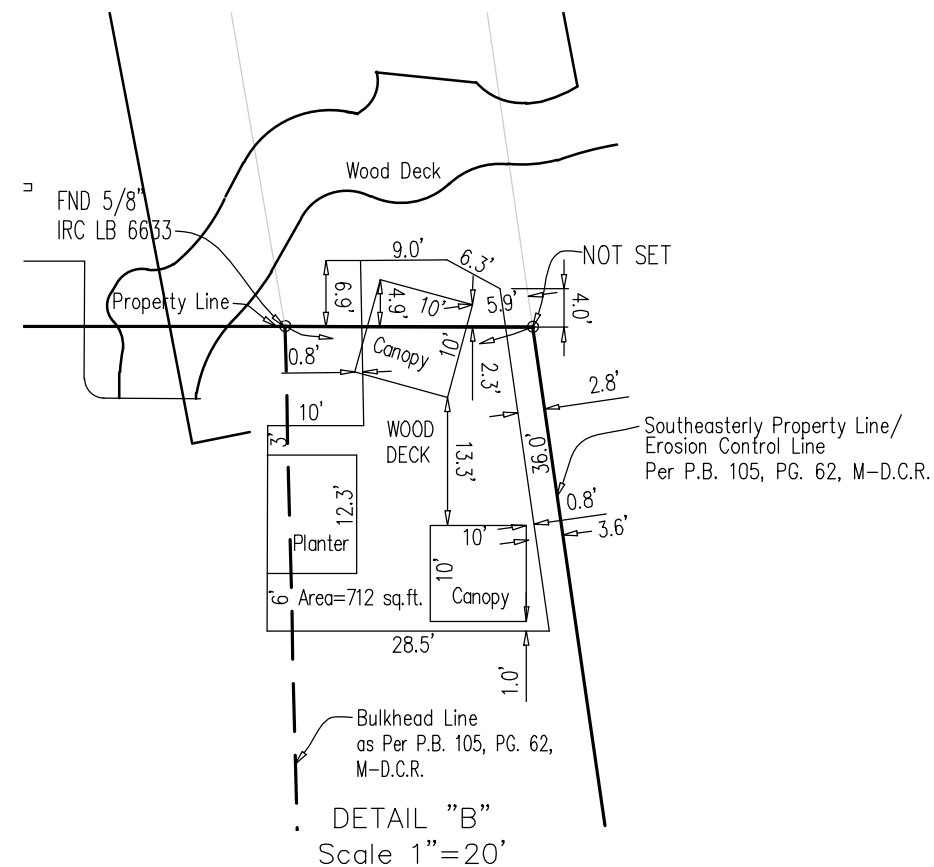


Location Plan








The dune height is 12.1' (see page 20) therefore the maximum finished floor elevation is 14.6'. Survey shows no finished floor elevation above 14.6'



  
John Liptak  
Professional Surveyor and Mapper #5664  
State of Florida

Date: 0728/2017	Project: 2605
Scale: 1"=30'	Checked by: JL
F.B. N/A	Drawn by: JP
Sheet: 1 of 1	Sketch: 2605.04
Ref:	

