

- This site lies in Section 34, 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 abstracted for easements and/or rights-of-way of records per With reference to the First American Title Insurance Company, No. 50116129-1-NC5-78045 with an effective date of August 12, 2016, Update and Revision: 08/24/2016. Easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey". (SEE SHEET 2 OF 2 FOR SCHEDULE B - SECTION II)
- Bearings hereon are referred to an assumed value of N 073°29' E for the East right of way line of the State Road (State Road 11A) and evidence by one (1) north & one (1) spike & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. D-148-R, Elevation +6.35 Located on April 2019 at 15 Street and Highway A-1-A (Collins Avenue).
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation AE (EL B) and X 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, relative to the National Flood Insurance Program of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Improvements shown beyond the scope/limits of this "Boundary & Topographic Survey" may not be current or located.
- Lands shown hereon containing 44,848 square feet, or 1.030 acres, more or less.
- 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.
- The following information has been taken from the Municodes website for the City of Miami Beach on March 29, 2004.
  - Zoning: RM-3 = Residential Multi-Family High Intensity District
  - See also O.R.B. 17639, Page 2156 & O.R.B. 19034, Page 2940 for variance in historic preservation district.
  - Flood overlay map 17639, Page 2156 unless otherwise shown
  - 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 State Plane Coordinates shown hereon are based on the North American Datum of 1927 (NAD27) observed using global Positioning Equipment (GPS) adjusted in Real Time using Kinematic Station (RTKS), linked via network to a Continuously Operating Reference Station (CORS) and further to apply Electronic Distance Measurements (EDM) determined at optical points on the ground.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Folio No. 02-3234-019-0530, per Miami-Dade County Property Appraiser's Website.

All of Lot 6 and Lot 15 and the North 25.00 feet of Lot 5 and Lot 16, Block 29, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH

A portion of the 30 foot wide right-of-way as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2 at Page 77 of said Public Records of Miami-Dade County, Florida, said 30 foot right-of-way vacated referred in O.R.B. 22398, at Page 1784, said right-of-way consisting of said Lots 5 and 6 and bounded on the North by the Easterly extension of the North line of said Lot 6 and bounded on the South by the Easterly extension of the South line of said North 25.00 feet of Lot 5.

TOGETHER WITH

A parcel of land which adjoins the East line of said 30 foot vacated right-of-way referred in O.R.B. 22398, at Page 1784 and bounded on the North by the Easterly extension of the North line of said Lot 6 and bounded on the South by the Easterly extension of the South line of said North 25.00 feet of Lot 5 and bounded on the East by the Erosion Control Line as recorded in Plat Book 105 at Page 62 of said Public Records of Miami-Dade County, Florida.

ALL OF THE ABOVE being more particularly described as follows:

Begin at the Northwest corner of said Lot 15, said plat lying on the Easterly right-of-way line of Collins Avenue A-Ka State Road A-1-A, thence North 88°03'01" East along the North line of said Lots 15 and 6 and the Easterly extension thereof for 596.58 feet to a point on the Erosion Control Line as recorded in Plat Book 105, Page 62 of said Public Records of Miami-Dade County, Florida; thence South 08°55'40" West along said Erosion Control Line for 76.41 feet; thence South 88°03'01" West along the South line of the North 25.00 feet of said Lots 5 and 16 and the Easterly extension thereof for 596.79 feet to a point on said Easterly right-of-way line of Collins Avenue A-Ka State Road A-1-A, thence North 07°36'29" East along said Easterly right-of-way line for 76.09 feet to the Point of Beginning.

