

CITY OF MIAMI BEACH



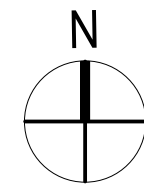
NORTH MIAMI BEACH

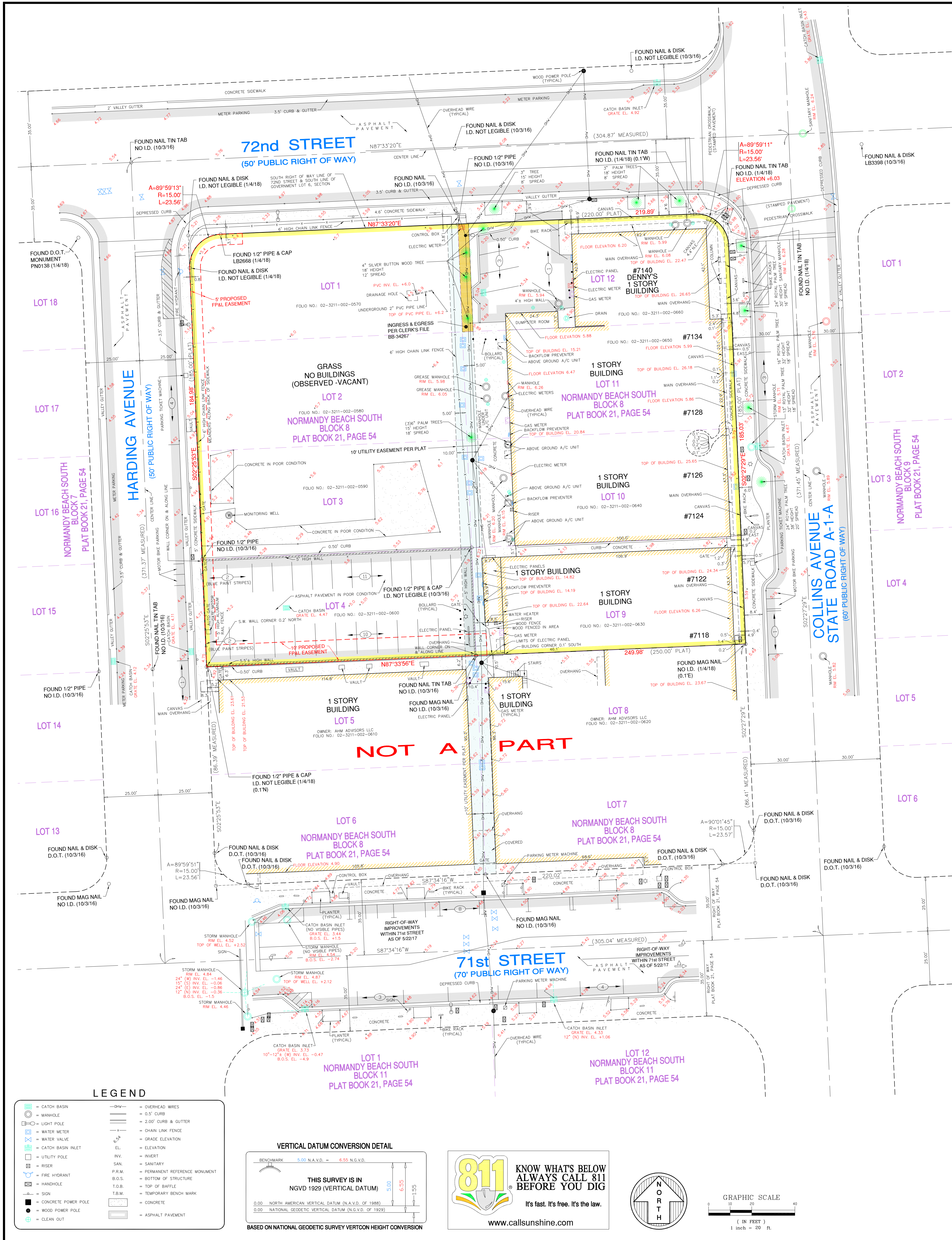


CITY OF MIAMI



CITY OF MIAMI BEACH





LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 8, Normandy Beach South, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lot 4, Block 8, NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lots 9, 10, 11 and 12, Block 8, of NORMANDY BEACH SOUTH, according to the plat thereof as recorded in Plat Book 21 at Page(s) 54 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.

- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.

- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order Number 5668686, with an effective date of September 5, 2016, Revised Sept. 15, 2016 - REVISION A. All easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA Survey".

SCHEDULE B - SECTION 11

1-4. Standard Exceptions not addressed.

5. Restrictions, covenants, conditions, easements and/or matters as contained on the Plat of NORMANDY BEACH SOUTH, recorded in Plat Book 21, Page 54.

6. Right-of-Way and easement per plat shown on survey.

7. Right-of-Way and easement that encumber Parcel shown on survey.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

With reference to the Chicago Title Insurance Company, Agent File Reference 2016-4514, with an effective date of April 14, 2016. All easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA Survey".

SCHEDULE B

1-6. Standard Exceptions not addressed.

7. Terms, conditions and easements appearing on the Plat of NORMANDY BEACH SOUTH, as recorded in Plat Book 21, Page 54.

8. Right-of-Way and easement per plat shown on survey.

9. Right-of-Way and easement that encumber Parcel shown on survey.

10. Survey prepared by Abraham Haddad.

11. Mortgage recorded in O.R.B. 29913, Page 4728.

12. Assignment of Rents recorded in O.R.B. 29913, Page 4754.

13. UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763.

Encumbers parcel but not subject to location.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

With reference to the Chicago Title Insurance Company, Agent File Reference 2015-4474, with an effective date of January 5, 2016. All easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA Survey".

SCHEDULE B

1-6. Standard Exceptions not addressed.

7. Terms, conditions and easements appearing on the Plat of NORMANDY BEACH SOUTH, as recorded in Plat Book 21, Page 54.

8. Right-of-Way and easement per plat shown on survey.

9. Right-of-Way and easement that encumber Parcel shown on survey.

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Encumbers parcel but not subject to location.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

- Bearings hereon are referred to an assumed value of S02°25'53"E for the East right of way line of Harding Avenue, and evidenced by found mag nail & found nail & disk.

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark G-313, Elevation +8.26, Located by US C&G brass disk in the N.E. corner of a sewer pumping station at the center of a parking lot at 72nd Street (North of) and State Road A-1-A (165' West of West curb).

- Lands shown hereon are located within an area having a Zone Designation AS (EL. 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12096C0326L for Community No. 120691, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.

- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.

- Lands shown hereon containing 49,990 square feet, or 1.145 acres, more or less.

- All horizontal control measurements are within a precision of 1:10,000.

- This map is intended to be displayed at the graphic scale shown hereon or smaller.

- Roof overhang not located unless otherwise shown.

- Underground improvements and/or underground encroachments not shown unless otherwise indicated.

- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 3, 2016 and updated January 4, 2018, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the official raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida

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NO.	REVISION	DATE	DESCRIPTION
4	180334	AMEND TO SHOW PROPOSED FF&L EASEMENT	DAUR
3	171413	SHOW SIDEWALK WIDTHS	DAUR
2	171413	UPDATE SURVEY (1/4/18)	GEM
1	170487	R/W TOPO 71ST STREET (6/22/17) - RLL	DWF
N6			Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006363
180 Northeast 16th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email info@flsurvey.com

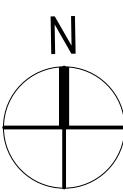
BOUNDARY & TOPOGRAPHIC SURVEY
72nd STREET HOTEL, MIAMI BEACH
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/3/16
Scale	1"=20'
Drawn By	DWF
CAD No.	151246
Plotted	1/8/18 12:48a
Ref. Dwg.	2015-114
Field Book	639/62-63 - RLL
Job No.	161128
Dwg. No.	2016-100-NGVD
Sheet	1 of 1

NOT FOR CONSTRUCTION



CONTEXTUAL SITE PLAN | 1
N.T.S.