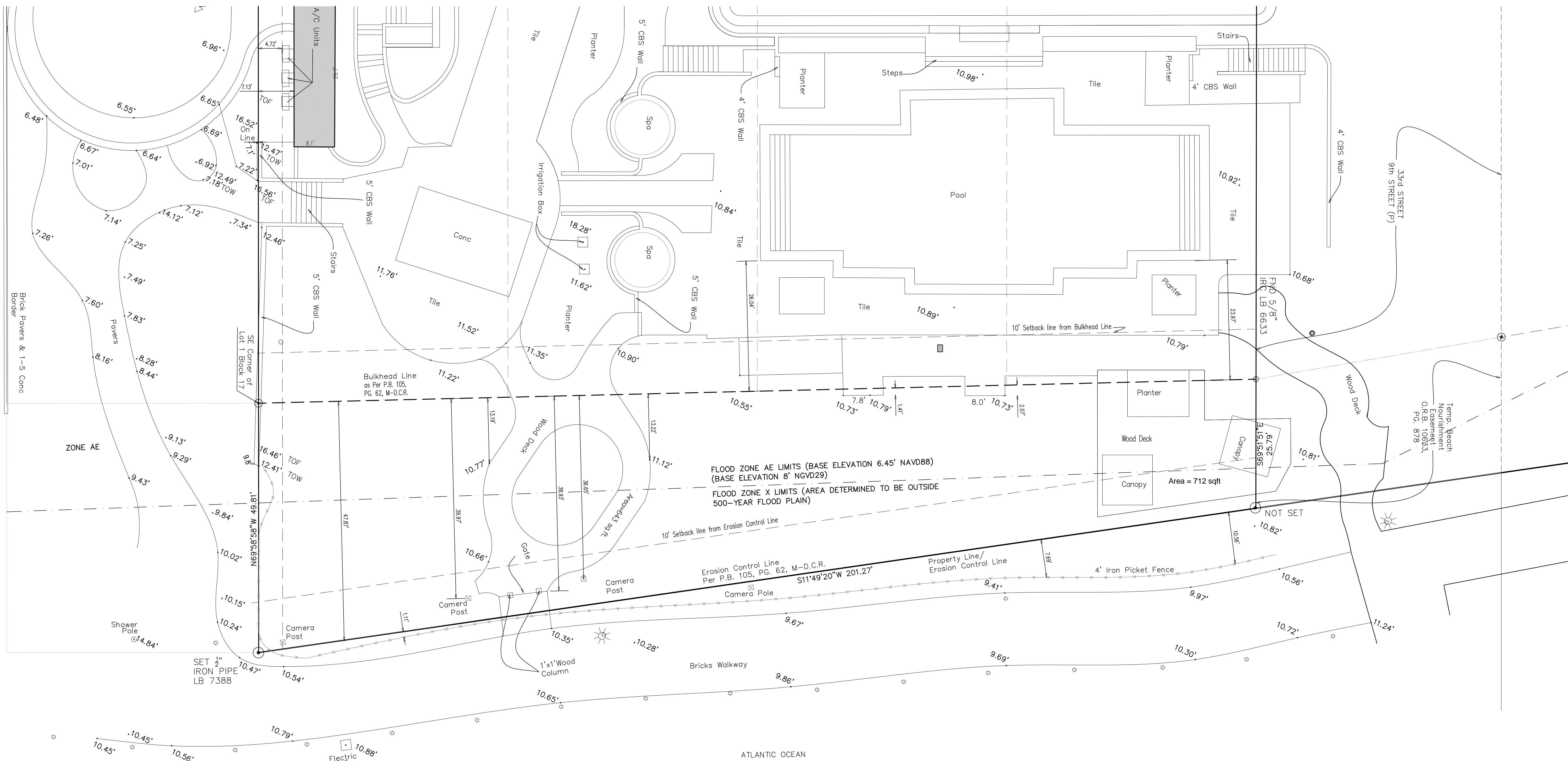
**SAXONY CONDO & HOTEL  
COASTAL CONSTRUCTION**

**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.



# As-built Survey, close up of Hotel Property



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, PG	= 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
A/C	= Air Conditioner Units

Date: 09/21/2015	Project: 2605
Scale: 1"=30'	Checked by: ADP
F.B. N/A	Drawn by: JP
Sheet: 1 of 1	Sketch: 2605.10
Ref:	

