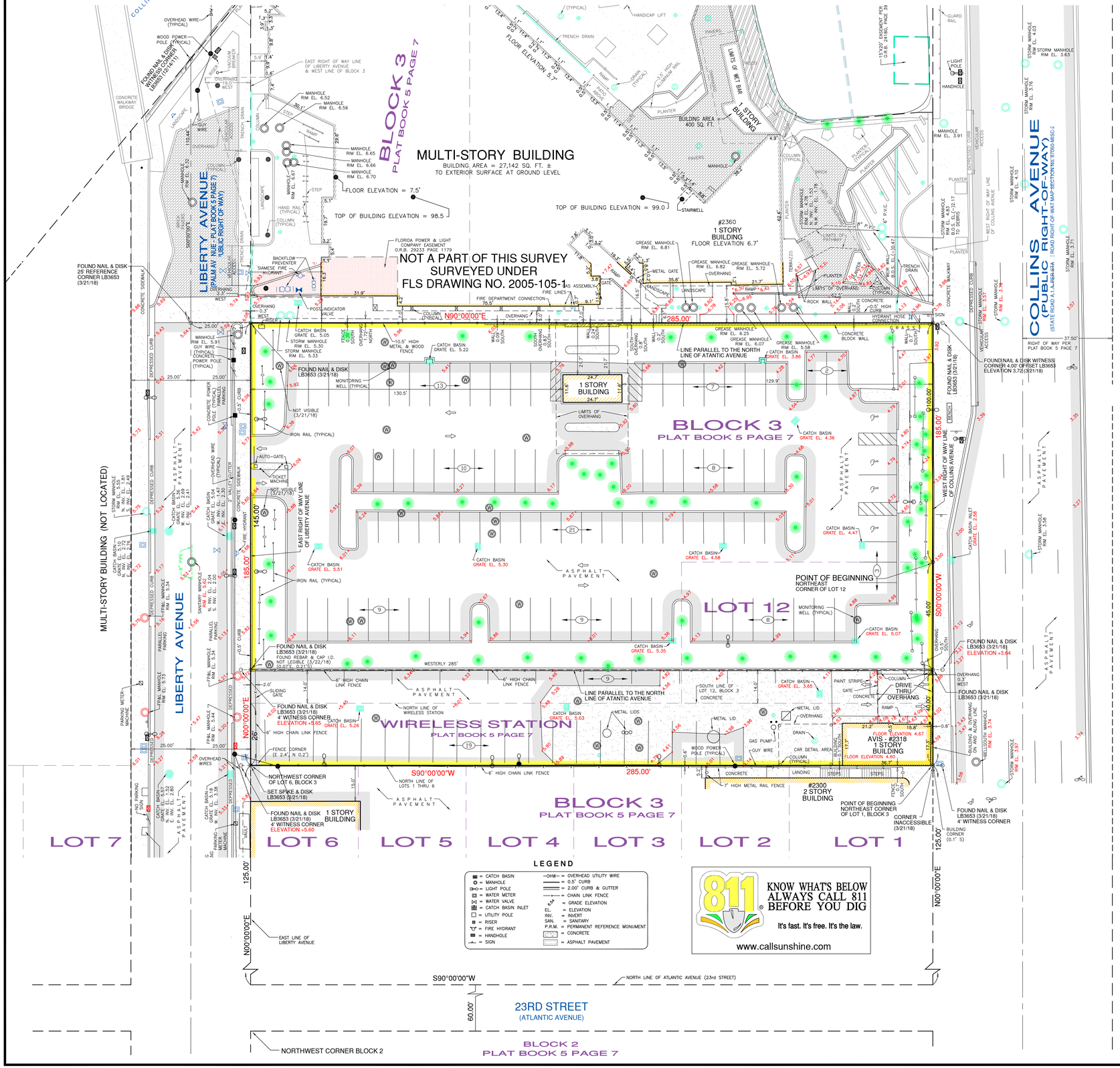

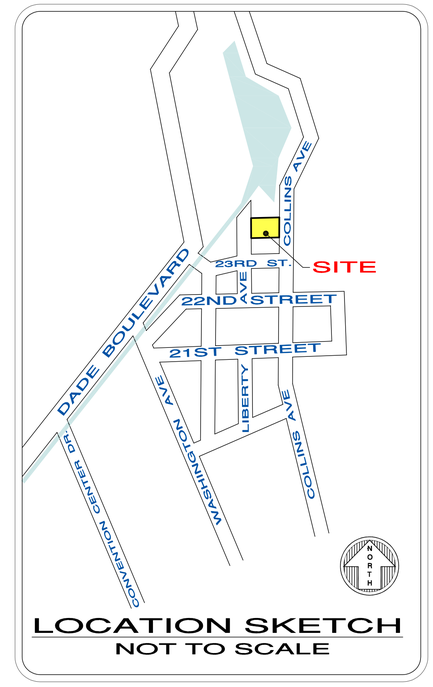

LOCATION SKETCH
NOT TO SCALE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

N O R T H

LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 12, in Block 3, of the amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, according to the plat thereof recorded in Plat Book 5 at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; Thence Southerly along the Westerly line of Collins Avenue a Distance of 45 feet to a point; Thence Westerly, Parallel to the North line of Atlantic Avenue (now known as 23rd St.) for a distance of 285 feet to a point on the Easterly line of Palm Avenue (now known as Liberty Avenue); Thence Northerly along the said Easterly line of said Palm Avenue (now known as Liberty Avenue) a distance of 145 feet to a point; Thence run Easterly, parallel to said 23rd Street a distance of 285 feet; Thence Southerly along the Westerly line of Collins Avenue a Distance of 100 feet to the POINT OF BEGINNING.

AND

Begin at the Northeasterly corner of Lot 1, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB, OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, Dade County Records; thence Westerly along the Northern boundaries of Lots 1, 2, 3, 4, 5 and 6 of said Block 3, to the Northwesterly corner of Lot 6; thence Northerly along the Eastern right-of-way line of Liberty Avenue for a distance of 26 feet to a point; thence Easterly and parallel to the Northern boundaries of Lots 1, 2, 3, 4, 5 and 6 of said Block 3, to a point on the Westerly right-of-way line of Collins Avenue; thence Southerly a distance of 26 feet to the Point of Beginning;

AND