revuelta
architecture
international

Miami

Santiago, Chile

revuelta-
architecture.com

2850 SW 27TH AVE
SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

Project

72+COLLINS HOTEL &
CONDOMINIUM

7118 - 7140 COLLINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA 33141

Permit Revisions

Owner Information
COLLINS & 72nd.
DEVELOPERS

9537 Harding Avenue
Surfside, Florida 33154
(305) 867-6344

Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING
PRESENTATION

Date
04.06.2018

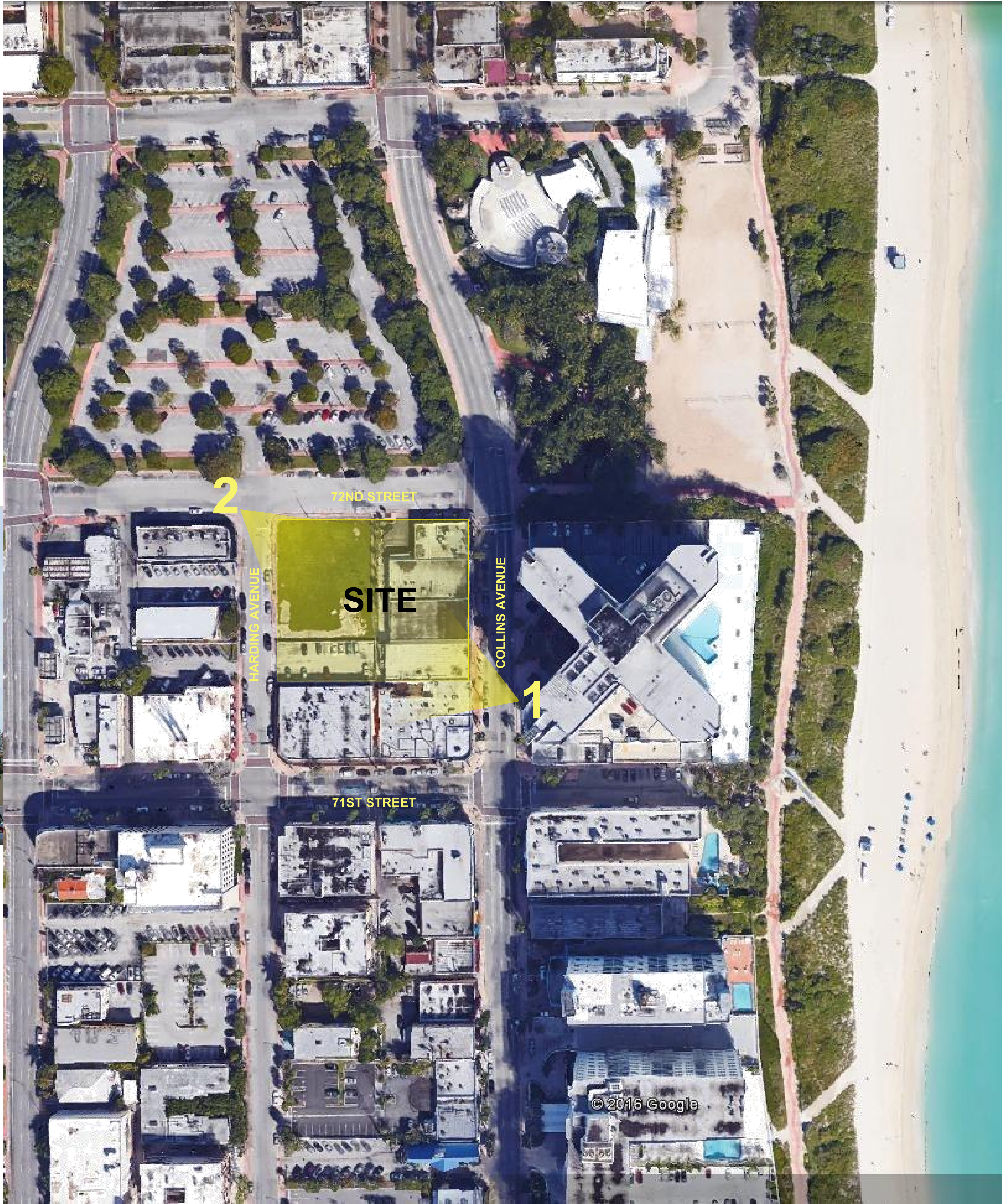
Scale
AS SHOWN

Project No.
1729

Sheet Name

SITE PLAN-CONTEXT

Sheet No.
A-003



10

000
040

154

244

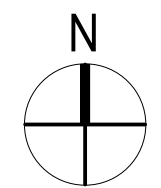
Date: 2015

2014

5

172

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DEMOLITION SITE PLAN

SCALE 1/64"=1'-0"
ELEVATION = +6.00 NGVD