



LEGEND	
	CATCH BASIN
	MANHOLE
	LIGHT POLE
	WATER METER
	WATER VALVE
	CATCH BASIN INLET
	UTILITY POLE
	RISE
	FIRE HYDRANT
	HANDHOLE
	SIGN
	0.5' CURB
	CURB & GUTTER
	CHAIN LINK FENCE
	GRADE ELEVATION
	ELEVATION
	INVERT
	POLYVINYL CHLORIDE
	CAST IRON
	WATER MAIN
	BURIED ELECTRIC
	BURIED TELEPHONE
	STORM SANITARY
	ABANDONED
	PERMANENT REFERENCE MONUMENT
	CONCRETE
	ASPHALT PAVEMENT

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TREE TABLE		
TREE #	DIAMETER	TYPE
3158	6"	Coconut Palm
3159	12"	Coconut Palm
3160	8"	Coconut Palm
3161	8"	Coconut Palm
3162	8"	Coconut Palm



### LOCATION SKETCH NOT TO SCALE

**LEGAL DESCRIPTION:**

All that part of Lots 3 and 4 of Block 77 of "Fisher's First Subdivision of Altan Beach", as recorded in Plot Book 2 at Page 77 of the Public Records of Miami-Dade County, Florida, described as follows:

Begin at the Northwest corner of Block 77 of "Fisher's First Subdivision of Altan Beach"; thence Easterly along the Northern line of said Block 77, a distance of 116.05 feet to a point; thence Southerly and perpendicular to the said Northern line of Block 77 of "Fisher's First Subdivision of Altan Beach" for a distance of 100.00 feet to the Southerly line of said Block 77, thence Southerly along the Southerly line of said Block 77, "Fisher's First Subdivision of Altan Beach", for a distance of 132.91 feet to the Southeast corner of said Block 77; thence Northeasterly along the Westerly line of said Block 77 for a distance of 101.4 feet to the Point of Beginning.

**SURVEYOR'S NOTES:**

- This site lies in Section 34, 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 No. 4042486 with an effective date of April 2, 2013 and Revision A, Revised April 17, 2013. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

**SCHEDULE B - SECTION II**

1-6 Standard Exceptions.

7 Historic Preservation Board orders recorded in O.R.B. 22855, Page 3547, O.R.B. 24623, Page 4654 and O.R.B. 24855, Page 4061. Affects CYS parcel but not subject to location.

8 Board of Adjustment orders recorded in O.R.B. 23172, Page 4684. Variances to build a four (4) story condominium were approved, but may have expired. (January 2005)

9 Restrictive Covenants recorded in O.R.B. 24211, Page 1371. Affects CYS parcel but not subject to location. Property owners obtained approval from the City for "Tandem Parking Spaces". Each pair of Tandem Parking Spaces shall be limited to the use of the owners of a single condominium unit.

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

**END OF SCHEDULE B - SECTION II**

- Bearings hereon are referred to an assumed value of N07°38'29"E for the Easterly right of way of Collins Avenue, and evidenced by set and found 1/2" pipes & caps LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. D-146-R, Elevation +6.35, located on August 9, 2012 at the intersection of Espanola Way and Collins Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, 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 12,439 square feet, or 0.286 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.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Improvements shown beyond the limits of this "Boundary & Topographic Survey" may not be current or located.
- There are no striped parking spaces within legal description.
- 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.
- The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No. 02-3234-019-1230.

**SURVEYOR'S CERTIFICATION:**

The undersigned certifies to CYS Coremark Corporation, its affiliates and subsidiaries and their successors, nominees and assigns, Chicago Title Insurance Company, Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C., CYS 10348 FL, L.L.C., and Bryon J. Stanley, P.A., as of the date of this Survey, that to the best of the undersigned's professional knowledge, information and belief:

1. A fixed and determinable position and location of the land ("Property") described on this Survey (including the position of the point of commencement (if any) and the point of beginning);
2. The location of all buildings, visible structures, and other visible, above ground improvements situated on the Property; and
3. All driveways or other cuts in the curbs along any street upon which the Property abuts; and that

B. No easements or rights of way over abutting properties are required for (i) access to and egress from the Property, (ii) drainage of surface or other water off the Property, (iii) any utilities which serve the Property and (iv) storm sewer and sanitary sewer facilities serving the Property, or if such site easements are required, they are shown on the Survey and duly recorded easements have been obtained from all land owners whose property are affected;