By: Daniel C. Fortin, PSM  
Surveyor and Mapper, LS2853  
State of Florida

1671 COLLINS AVENUE

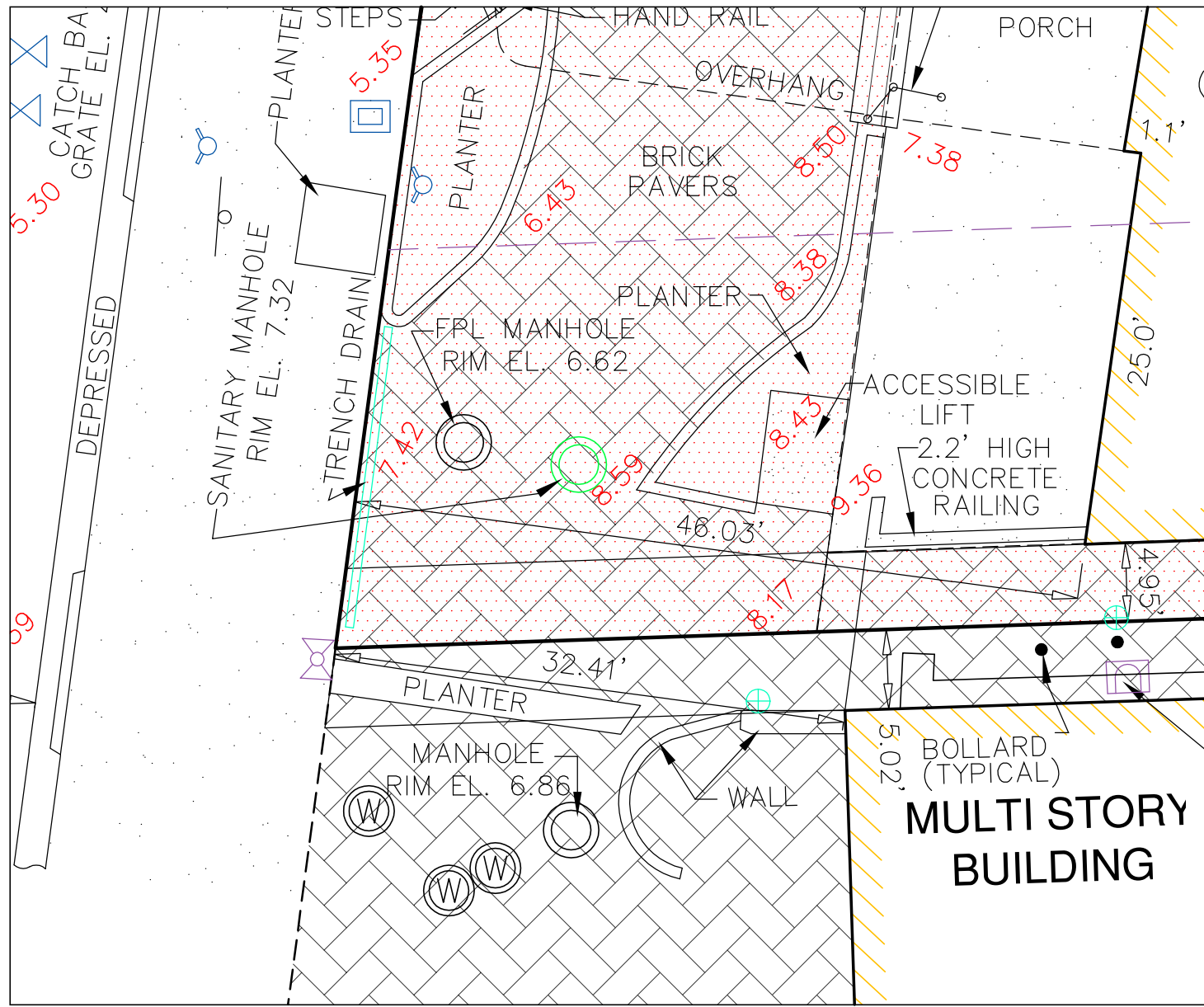
No.	O.N.	Revision	Description
15	161085	UPDATE SURVEY (9/2/16)	TMC BLS
16	161280	AMEND PER NEW TITLE COMMITMENT	BLS
17	170369	UPDATE SURVEY (4/13/17)	TMC BLS
18	180584	UPDATE SURVEY (9/11/18)	SJD GEM
19	190353	UPDATE SURVEY (4/17/19)	SJD DMF

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003453  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email [fls@flsurvey.com](mailto:fls@flsurvey.com)