The South 14 feet of Lot 12, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB., OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, Public Records of Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 27, 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 NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 00°00'00" W for the West right of way line of Collins Avenue, and evidenced by two found nail & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark D-160, Elevation +5.35. Located at 22nd Street East of Collins Avenue, located on March, 2018.
- 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, 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 52,725 square feet, or 1.210 acres, more or less.
- Precision of closure 1:10,000 – Commercial Class Survey.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location on March 22, 2018.
- 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 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.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No.: 02-3226-001-0560, 02-3226-001-0580 & 02-3226-001-0590.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on March 22, 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
Digitally signed by Daniel C Fortin
DN: c=US, o=not?set A(3) Unaffiliated
2.5.4.5=1.3.6.1.4.1.311.60.2.1.3=US
2.5.4.5=1.3.6.1.4.1.311.60.2.1.2=FL
2.5.4.5=3.6.1.4.1.311.60.2.1.1=A01567C000001E17
738914A00004C4F
Date: 2018.04.05 17:06:56 -04'00'

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

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

No.	Revision Description	O.N.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

2218, 2232 & 2340 COLLINS AVENUE - STARWOOD HQ
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/22/2018
Scale	1"=20'
Drawn By	DWF / DJR
CAD No.	051038
Plotted	4/4/18 2:08p
Ref. Dwg.	2005-105-1
Field Book	575/1A - SJD
Job No.	180314
Dwg. No.	2018-035
Sheet	1 of 1

S:\DWG\051038.dwg, 4/4/2018 5:49:47 PM, dan