BOUNDARY SURVEY

SAXONY HOTEL  
COASTAL CONSTRUCTION

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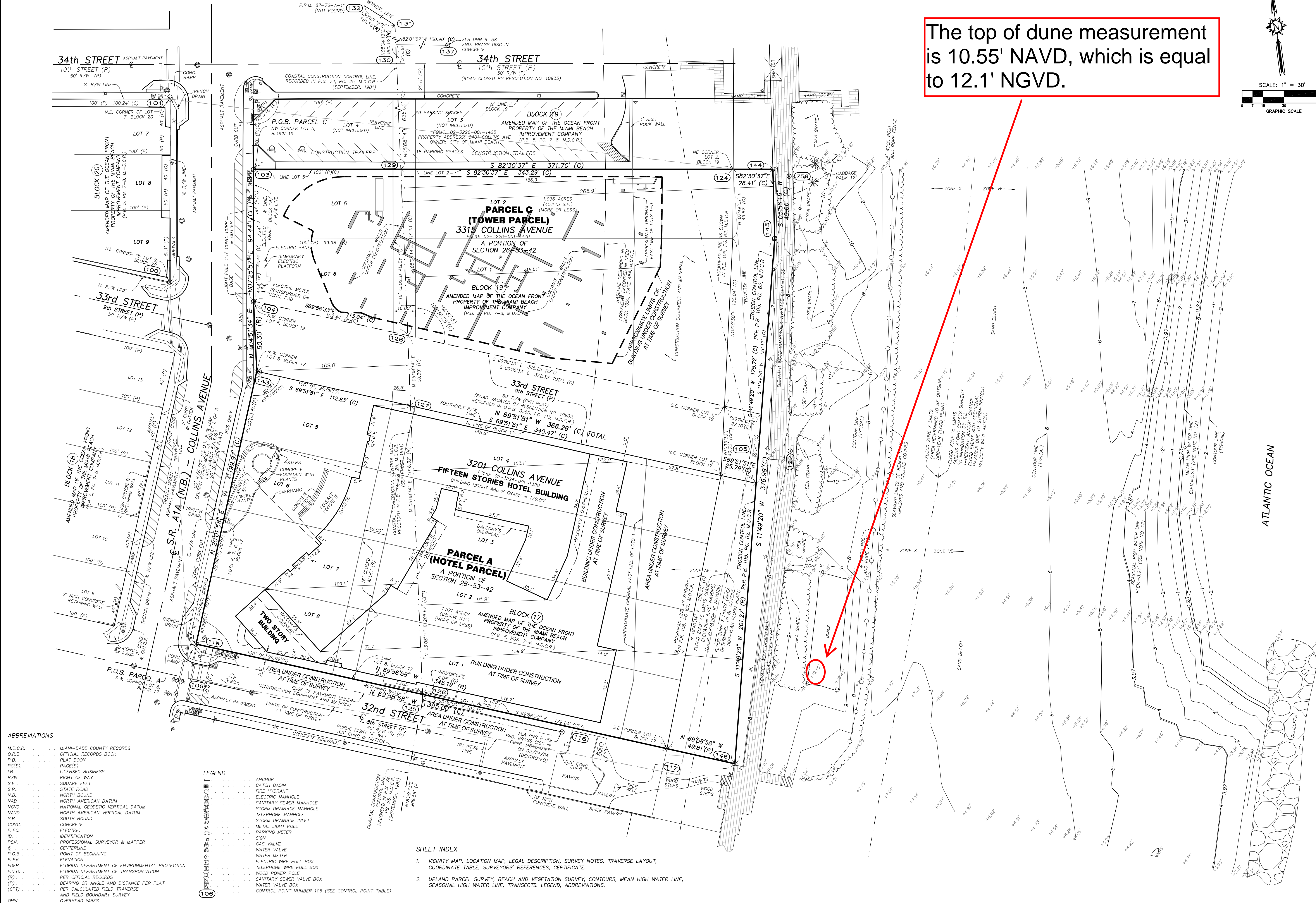
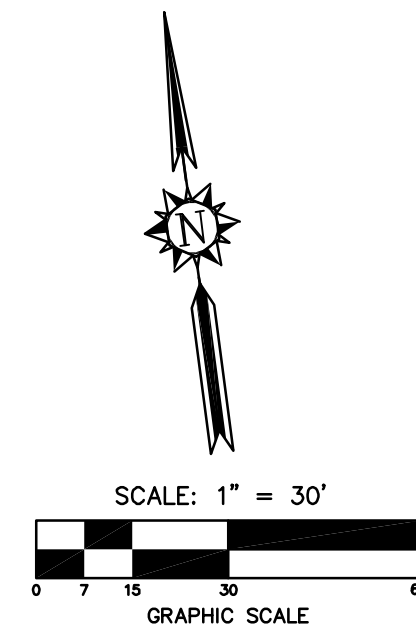






# SPECIFIC PURPOSE SURVEY

The top of dune measurement is 10.55' NAVD, which is equal to 12.1' NGVD.



ABBREVIATIONS	
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P(S)	PAGE(S)
L.B.	LICENSED BUSINESS
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
N.B.	NORTH BOUND
NAD	NORTH AMERICAN DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
S.B.	SOUTH BOUND
CONC.	CONCRETE
ELEC.	ELECTRIC
ID.	IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPER
C	CENTERLINE
P.O.B.	POINT OF BEGINNING
ELEV.	ELEVATION
DEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
(R)	PER OFFICIAL RECORDS
(P)	BEARING OR ANGLE AND DISTANCE PER PLAT
(CFT)	PER CALCULATED FIELD TRAVERSE
CHW	AND FIELD BOUNDARY SURVEY
	OVERHEAD WIRES

LEGEND	
	ANCHOR
	CATCH BASIN
	FIRE HYDRANT
	ELECTRIC MANHOLE
	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	TELEPHONE MANHOLE
	STORM DRAINAGE INLET
	METAL LIGHT POLE
	PARKING METER
	SIGN
	GAS VALVE
	WATER VALVE
	WATER METER
	ELECTRIC WIRE PULL BOX
	TELEPHONE WIRE PULL BOX
	WOOD POWER POLE
	SANITARY SEWER VALVE BOX
	WATER VALVE BOX
	CONTROL POINT NUMBER 106 (SEE CONTROL POINT TABLE)

## SHEET INDEX

1. VICINITY MAP, LOCATION MAP, LEGAL DESCRIPTION, SURVEY NOTES, TRAVERSE LAYOUT, COORDINATE TABLE, SURVEYORS' REFERENCES, CERTIFICATE.
2. UPLAND PARCEL SURVEY, BEACH AND VEGETATION SURVEY, CONTOURS, MEAN HIGH WATER LINE, SEASONAL HIGH WATER LINE, TRANSECTS, LEGEND, ABBREVIATIONS.

