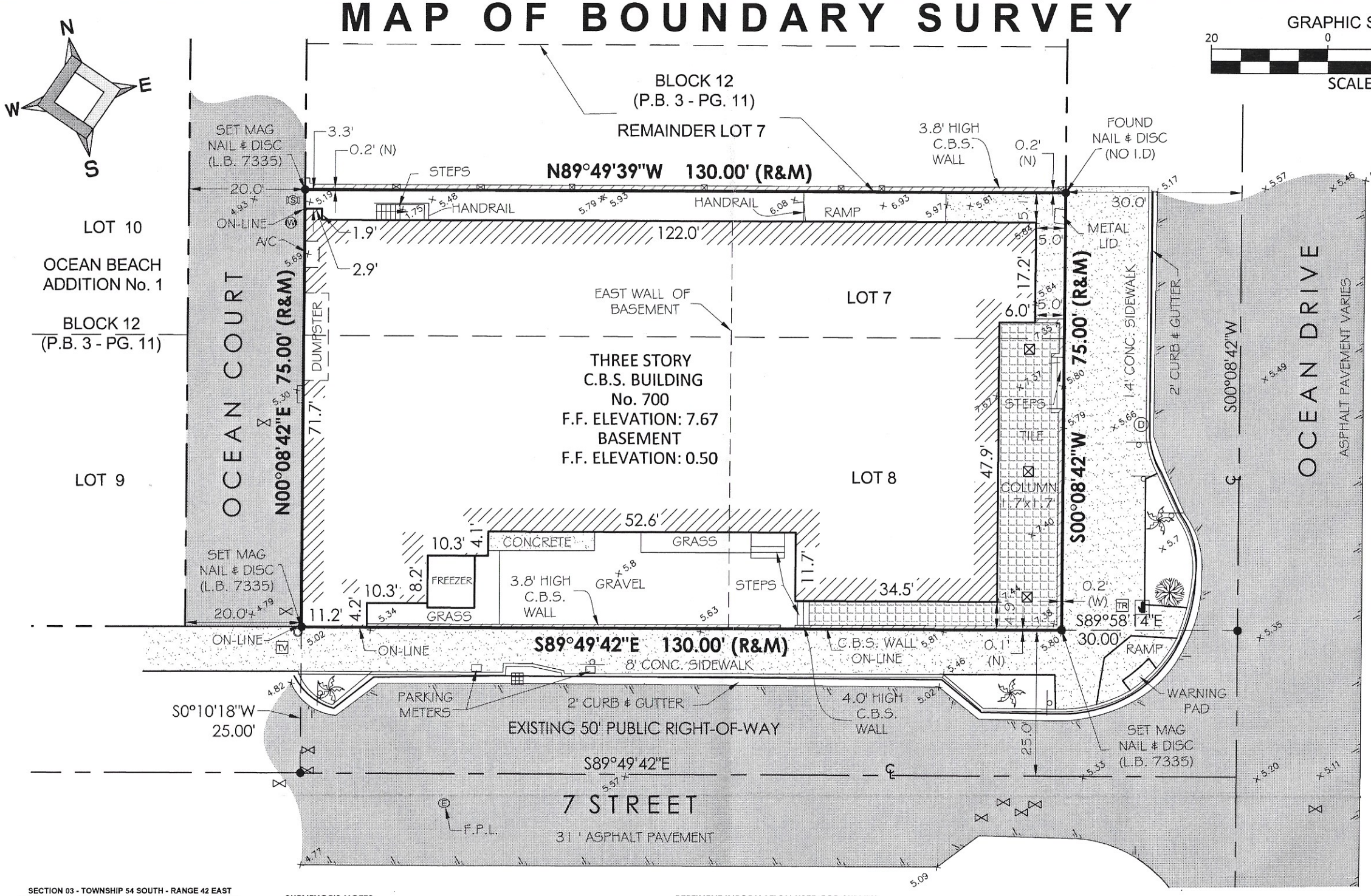
# MAP OF BOUNDARY SURVEY

GRAPHIC SCALE IN FEET
20 0 10 20 40
SCALE: 1" = 20'