C. No fences, waterways, ditches, ponds, building restrictions (or, if building restriction lines exist, the lines have not been violated), or party walls affecting the Property exist;

D. No visible encroachments, protrusions, overlaps, or overhangs of any improvements located on the Property exist upon any easements or rights-of-way encumbering or appurtenant to the Property or adjacent land;

E. No visible encroachments, protrusions, overlaps, or overhangs of any improvements located on adjacent land exist upon the Property or any easements or rights-of-way encumbering or appurtenant to the Property;

F. This Survey reflects boundary lines of the Property which close by calculation;

G. The only exceptions to the facts certified in this Survey are as follows:

(i) None visible.

H. Without intending to limit any of the foregoing certifications, the undersigned made a specific examination with respect to the following items and reports as follows (indicate "none" or identify specific matters, as appropriate):

(i) Rights of way, old highways, or abandoned roads, lanes or driveways and visible drains, sewer, water, gas or oil pipe lines across the Property  
None visible.

(ii) Visible, above ground springs, streams, rivers, ponds, lakes, swamps or drainage ditches located, bordering on or running through the Property  
None visible.

(iii) Visible, above ground cemeteries or family burial grounds located on the Property  
None visible.

(iv) Visible, above ground telephone, telegraph, electric power or other utility poles, wires, lines or transformers overhanging or crossing or located on the Property  
None visible.

(v) Joint driveways or walkways and party walls or rights of support affecting the Property  
None visible.

**SURVEYOR'S CERTIFICATION (Continued):**

(vi) Physical evidence of boundary lines of the Property  
Monuments found or set or witness corner set at all boundary corners.

(vii) Proposed changes in street lines  
None to my knowledge.

(viii) Disputed boundaries  
None to my knowledge.

(ix) Curbing and curb cuts  
Shown on survey.

All of the same found to exist are shown upon the Survey in the locations described above.

The following zoning information has been taken from the City of Miami Zoning Web Site and should be verified prior to design or construction.

I. The Premises are in a Mixed Use Entertainment (MXE) Zoning District under the applicable zoning ordinance of the City of Miami Beach, which district allows the current use of the improvements located on the Premises. The following overlay districts include the Premises: [Describe]

J. The following provisions of the zoning ordinance apply to the Premises:

1. Setbacks  
(i) Front, Non-oceanfront:  
1. Pedestal, ten feet.  
2. Lots 100 feet in width or greater, 20 feet; for buildings with a ten-foot-deep covered front porch running substantially the full width of the building front, the front setback shall be five feet. Furthermore, for lots 100 feet in width or greater, the front setback shall be extended to include at least one courtyard, open to the sky, with a minimum width of ten feet and a minimum area of three square feet for every linear foot of lot frontage.  
3. Tower, 50 feet.  
(ii) Side, Interior, Non-oceanfront:  
1. Architectural district, five feet.  
2. All other areas:  
i. Pedestal, five feet.  
ii. Tower, 7.5 feet.  
(iii) Side, facing a street, Non-oceanfront: Ten percent of the lot width plus five feet, not to exceed 25 feet. However, lots less than 100 feet in width shall have a setback of five feet.  
1. Non-oceanfront structures may comply with these requirements or have the option of the following:  
i. Pedestal, five feet.  
ii. Tower, 7.5 feet.  
2. Provided that non-oceanfront lots 100 feet or greater in width shall incorporate the following:  
i. A ten-foot-deep porch running substantially the full side length of the building, with a minimum floor-to-ceiling height of 12 feet; and  
ii. One courtyard, open to the sky, with a minimum of 1,000 square feet and a minimum average depth of 20 feet. The long edge of the courtyard shall be along the side property line. The area of the courtyard shall be increased by an additional 50 square feet for every one foot of building height above 30 feet as measured from grade.  
(iv) Rear, Non-oceanfront:  
1. Architectural district, zero feet if abutting an alley, otherwise ten feet.  
2. All other areas, ten feet.
2. Maximum Floor Area Ratio:  
All uses - 2.0  
Except convention hotel development (as set forth in section 142-841) - 3.5
3. Minimum Lot Area (Square Feet):  
N/A
4. Minimum Lot Width (Feet):  
N/A
5. Minimum Apartment Unit Size (Square Feet):  
Existing structures:  
Apartment units-400  
Hotel units-in a local historic district/site-200  
Otherwise:  
15%: 300-335  
85%: 335+  
New construction:  
Apartment units-550  
Hotel units:  
15%: 300-335  
85%: 335+  
6. Average Apartment Unit Size (Square Feet):  
Existing structures:  
Apartment units-550  
Hotel units-N/A  
New construction:  
Apartment units-800  
Hotel units-N/A
7. Maximum Building Height (Feet):  
Architectural district:  
Non-oceanfront-50 (except as provided in section 142-1161  
All other areas-75 (except as provided in section 142-1161
8. Maximum Number of Stories  
Architectural district:  
Non-oceanfront-5 (except as provided in section 142-1161  
All other areas-8 (except as provided in section 142-1161
9. On site parking requirements:  
Based on building size and use

