

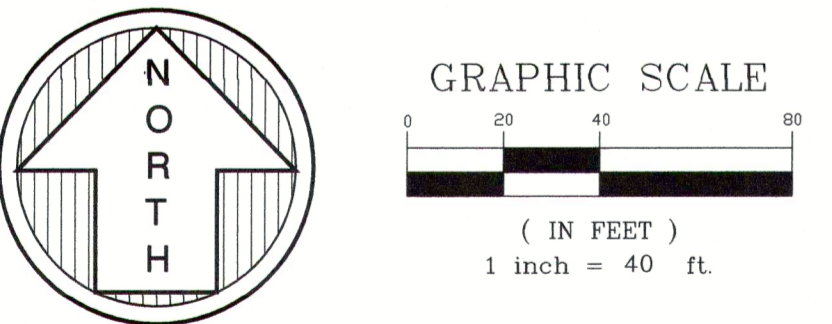
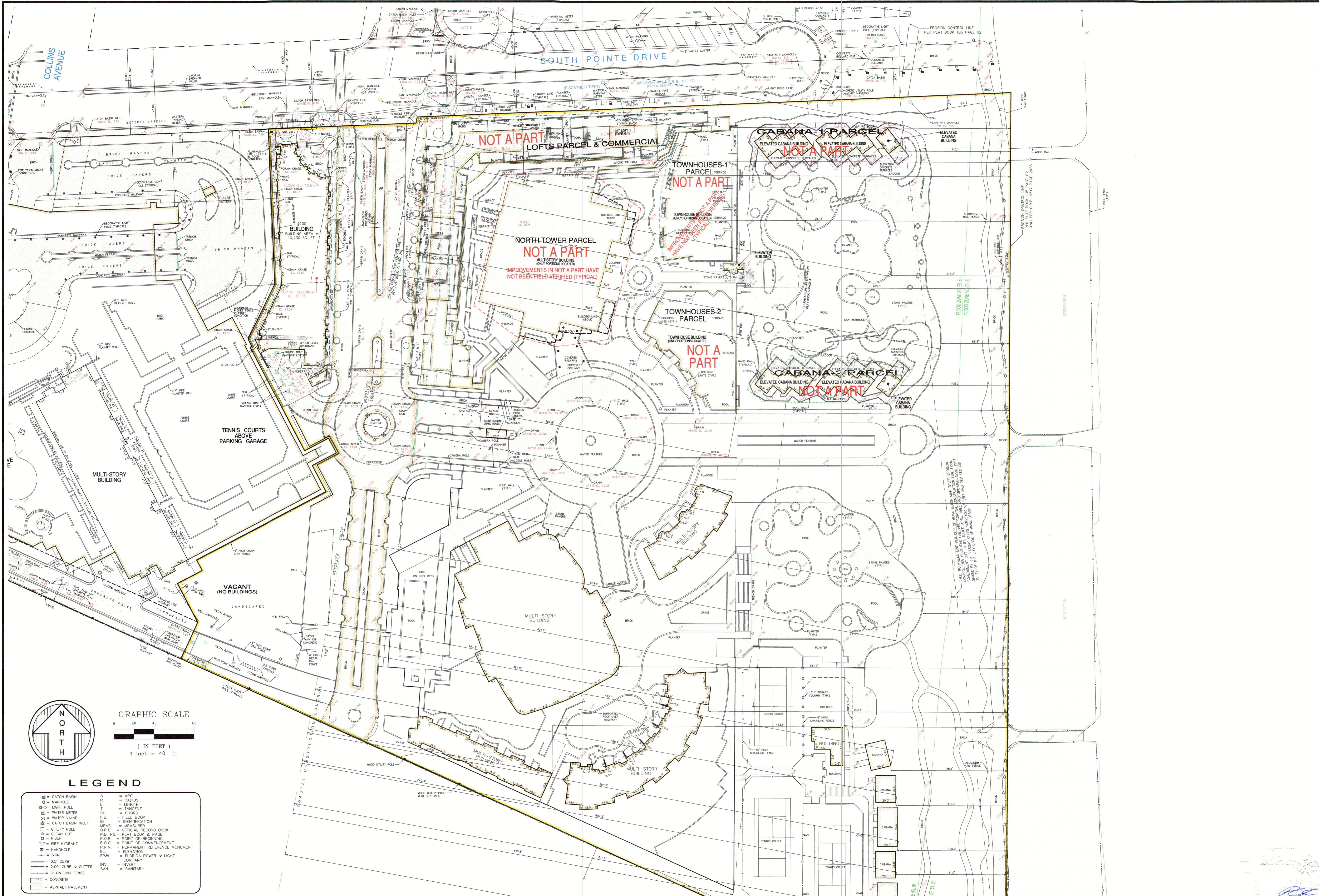
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No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 000034653
180 Northeast 108th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
THE CONTINUUM - MASTER ASSOCIATION & SOUTH TOWER
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/14/18
Scale	1" = 40'
Drawn By	GEM
CAD No.	980102T
Plotted	3/20/18 3:27p
Ref. Dwg.	2012-042
Field Book	
Job No.	180277
Dwg. No.	2018-036
Sheet	2 of 3



