





*Tides Hotel
and 1155 Collins Parking Garage*

Print #180725263

Date: 07/25/18

Lat/Lon: 25.782941 -80.130923

Order No. 59692

 Aerial Photography, Inc. 954-568-0484



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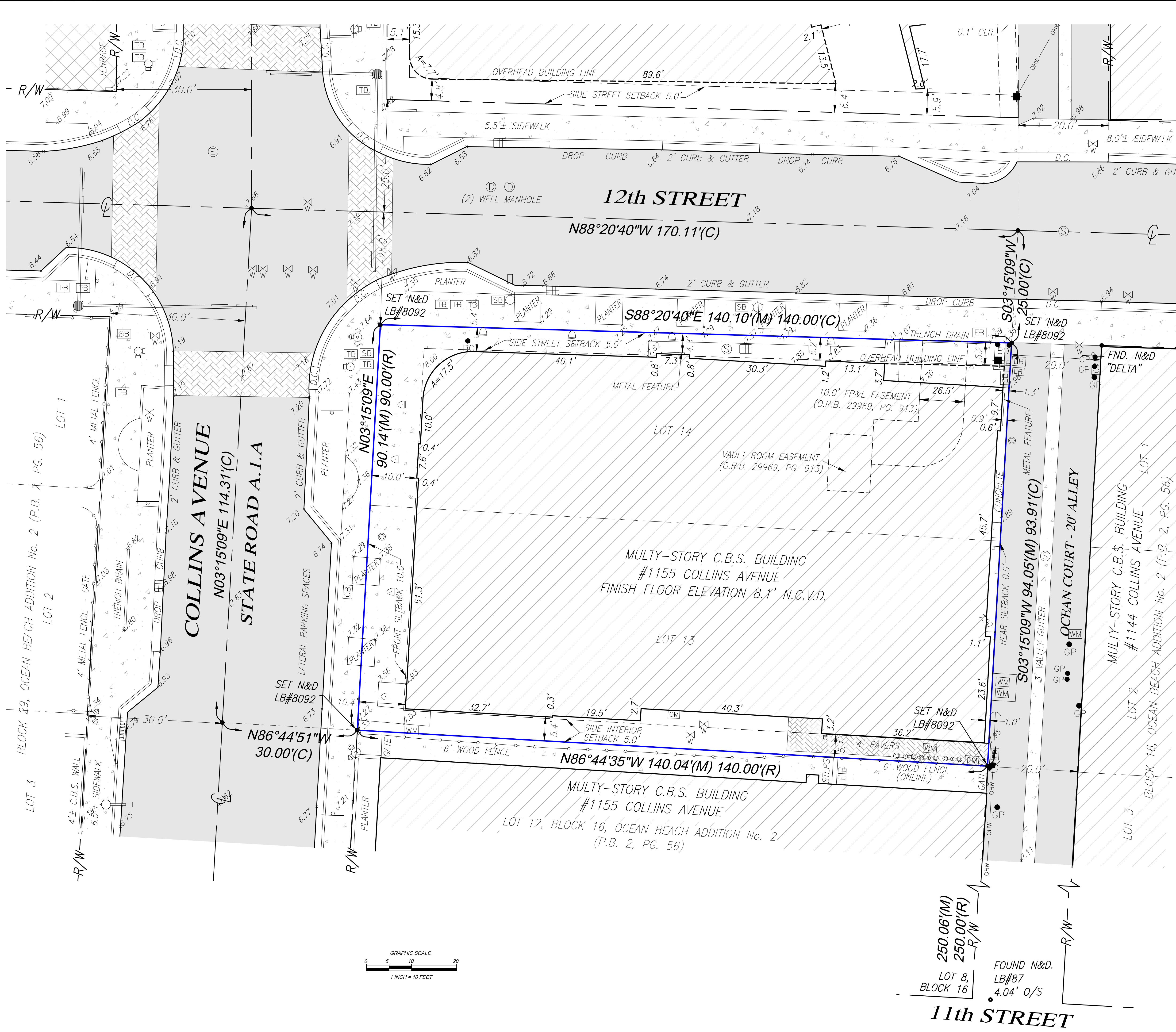
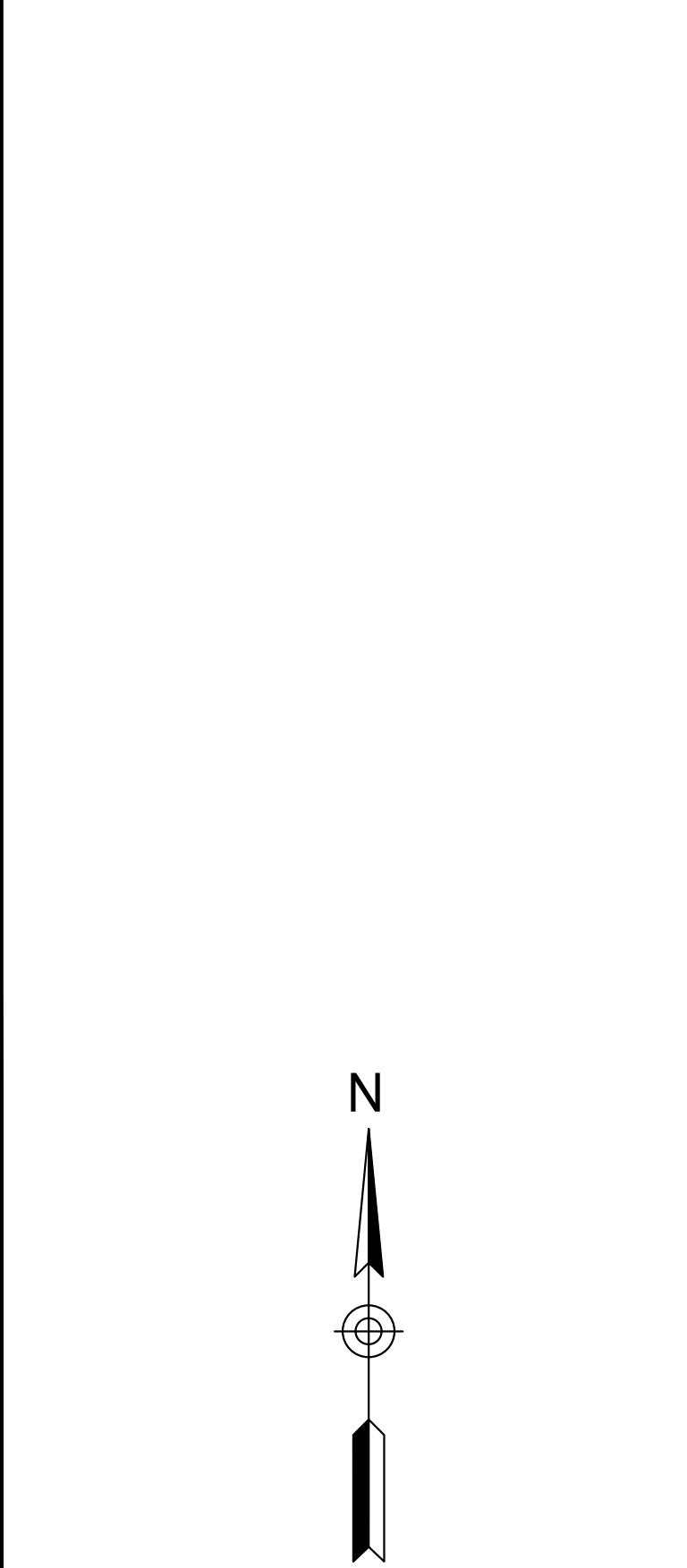
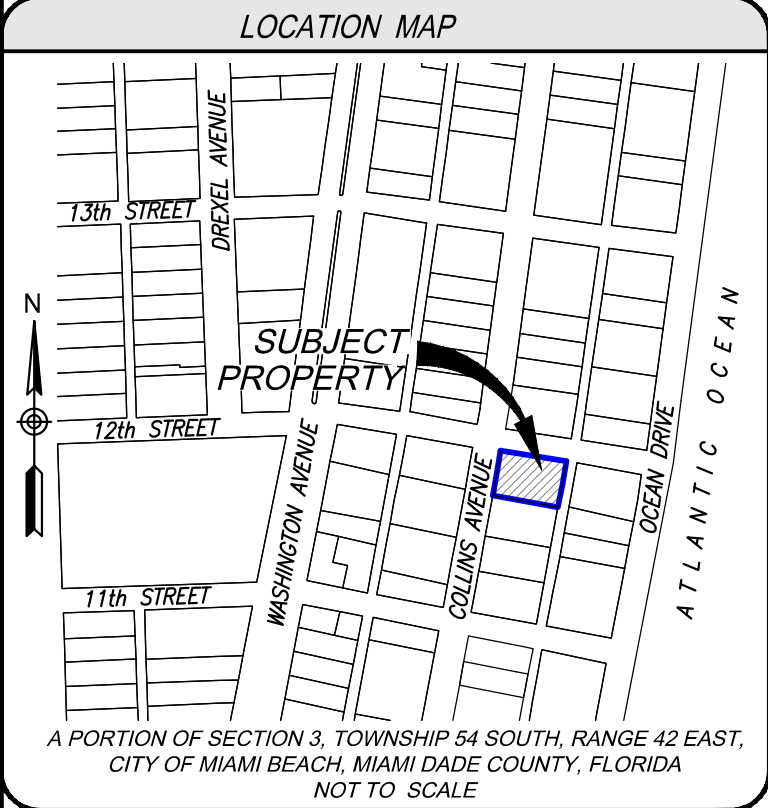
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LEGEND AND ABBREVIATIONS

