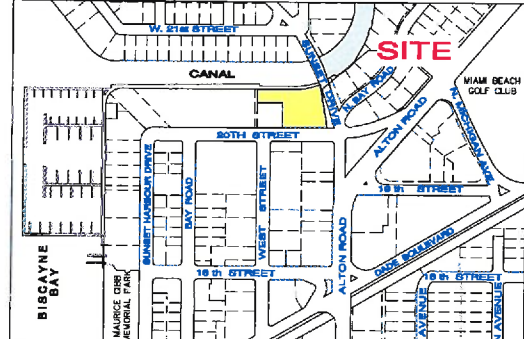
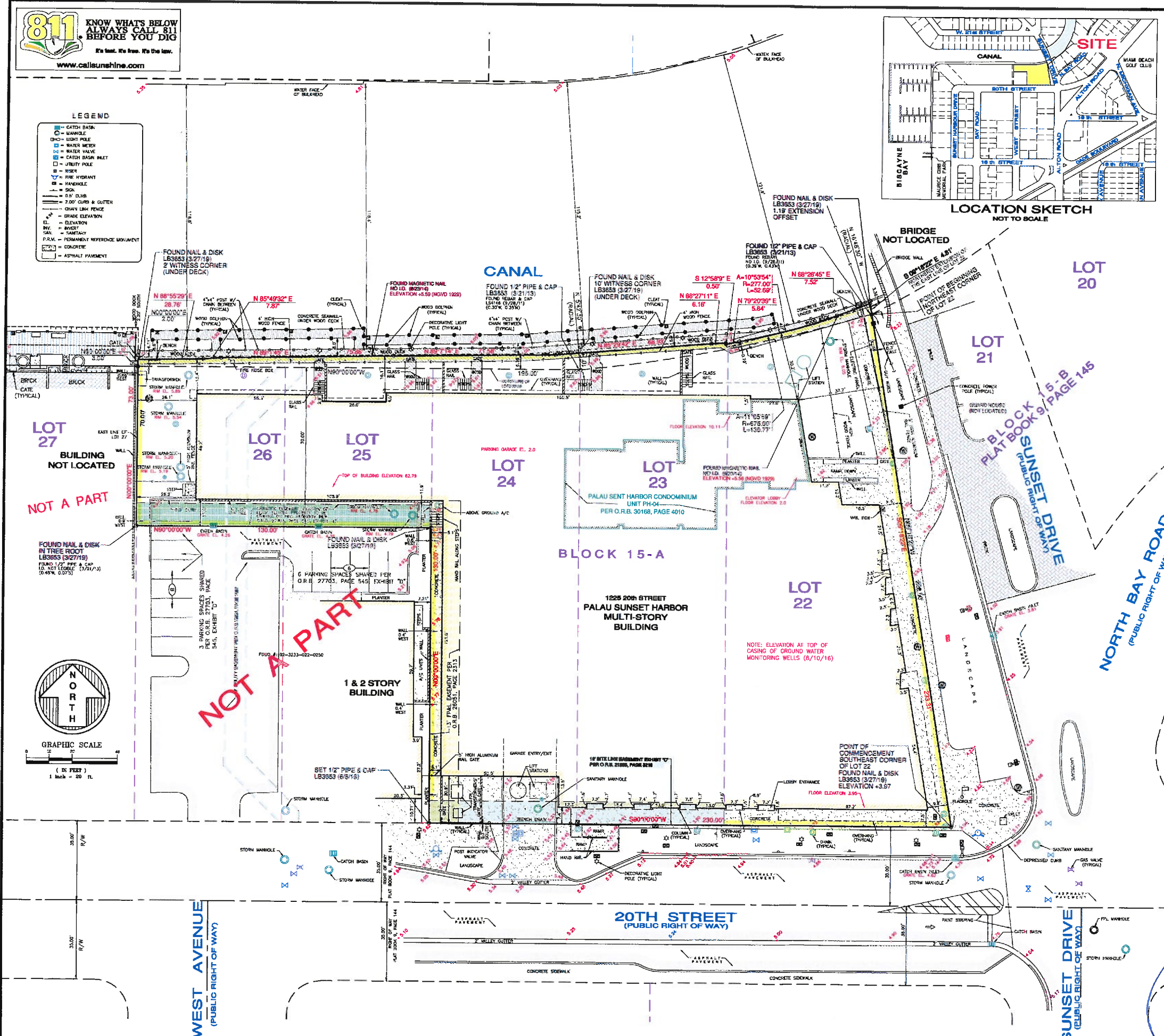


LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- WATER MAIN
- WATER MAIN INLET
- UTILITY POLE
- WIRE
- FIRE HYDRANT
- MANHOLE
- SON
- 0.5' CURB
- 7.0' CURB & OUTER
- CHAIN LINK FENCE
- GRADE ELEVATION
- ELEVATION
- REVERT
- SAN.
- P.W.
- PERMANENT REFERENCE MONUMENT
- CONCRETE
- ASPHALT PAVEMENT



LEGAL DESCRIPTION:
All of Lots 22, 23 and 24, and the North 70.00 feet of Lots 25 and 26 in Block 15-A of "ISLAND VIEW ADDITION" according to the plat thereof recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida.
AND:
That portion of upland adjoining Lots 22 through 26, Block 15-A of "ISLAND VIEW ADDITION" according to the plat thereof recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Commence at the Southeast corner of said Lot 22, Block 15-A; thence North 09°18'22" West along the East line of said Lot 22 for 225.50 feet to the Northeast corner of said Lot 22 and the Point of Beginning of the hereinafter described upland parcel of land, said point also being a point on a circular curve, concave to the Northwest; and whose radius point bears North 6°48'30" West; thence Southwesterly along the Northerly line of said Lots 22 and 23 being a 675.00 foot radius curve, leading to the right, through a central angle of 11°03'59" for an arc distance of 130.77 feet to a point on a non-tangent line, said point being the Northwest corner of said Lot 23; thence West along said North line of said Lots 24, 25 and 26, for 195 feet to the Northeast corner of said Lot 25; thence North along the Northerly extension of the West line of said Lot 25, for 3.00 feet to the Mean High Water Line, as located on October 18, 2011; the following 10 courses following said Mean High Water Line: (1) thence North 88°55'29" East for 28.76 feet; (2) thence North 85°49'32" East for 7.87 feet; (3) thence North 89°14'45" East for 75.86 feet; (4) thence North 89°07'14" East for 71.58 feet; (5) thence North 85°29'42" East for 68.93 feet; (6) thence North 85°27'11" East for 6.16 feet; (7) thence South 12°58'09" East for 0.50 feet; (8) thence North 79°20'39" East for 5.84 feet to a point of curvature; (9) thence Northwesterly along a 277.00 foot radius curve, leading to the left, through a central angle of 10°53'54" for an arc distance of 52.68 feet to a point of tangency; (10) thence North 68°26'45" East for 7.52 feet to a point on the Northerly extension of the East line of said Lot 22; thence South 08°18'22" East along said Northerly extension for 4.81 feet to said Northeast corner of Lot 22 and the Point of Beginning.

SURVEYOR'S NOTES:
- This site lies in Section 33, 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, unless otherwise noted.
- Lands shown herein were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic National Title Insurance Company File No. 14050565 ES with an effective date of June 15, 2014. REVISIT 6/27/14. All easements and/or rights of way of record per the commitment that are plottable are shown on this "Boundary & Topographic Survey".