LEGEND

<ul style="list-style-type: none"> ○ = CATCH BASIN ○ = MANHOLE — = LIGHT POLE — = WATER METER — = WATER VALVE — = CATCH BASIN INLET — = UTILITY POLE — = CLEAN OUT — = RISER — = FIRE HYDRANT — = HANDHOLE — = SIGN — = 0.5' CURB — = 2.00' CURB & GUTTER — = CHAIN LINK FENCE — = CONCRETE — = ASPHALT PAVEMENT 	<ul style="list-style-type: none"> A = ARC R = RADIUS L = LENGTH T = TANGENT CH = CHORD F.B. = FIELD BOOK ID = IDENTIFICATION MEAS. = MEASURED O.R.B. = OFFICIAL RECORD BOOK P.B. PG. = PLAT BOOK & PAGE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.R.M. = PERMANENT REFERENCE MONUMENT EL. = ELEVATION FP&L = FLORIDA POWER & LIGHT COMPANY INV. = INVERT SAN = SANITARY
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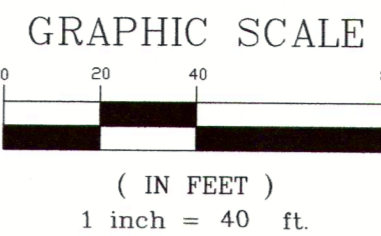
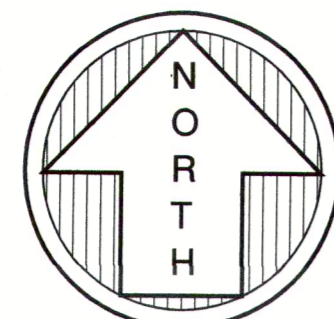
SEE SHEET 1 OF 3

TOPOGRAPHIC SURVEY

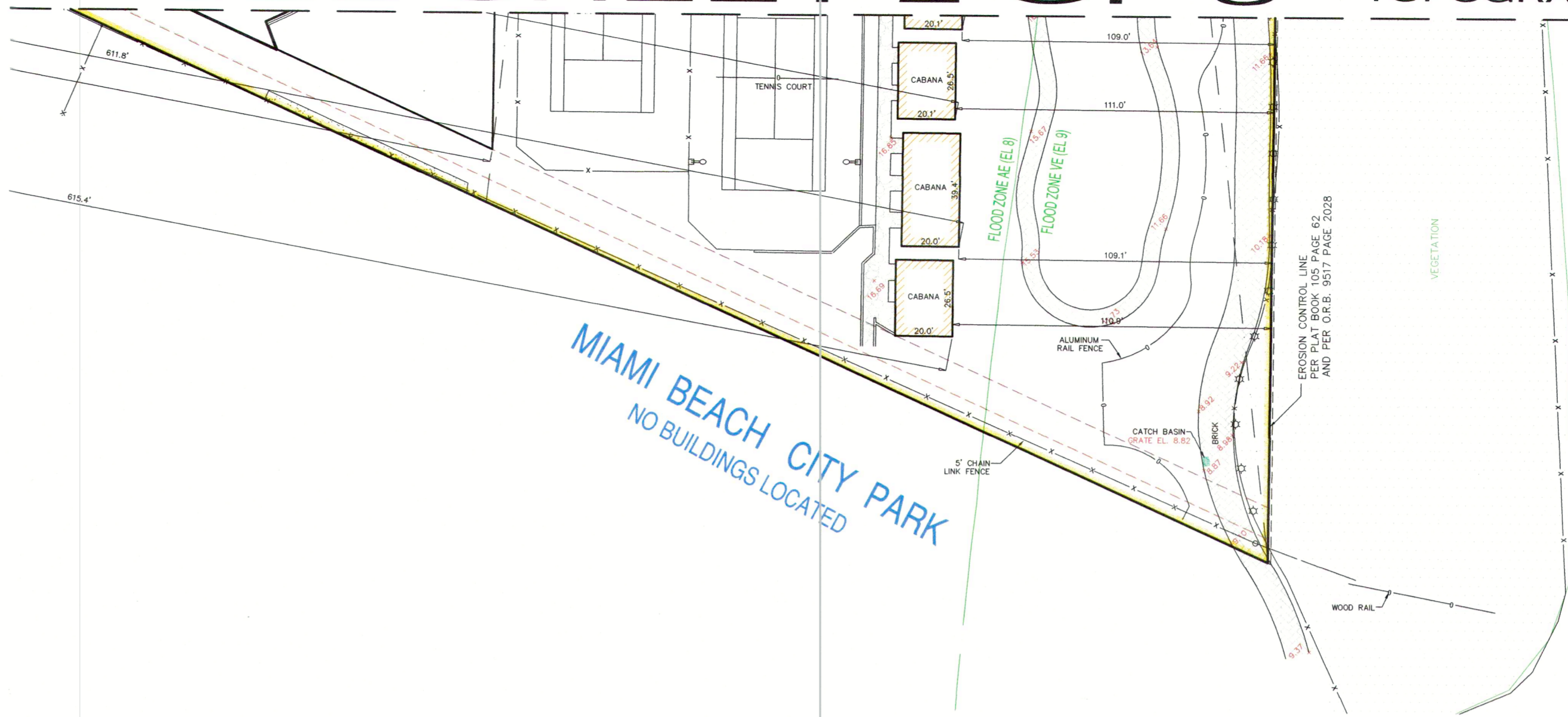
K:\DWG1\980102.dwg, 3/20/2018 3:28:45 PM, german

