



Location Sketch
NTS

LEGEND	
Δ	= Central Angle
A	= Arc
A/C	= Air Conditioner
ASPH	= Asphalt
BBO	= Barbecue
C	= Calculated
CB	= Catch Basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
CL	= Center Line
CLF	= Chain Link Fence
CL	= Clear
Conc.	= Concrete
D	= Deed
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easmt
Easmt	= Easement
Enc.	= Encroachment
F.H.	= Fire Hydrant
FIP	= Found 1/2" Iron Pipe
FIR	= Found 1/2" Iron Rebar
FPL	= Florida Power & Light
ID	= Identification
I.P.	= Iron Pipe
LB	= Licensed Business
LME	= Lake Maintenance Easement
L.P.	= Light Pole
M	= Measured
MAINT.	= Maintenance
ME	= Maintenance Easement
M	= Monument Line
Mon.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
N	= Number
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PKWY	= Parkway
PL	= Property Line
PL	= Planter
PLS	= Professional Land Surveyor
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
PRC	= Point of Reverse Curvature
PRM	= Point of Reference Monument
PT	= Point of Tangency
R	= Radius
Res.	= Residence
R.L.S.	= Registered Land Surveyor
RNG	= Range
R/R	= Railroad
RSM	= Registered Surveyor & Mapper
R/W	= Right-of-Way
Sdwk	= Sidewalk
Sec.	= Section
T	= Tangent
TWP	= Township
U.E.	= Utility Easement
UTIL.	= Utility
W.F.	= Wood Fence
W.M.	= Water Meter
WME	= Wall Maintenance Easement

LEGAL DESCRIPTION:

Lots 5 and 7 of Block E of the AMENDED MAP 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.

CERTIFIED TO: Plymouth Hotel, LLC; Clear Title Group, LLC; Chicago Title Insurance Company; Bank United.

PREPARED FOR: Plymouth Hotel, LLC, 336 21 Street, Miami Beach, FL 33139

Encroachments:

1. Overhead utility lines.
2. Portion of the abutting concrete sidewalk is encroaching over the Northwest corner of the property.
3. Portion of the abutting concrete sidewalk is encroaching over the Northerly boundary line.
4. Portion of the tiled concrete and portion of a planter are encroaching over the Westerly boundary line.
5. Portion of the concrete stoop and steps are encroaching over the Southerly boundary line.
6. Portion of the CBS walls and portion of the adjacent roof area are encroaching over the Easterly boundary line.

Notes:

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments Noted: 6
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

SURVEYOR'S SEAL

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISED:

BOUNDARY SURVEY

Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.



Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, FL 33256-0126 (305) 278-2494

FLOOD ZONE: AE

BASE: 8

DATE:

04-04-13

SCALE:

1" = 20'

DWN. BY

N.M.

JOB NO.

13-0066