## SPECIFIC PURPOSE SURVEY

3201, 3315 COLLINS AVENUE  
A PORTION OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY  
OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION  
P.B. 5, PAGES 7-8, M.D.C.R.

CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FL

STONER & ASSOCIATES, Inc.  
SURVEYORS - MAPPERS  
Florida Licensed Surveyor  
and Mapping Business No. 8633

4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314

TEL (954) 585-0897  
FAX (954) 585-3927

NO. 12-7843  
REVISION 1  
DATE 09/25/14  
BY JDS

BOOK/PAGE(S) 927/67-68  
& FIELD DATA COLLECTOR

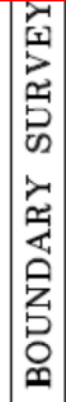
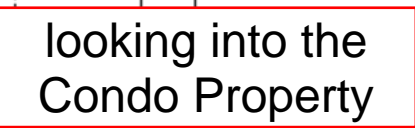
SEAL  
NOT VALID UNLESS  
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PROJECT  
12-7843  
DEP

SHEET NO.  
2 OF 2



1 9



**SAXONY HOTEL  
COASTAL CONSTRUCTION**





1





2



4



3



5









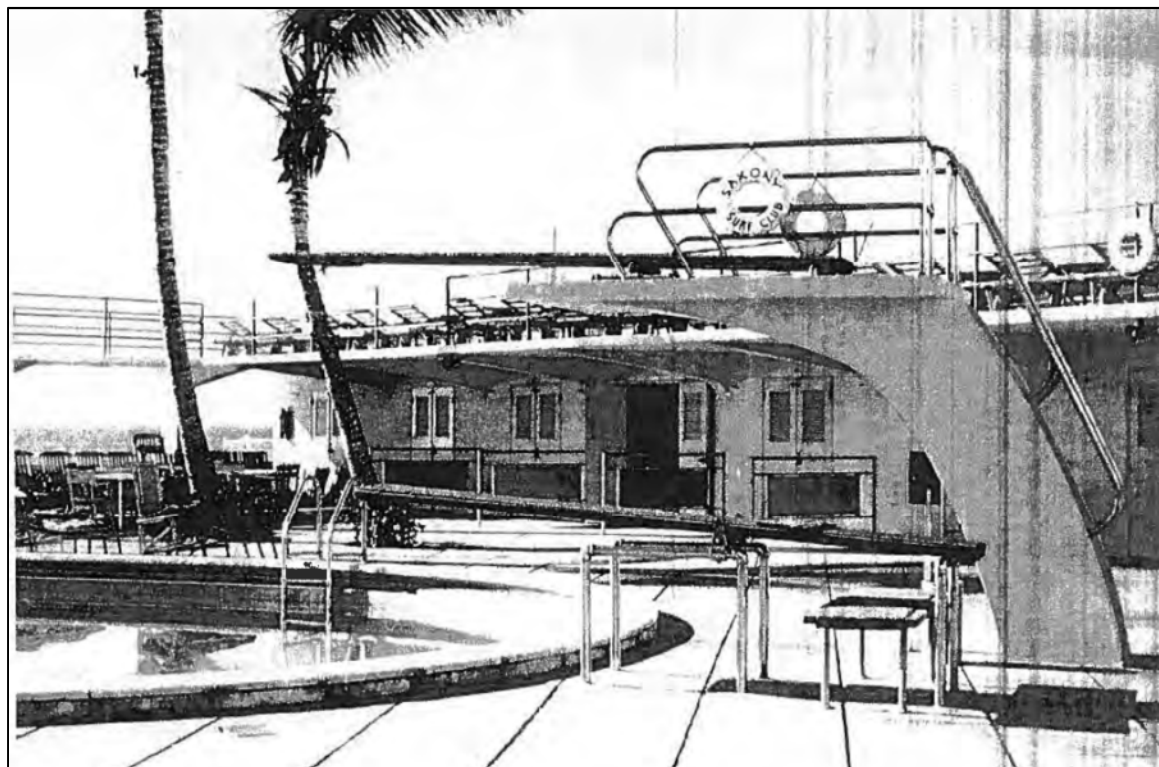


# Historic Pictures















# Demolition Plan