Legal Description

Parcel 1: The Ocean Parcel
Commence (P.O.C.) at the Southeast corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the South Beach Park Subdivision, recorded in Plat Book 6, at Page 77 of the Public Records of Miami-Dade County, Florida...



SEE SHEET 2 OF 3 TOPOGRAPHIC SURVEY



LESS AND EXCEPT
Commence (P.O.C.) at the Southeast corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, at Page 77 of the Public Records of Miami-Dade County, Florida...

PARCEL 2: The Easement Property
Commence (P.O.C.) at the Southeast corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the South Beach Park Subdivision, recorded in Plat Book 6, at Page 77 of the Public Records of Miami-Dade County, Florida...

PARCEL 3: PARCEL 3 BEING A PORTION OF COMMERCIAL PARCEL NO. 2
Commence (P.O.C.) at the Southeast corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77 of the Public Records of Miami-Dade County, Florida...

PARCEL 4: PARCEL 4 BEING A PORTION OF MASTER PARCEL INFRASTRUCTURE
Commence (P.O.C.) at the Southeast corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77 of the Public Records of Miami-Dade County, Florida...

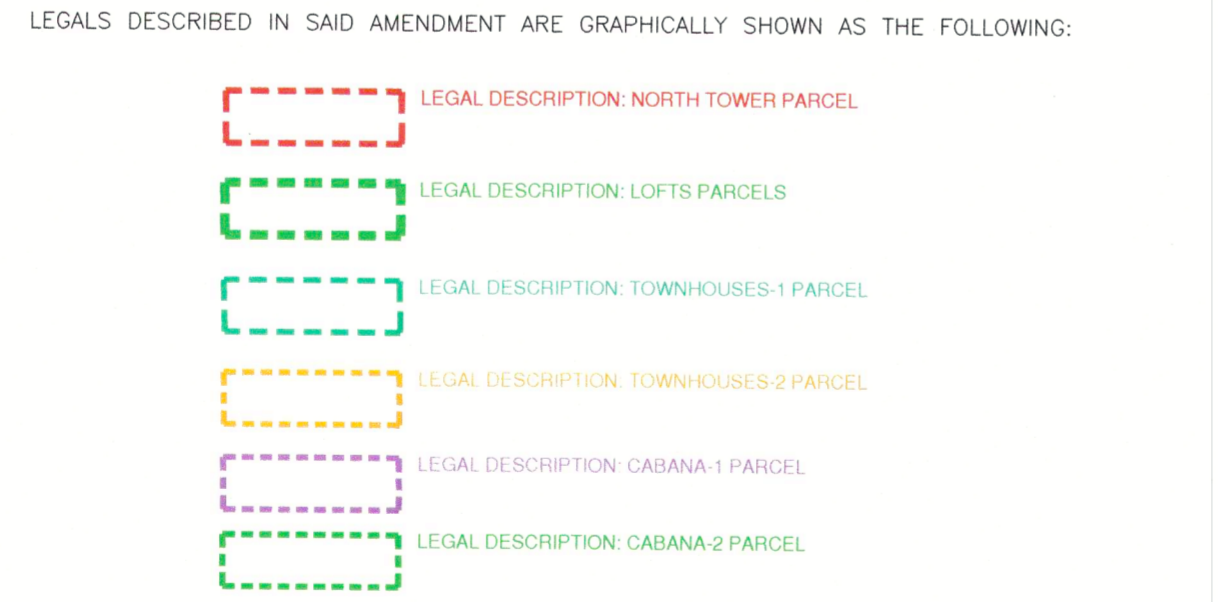
PARCEL 5
Non-exclusive right, privilege and easement to the use and benefit of the following described property for pedestrian and vehicular ingress and egress as defined in, and subject to, that Declaration of Easements filed August 5, 1987, in Official Records Book 13368, at Page 2779, of the Public Records of Miami-Dade County, Florida.