- SCHEDULE B - SECTION II**
- 1-7 Standard Exceptions
 - 8 Grant of Easement for storm drain system granted to the City of Miami Beach, Florida, recorded in O.R.B. 1889, Page 1887, as to the North 70 feet of Lots 25 and 26
 - 9 Terms, conditions, restrictions, easements, covenants, obligations and lien rights as contained in the Declaration of Restrictive Covenants recorded in O.R.B. 21505, Page 3216. Restrictions affect parcel but not subject to location. Site line easement shown on Exhibit "C" affects parcel and is shown on survey.
 - 10 As amended by the Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 27703, Page 545.
 - 11 Restrictions affect parcel but not subject to location. Shared parking easement and drainage easement as amended by the Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 27703, Page 545.
 - 12 As amended by the Second Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 28661, page 3535, (as to Lots 23, 24, 25 and 26)
 - 13 Terms, conditions, covenants, obligations and restrictions as contained in the Declaration of Restrictive Covenants in Lieu of Lien of Title recorded in O.R.B. 27703, Page 577.
 - 14 Restrictions and easements affect parcel but not subject to location.
 - 15 As amended by the Amended and Restated Declaration of Easements and Restrictive Covenants in Lieu of Lien of Title recorded in O.R.B. 28661, page 3535, (as to Lots 23, 24, 25 and 26)
 - 16 Affects parcel but not subject to location.
 - 17 Easement granted to Florida Power & Light Company, et al, recorded in O.R.B. 26051, Page 2313, (as to Lots 24 and 25)
 - 18 Affects Lot 24 and is shown on survey.
 - 19 INENTIONALLY BELIEVED.
 - 20 Riparian Rights and/or Littoral Rights are not insured.
 - 21 Standard Exceptions. Not a survey matter.
 - 22 Terms and conditions of South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit, recorded in O.R.B. 27958, page 3531, (as to Lots 23, 24, 25 and 26)
 - 23 Affects parcel but not subject to location.
 - 24 Terms, obligations, restrictions and conditions as contained in Conditional Use Permit given by Planning Board of City of Miami Beach recorded in O.R.B. 1693, (as to Lots 22, 23 and 24, and the North 70 feet of Lots 25 and 26)
 - 25 Affects parcel but not subject to location.
 - 26 Terms, obligations, restrictions and conditions as contained in Order of Design Review Board of the City of Miami Beach, recorded in O.R.B. 24311, page 2684, (as to Lot 22, 23 and 24, and the North 70 feet of Lots 25 and 26)
 - 27 Affects parcel but not subject to location.
 - 28 Terms, conditions, covenants, obligations and restrictions as contained in the Declaration of Restrictive Covenants in Lieu of Lien of Title recorded in O.R.B. 28772, page 3961, (as to Affects parcel but not subject to location.
 - 29 Terms, conditions, covenants and obligations set forth in Public School Concurrency Proportionate Share Mitigation Development Agreement between the School Board of Miami-Dade County, Florida and City of Miami Beach, and Palau Sunset Harbor, LLC, a Delaware limited liability company, recorded in O.R.B. 28808, page 1646.
 - 30 Affects parcel but not subject to location.
 - 31 Covenants, restrictions and easement rights set forth in Declaration of Restrictive Covenants recorded in O.R.B. 29085, page 3693.
 - 32 Document and Easement Parcel affects site; however, Easement Parcel description for said Easement not provided in document.

END OF SCHEDULE B - SECTION II

- Bearings hereon are referred to an assumed value of 58°00'00" for the North right of way line of 20th Street, and evidenced by (2) two set nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-36, Elevation +7.33 Located on September 28, 2011 at Date Boulevard and Alton Road and Miami-Dade County Bench Mark No. C-100, Elevation +11.05 Located on September 28, 2011 at Date Boulevard and Bay Road.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), in Flood Insurance Rate Map No. 12085C0317L, for Community No. 120851, 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.
- 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.
- Lands shown hereon containing 54,765 square feet, or 1.257 acres, more or less.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- 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.
- Folia No.'s: 07-3234-242-0001 (Reference folia for condo only).

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on September 28, 2011, and last updated March 27, 2019, and meet the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.007, Florida Statutes. The fieldwork was completed on March 27, 2019.
I have not observed any errors or omissions in this survey and I am not aware of any errors or omissions.
By: *[Signature]*
Daniel C. Fortin, For the Firm
Surveyor and Mapper, LS2853
State of Florida.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 16th Street / North Miami Beach, Florida 33162
Phone 305-453-4493 / Fax 305-453-7152 / Email fls@fortinleavyskiles.com

BOUNDARY & TOPOGRAPHIC SURVEY
PALAU SUNSET HARBOR
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	9/28/11
Scale	1" = 20'
Drawn By	DWF
CAD No.	000284
Plotted	3/28/19 1:22p
Ref. Dwg.	2001-153-3
Field Book	817,11-14, 41182 - RLL
Job No.	111068
Dwg. No.	2011-121-1
Sheet	1 of 1