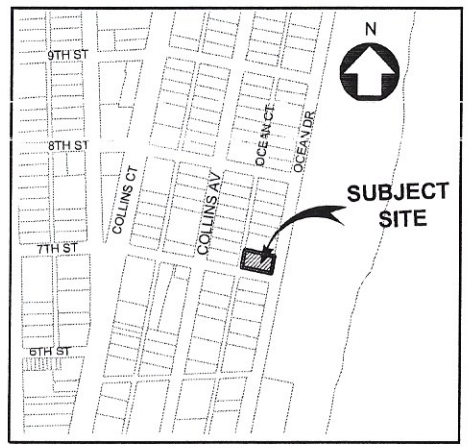



## LEGEND AND ABBREVIATIONS

- = PALM TREE
- = TREE
- = ORNAMENTAL TREE
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- ELEV. = ELEVATION
- TYP. = TYPICAL
- CATV = CABLE TELEVISION
- ELEC. = ELECTRIC
- x 0.00 = SPOT ELEVATION
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STUCCO
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- M.F. = METAL FENCE
- B.W.F. = BARBED WIRE FENCE
- FF = FINISH FLOOR
- (R) = RECORD
- (C) = CALCULATED
- (M) = MEASURE
- LB = LICENSE BUSINESS
- L = LENGTH
- Δ = CENTRAL ANGLE
- R = RADIUS
- T = TANGENT
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- STA. = STATION
- OLP = ORNAMENTAL LIGHT POLE
- WLP = WOODEN LIGHT POLE
- MLP = METAL LIGHT POLE
- CLP = CONCRETE LIGHT POLE
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- = SECTION LINE
- ℄ = CENTERLINE
- B = BASELINE
- M = MONUMENT LINE
- TR = TRAFFIC SIGNAL BOX
- TR = TRAFFIC SIGNAL CABINET
- = BOLLARD
- = PEDESTRIAN SIGNAL
- = TRAFFIC SIGNAL MAST ARM
- = SIGN
- TV = CABLE TELEVISION BOX
- = LIGHT POLE
- E = ELECTRIC BOX
- = UTILITY POLE
- T = ELECTRIC TRANSFORMER
- = GUY ANCHOR
- E = ELECTRIC MANHOLE
- E = ELECTRIC METER
- GV = GAS VALVE
- G = GAS UTILITY BOX
- G = GAS MANHOLE
- G = GAS TANK
- G = GAS METER
- C = COMMUNICATION BOX
- C = COMMUNICATION MANHOLE
- = GARBAGE RECEPTACLE
- = HANDICAP PARKING SPACE
- W = WATER METER
- IV = IRRIGATION VALVE
- WV = WATER VALVE
- = FIRE HYDRANT
- W = WATER BOX
- = WATER CONNECTION
- W = WATER MANHOLE
- W = WATER TANK
- W = WATER WELL
- W = WATER MARKING FLAG
- W = WATER MARKING SIGN
- D = STORM MANHOLE
- D = STORM METER
- = CATCH BASIN
- T = TELEPHONE MANHOLE
- T = TELEPHONE BOX
- N = NEWSPAPER DISPENSER
- M = MAILBOX
- S = SANITARY MANHOLE
- S = SANITARY BOX
- S = SANITARY TANK
- LS = SANITARY LIFT STATION
- GT = GREASE TRAP MANHOLE
- = CLEANOUT
- = PARKING METER
- F = FIBER OPTIC BOX
- F = FIBER OPTIC MARKER SIGN
- = MONITORING WELL
- FU = FUEL TANK
- U = UNKNOWN UTILITY BOX
- U = UNKNOWN UTILITY METER
- U = UNKNOWN UTILITY MANHOLE
- U = UNKNOWN UTILITY VALVE
- U = UNKNOWN UTILITY MARKER FLAG
- SV = SANITARY VALVE
- = RAILROAD SIGN
- = FLAGPOLE

| | | | |
|---|---|---|---|
| | ASPHALT | | BRICK |
| | PAVER | | CONCRETE |
| | UNIMPROVED | | TILE |
| | GRAVEL | | STAMPED CONCRETE |

SECTION 03 - TOWNSHIP 54 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI BEACH, FLORIDA




LOCATION MAP
(NOT TO SCALE)

**SURVEYOR'S NOTES:**

**DATE OF FIELD SURVEY:**

The date of completion of the original field Survey was on September 26, 2018.

**LEGAL DESCRIPTION:**

Lot 8, and the Southerly 1/2 of Lot 7, in Block 12 of OCEAN BEACH ADDITION No. ONE, according to the plat thereof, as recorded in Plat Book 3 at Page 11, of the Public Records of Dade County, Florida.

Containing 9,753 sq. ft. and/or 0.22 acres, more or less, by calculations.
Property Address: 700 Ocean Drive Miami Beach, FL 33139
Folio No.: 02-4203-004-0190

**ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of practice requirement for Commercial High/ Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

**PERTINENT INFORMATION USED FOR SURVEY:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of Ocean Drive with an assumed bearing of S00°08'42"W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "8", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 12086C0319, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the North American Vertical Datum of 1988 (N.A.V.D. '88), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: 501-R Elevation: + 7.32 (N.A.V.D. '88)
Located Intersection of 5 Street & Ocenan Drive.

Plat of "OCEAN BEACH ADDITION No. 1" according to the Plat thereof as recorded in Plat Book 3 at Page 11 of the Public Records of Miami-Dade County, Florida.

Warranty Deetdated August 1, 1987, recorded in Official records Book 13376, page 96, of the Public Records of Miami-Dade County, Florida.

**RESTRICTIONS:**

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**PURPOSE OF SURVEY:**

The purpose of this survey is for design.

**CLIENT INFORMATION:**

This Boundary Survey was prepared at the insistence of and certified to:

Yankee Development Corp.

**SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

***LONGITUDE SURVEYORS LLC.***, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: 10/2/18
***Eduardo M. Suarez, PSM*** ***Signature Date***
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.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FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION
LB 7335
WWW.LONGITUDESURVEYORS.COM


| RECORD OF REVISION | | |
|---|---|---|
| No. | Date: | Description | By: |

Project Name: HOTEL AVALON
700 OCEAN DRIVE MIAMI BEACH, FL 33139

Type of Project: BOUNDARY SURVEY

| | |
|---|---|
| Scale: | AS SHOWN |
| Drawn By: | ACS |
| Checked By: | DH |
| Managed By: | AZ |
| Date: | September 26, 2018 |
| Project No.: | 18352.0.00 |

Sheet 1 of 1