The South Road Easement Area is legally described as follows: A part of Blocks 3 and 4, Harley Avenue, Collins Avenue and Inlet Boulevard, all as shown on the SOUTH BEACH PARK SUBDIVISION recorded in Plat Book 6, Page 77, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

PARCEL A
Commence at the intersection of the Southerly line of SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77, of the Public Records of Miami-Dade County, Florida, and the Easterly right-of-way line of Washington Avenue (shown on the referenced Plat as Miami Avenue) and run South 65°35'12" East, along the Southerly line of SOUTH BEACH PARK SUBDIVISION, a distance of 16.00 feet...

PARCEL B
Begin at the intersection of the Southerly line of SOUTH BEACH PARK SUBDIVISION and the Easterly right-of-way line of Washington Avenue (formerly shown on said Record Plat as Miami Avenue) and run South 65°35'12" East, along the Southerly line of SOUTH BEACH PARK SUBDIVISION, a distance of 16.00 feet...

LESS & EXCEPT
THOSE PORTIONS OF THE "CONTINUUM ON SOUTH BEACH CONDOMINIUM, THE NORTH TOWER" ACCORDING TO THE DECLARATION THEREOF AS RECORDED DECEMBER 27, 2007 UNDER CLERK'S FILE NO. 07R-1222721, IN OFFICIAL RECORDS BOOK 26131, PAGE 1961, AS AMENDED BY AMENDMENT RECORDED FEBRUARY 19, 2008 IN OFFICIAL RECORDS BOOK 26220, PAGE 4510 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.



LEGAL DESCRIPTION: NORTH TOWER PARCEL
LEGAL DESCRIPTION: LOFTS PARCELS
LEGAL DESCRIPTION: TOWNHOUSES-1 PARCEL
LEGAL DESCRIPTION: TOWNHOUSES-2 PARCEL
LEGAL DESCRIPTION: CABANA-1 PARCEL
LEGAL DESCRIPTION: CABANA-2 PARCEL

LESS AND EXCEPT: Commercial Parcel
A portion of Lot 1 of Block 5, Harley Avenue and Reid Place, SOUTH BEACH PARK, according to the plat thereof, as recorded in Plat Book 6 at Page 77 of the Public Records of Miami-Dade County, Florida, and a portion of C.H. LUM PROPERTY as shown on said plat, SOUTH BEACH PARK, being more particularly described as follows:
Commence at the Southeast corner of Biscayne Street (Formerly Biscayne Avenue) (Now known as South Pointe Drive) and Washington Avenue (Formerly Miami Avenue), as said Street and Avenue are shown on said SOUTH BEACH PARK, according to the plat thereof, as recorded in Plat Book 6 at Page 77 of the Public Records of Miami-Dade County, Florida; thence N 87°38'57" E along said Southerly right of way line of Biscayne Street; thence S 02°21'03" E along said Southerly right of way line of Biscayne Street for 300.16 feet; thence S 02°21'03" E at right angles to the previously described course for 17.00 feet to the Point of Beginning; thence continue S 02°21'03" E for 7.01 feet; thence N 87°38'57" E for 12.79 feet; thence S 07°19'06" W for 23.85 feet; thence S 87°38'57" W for 239.24 feet to a point on a circular curve concave to the Northwest and whose radius point bears N 61°49'22" W; thence S 04°19'18" W for 201.77 feet; thence N 85°52'18" W for 23.67 feet; thence N 04°08'18" E for 8.82 feet; thence N 85°53'01" W for 6.44 feet; thence N 04°06'49" E for 210.36 feet to a point on a circular curve concave to the Northwest and whose radius point bears N 04°06'49" E; thence Northeastly along a 34.87 foot radius curve leading to the left through a central angle of 96°27'52" for an arc distance of 58.71 feet to a point on a non-tangent line; thence N 87°38'57" E for 244.97 feet to the Point of Beginning.