The undersigned has examined the above provisions and all other applicable materials relative to those types of restrictions and requirements sometimes referred to as use, dimensional, bulk and parking restrictions and requirements which related to the Premises and has determined that the Survey and the existing improvements shown thereon conform to all of the restrictions and requirements which are applicable to the Premises under the terms of the applicable zoning ordinance.

K. The Premises shown on the Survey has access to and from a dedicated public roadway contiguous to the Premises and said roadway as shown upon said survey exists without restriction and is sufficient to meet the reasonable needs of the current or proposed use, as the case may be, of the Premises and all applicable requirements of public authorities.

L. Water supply, sanitary water, sanitary sewer, storm drainage, electricity, gas and other utilities are available in adequate quantities at the lot lines of the Premises at the locations indicated on the foregoing survey, and the building improvements are connected and tied into the same.

M. All easements and other rights in the Premises appearing in the title report submitted to the undersigned which are capable of location on a survey have been located on the Survey and the undersigned has not been advised of any other easements or rights-of-way affecting the Property, nor is there any visible evidence of possible unrecorded easements or rights of way affecting the Property. Unless otherwise shown and detailed on the Survey, no easements over land of others are required for:

(i) access to and egress from the Premises,  
(ii) drainage of surface or other water off the Premises,  
(iii) any utilities which serve the Premises and said improvements, such as water, electricity, gas and telephone, or  
(iv) storm sewer and sanitary sewer facilities serving the Premises and said improvements.

N. As of the date of the Survey, the Premises does lie within any flood plain or flood-prone area, or a flood plain area having special flood hazards identified as such under the Flood Disaster Protection Act of 1973.

O. The undersigned has reviewed the most recent Flood Insurance Rate Map issued by the Federal Emergency Management Agency under the National Flood Insurance Program applicable to the Premises and has determined that the Premises is in Zone AE (EL 8), a Special Flood Hazard Area.

**SURVEYOR'S CERTIFICATION:**

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on April 10, 2007, and last updated on November 20, 2017, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

The fieldwork was completed on November 20, 2017.

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

**FORTIN, LEAVY, SKILES, INC., LBS6653**

By:   
Daniel C. Fortin, For The Firm  
Surveyor and Mapper, LBS2853  
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

GEN	171271	UPDATE SURVEY (11/20/17) TC
5	130613	UPDATE SURVEY (FIELD) 5/22/13 SJD & TITL COAL
6	130613	AMEND TO SHOW ADDITIONAL INVERTS
MAP	130640	AMEND TO SHOW ADDITIONAL INVERTS
3	120893	SHOW U.G. UTILITIES PER CITY OF MIAMI BEACH
GEN		DRAWINGS AND ON-SITE LOCATIONS
Revision	Description	
No.	O.N.	

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00093653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email [info@fortinleavyskiles.com](mailto:info@fortinleavyskiles.com)

**ALTANSPS LAND TITLE SURVEY**  
CVS - 1475 COLLINS AVENUE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/10/07
Scale	1" = 20'
Drawn By	DWF
QAD No.	070493
Plotted	11/29/17 10:58a
Ref. Dwg.	N/A
Field Book	592/65-66 - SJH
Job No.	070493
Dwg. No.	2007-053
Sheet	1 of 1