CONCRETE POLE
CONCRETE POWER POLE
CONCRETE LIGHT POLE
ALUMINUM POLE
ALUMINUM LIGHT POLE
WOOD POLE
WOOD POWER POLE
TRAFFIC BOX
STREET LIGHT BOX
PHONE BOX
ELECTRIC BOX
COMMUNICATION BOX
CABLE TV BOX
UNKNOWN BOX
TRAFFIC CONTROL BOX
CLEANOUT
BOLLARD
ARM GATE
ANCHOR
WATER METER
IRRIGATION METER
GAS METER
ELECTRIC METER
SQUARE COLUMN
ROUND COLUMN
MAIL BOX
GUARD POST
GROUND LIGHT
FLAG POLE
DRAINAGE WELL
SQUARE DRAINAGE
PS INLET
CURB INLET
CIRCULAR DRAINAGE
CATCH BASIN
ACCESS MANHOLE
SMALL INLET
TRAFFIC SIGNAL POLE
SURVEILLANCE CAMERA
PEDESTRIAN CROSS SIGNAL
PAVEMENT ASPHALT
CONCRETE

HANDCAP PAINT MARK
BABY STROLLER PAINT MARK
UNKNOWN MANHOLE
WATER MANHOLE
SEWER MANHOLE
PHONE MANHOLE
GREASE TRAP MANHOLE
GAS MANHOLE
FORDHAM MANHOLE
ELECTRICITY MANHOLE
DRAINAGE MANHOLE
COMMUNICATION MANHOLE
BELL SOUTH MANHOLE
PARKING METER
PARKING KIOSK
WATER VALVE
SEWER VALVE
IRRIGATION VALVE
GAS VALVE
FORCE MAIN VALVE
VACUUM BREAKER ASSEMBLY
SHAMOSE CONNECTION
POST INDICATOR VALVE
FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTOR
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
REINFORCING
DELTA ANGLE
W/O DISTANCE
PERMANENT CONTROL POINT
PERMANENT REFERENCE MONUMENT
FLAT BOX AND PIPE
OVERHEAD UTILITY WIRES
OFFICIAL RECORDS BOOK
CONCRETE BLOCK STRUCTURE
CONCRETE
CHAINLINK FENCE
WOOD FENCE
WOOD POST
FOUND IRON PIPE
FOUND NAIL & BRASS DISC
CURB
CLEAR
ENCROACHMENT
DEED OR LEGAL DISTANCE
MEASURING DISTANCE
RECORD OR PLATTED DISTANCE
RECORD CALCULATED
UTILITY EASEMENT
U.E.



BOUNDARY SURVEY
PREPARED FOR:
CG TIDES VILLAGE LLC
LYING AND BEING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
4805 NW 79th AVE, SUITE #8, MIAMI, FL 33166
(P) 305-526-0806 (E) info@jhsurveys.com

DRAWN BY: M.J.M. CHECKED BY: J.C.H. JOB NUM.: 150080
DATE: 02/16/18 DATE: 02/18/19 F.B. MD-8, PG. 37

LEGAL DESCRIPTION
LOTS 13 AND 14, BLOCK 16, OF OCEAN BEACH, ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES
1. FIELD SURVEY WAS COMPLETED ON: FEBRUARY 16, 2018
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA:
12.9814 ± S.A. (0.298 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF N03°15'09"E ALONG THE WEST LINE OF SUBJECT PROPERTY.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM 12th STREET, COLLINS AVENUE, AND OCEAN COURT, ALL PUBLIC DEDICATED RIGHT-OF-WAYS.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION
• OWNER: CG TIDES LLC, CG TIDES VILLAGE I & II, LLC, 1155 COLLINS AVENUE, MIAMI BEACH, FL 33139
• PROPERTY ADDRESS: 1155 COLLINS AVENUE, MIAMI BEACH, FL 33139
• PROPERTY FOLIO NUMBER: 02-3234-373-0001

FLOOD ZONE INFORMATION
SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "AE (EL. 8)" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0317L, DATED SEPTEMBER 11, 2009.
ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

DATUM AND BENCHMARKS
1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
2. BENCHMARKS:
a. MIAMI-DADE BENCHMARK X-310-R - ELEV. 8.12
b. LOT 11, ST. 55 NORTH OF NORTH EDGE OF PAVEMENT, WASHINGTON AVE - 105' WEST OF WEST EDGE OF PAVEMENT
c. BM DESC. US C & G BRASS DISC IN CORAL ROCK BASE OF AMERICAN LEGION WAR MEMORIAL DISK IS IN THE NE CORNER OF MEMORIAL MONUMENT.

SETBACK REQUIREMENTS
1155 COLLINS AVENUE
SETBACK INFORMATION AS SHOWN ON SURFPLYE, SITE PLAN, SHEET A1, LAST REVISED ON 07/03/2014, PREPARED BY CHARLES H. BENSON & ASSOCIATES ARCHITECTS
FRONT (COLLINS AVE) 10.0'
SIDE INTERIOR 5.0'
SIDE STREET (12TH) 5.0'
REAR (ALLEY) 0.0'

POSSIBLE ENCROACHMENTS
• THERE ARE NO OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

CERTIFY TO:
• CUESTA CONSTRUCTION
• CG TIDES VILLAGE LLC

REVISIONS
DATE JOB No. REV. BY:

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE.
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-135-A
SHEET NUMBER: 1 OF 1