LOCATION SKETCH NOT TO SCALE

LEGEND

Legend table with symbols and descriptions for various survey features: CATCH BASIN, MANHOLE, LIGHT POLE, WATER METER, WATER VALVE, CATCH BASIN INLET, CLEAN OUT, RISE, FIRE HYDRANT, HANDHOLE, SIGN, 0.5' CURB, 2.00' CURB & GUTTER, CHAIN LINK FENCE, CONCRETE, ASPHALT PAVEMENT, ARC, RADIUS, LENGTH, TANGENT, CHORD, FIELD BOOK, IDENTIFICATION, MEASUREMENT, OFFICIAL RECORD BOOK, PLAT BOOK & PAGE, POINT OF BEGINNING, POINT OF COMMENCEMENT, PERMANENT REFERENCE MONUMENT, ELEVATION, FLORIDA POWER & LIGHT COMPANY, INVERT, SANITARY.

- SURVEYOR'S NOTES:
- This site lies in Section 10, Township 54 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 NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 87°38'57" E for the South Right-of-Way line of Biscayne Street, and evidenced by (2) set pipe & caps.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Bench Mark No. I-937, Elevation +4.07. Located at intersection of Washington Avenue and Harley Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & Zone Designation VE (EL 9) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1206033L, for Community No. 120651, 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.
- Overall Parcel shown hereon containing 562,808 square feet or 12.920 acres more or less. Note: This square footage area includes the Condominium Parcels (less & except areas), as shown within the Overall Parcel.
- 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 shown unless otherwise noted.
- Improvements shown beyond the limits of this "Boundary and Topographic Survey" may not be current or located.
- 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.
- This "Boundary Survey" was made of the Overall Parcel as shown with a yellow boundary, and the condominium parcels within, had no corners set or bearings and distances shown.

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on March 14, 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 original 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

Table with 2 columns: No., Description. It is mostly empty.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003663
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-651-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
THE CONTINUUM - MASTER ASSOCIATION & SOUTH TOWER
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Table with 2 columns: Field, Value. Contains project details like Original Date (3/14/18), Scale (1"=40'), Drawn By (GEM), CAD No (980102T), Plotted (3/20/18 3:27p), Ref. Dwg (2012-042), Field Book, Job No (180277), Dwg. No (2018-036), Sheet (1 of 3).

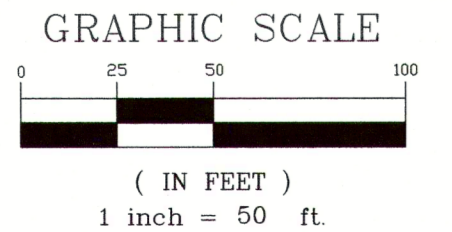
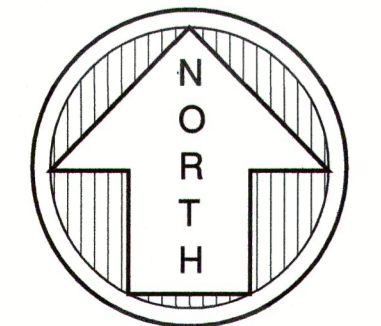
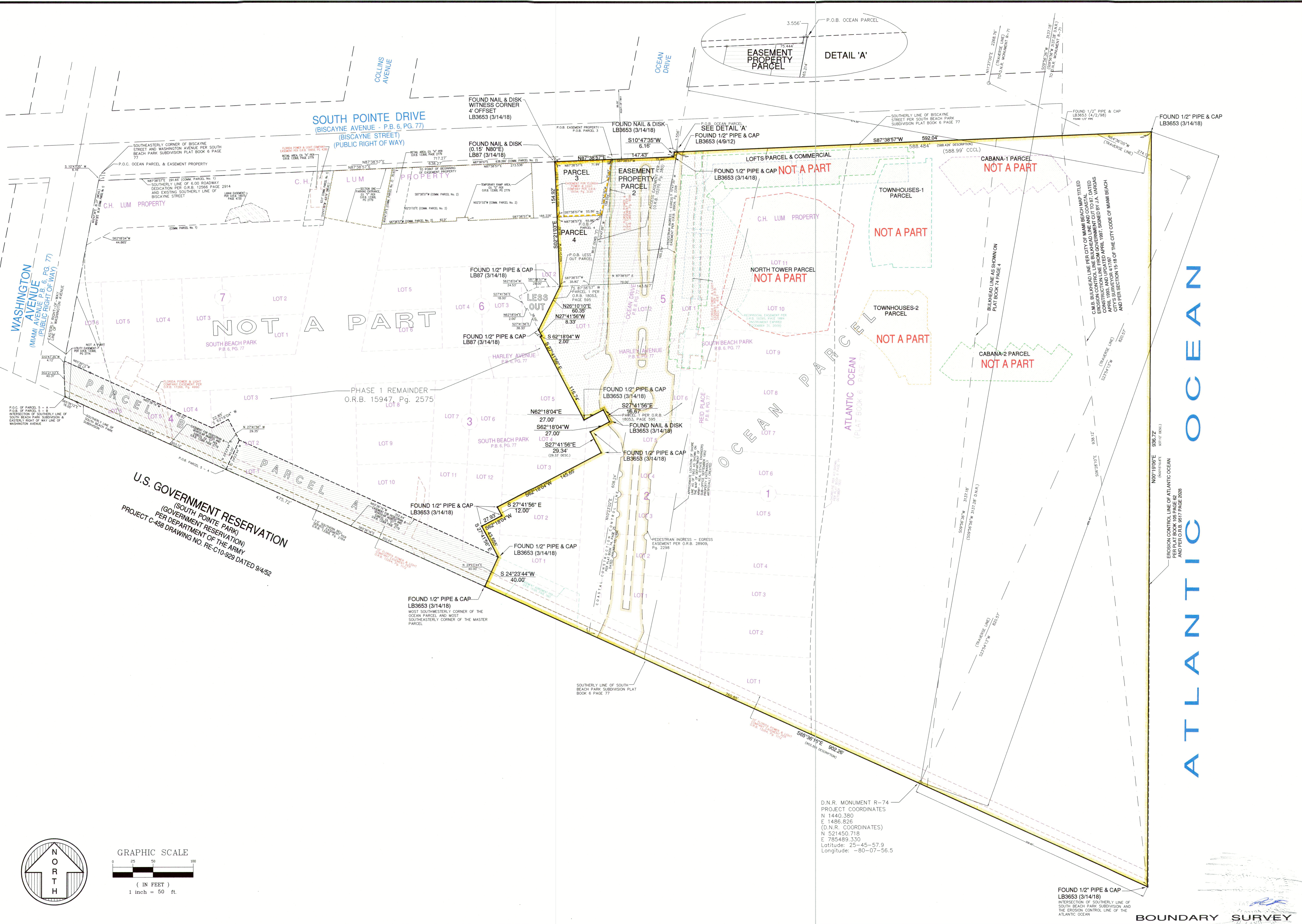
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BOUNDARY & TOPOGRAPHIC SURVEY
 THE CONTINUUM - MASTER ASSOCIATION & SOUTH TOWER
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/14/18
Scale	1" = 50'
Drawn By	GEM
CAD No.	980102T
Plotted	3/20/18 3:27p
Ref. Dwg.	2012-042
Field Book	
Job No.	180277
Dwg. No.	2018-036
Sheet	3 of 3



D.N.R. MONUMENT R-74
 PROJECT COORDINATES
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 E 1486.826
 (D.N.R. COORDINATES)
 N 521450.718
 E 785489.330
 Latitude: 25-45-57.9
 Longitude: -80-07-56.5

FOUND 1/2" PIPE & CAP
 LB3653 (3/14/18)
 INTERSECTION OF SOUTHERLY LINE OF
 SOUTH BEACH PARK SUBDIVISION AND
 THE EROSION CONTROL LINE OF THE
 ATLANTIC OCEAN

BOUNDARY SURVEY

K:\DWG\180277.dwg - 3/20/2018 3:29:55 PM - gerron