**BOUNDARY & TOPOGRAPHIC SURVEY**  
SAGAMORE HOTEL  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

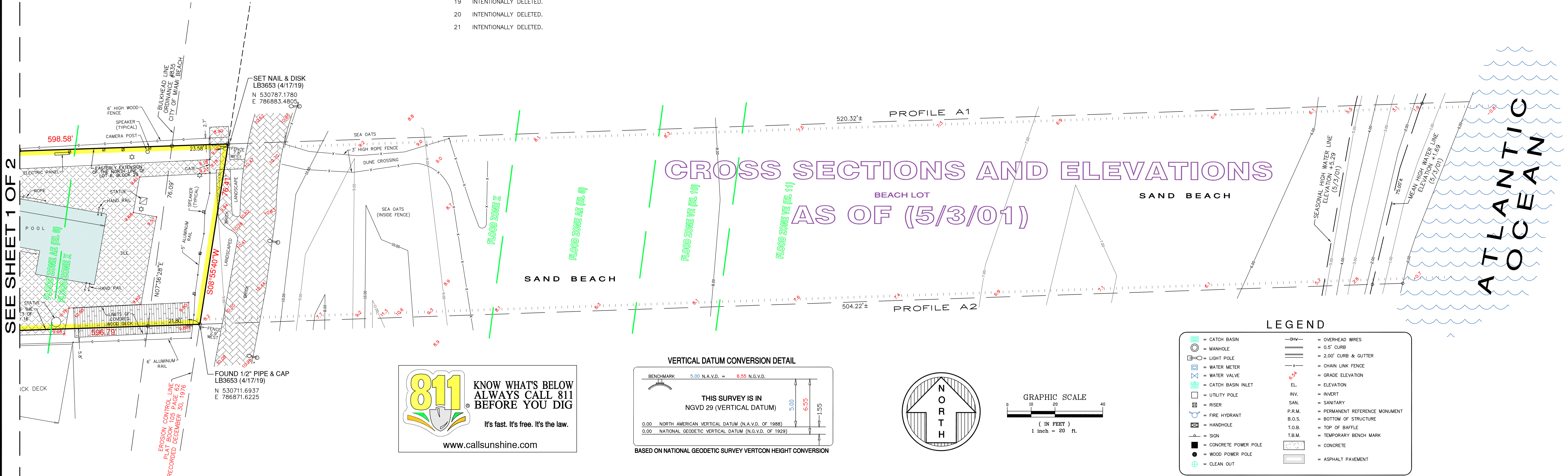
Original Date	5/3/01
Scale	1"=20'
Drawn By	MAP
CAD No.	010575S
Plotted	4/29/19 3:53p
Ref. Dwg.	-
Field Book	524/78-79 JWL
Job No.	010575
Dwg. No.	2001D-090
Sheet	1 of 2





DETAIL "A" (SEE SHEET 1 OF 2)  
SCALE: 1" = 10'

- With reference to the First American Title Insurance Company No. 50116129-1-NCS-78043 with an effective date of August 12, 2016, Update and Revision: 08/24/2016. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".
- SCHEDULE B SECTION II
- 1 - 8 Standard Exceptions not addressed.
- 9 INTENTIONALLY DELETED
- 10 The terms, provisions and conditions contained in that certain Order recorded in Book 17639, Page 2156. Encumbers parcel but not subject to location.
- 11 The terms, provisions and conditions contained in that certain Order recorded in Book 18504, Page 736 Book 26733, Page 624. Encumbers parcel but not subject to location.
- 12 The terms, provisions and conditions contained in that certain Order recorded in Book 19034, Page 2940. Encumbers parcel but not subject to location.
- 13 Easement granted to Florida Power & Light Company by instrument recorded in Book 19389, Page 2685. Encumbers parcel and shown on survey.
- 14 The Company does not insure title to any land lying east of the Erosion Control Line Plat, as set forth in Plat Book 105, Page 62, which may have vested in the insured or its predecessors in title pursuant to Chapter 161, Florida Statutes. Erosion Control Line shown on survey.
- 15 INTENTIONALLY DELETED.
- 16 Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the rights of the United States Government and the State of Florida arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and the inalienable rights of the State of Florida in the lands and waters of such character.
- Not a survey matter.
- 17 INTENTIONALLY DELETED.
- 18 Riparian and/or littoral rights are not insured.
- Not a survey matter.
- 19 INTENTIONALLY DELETED.
- 20 INTENTIONALLY DELETED.
- 21 INTENTIONALLY DELETED.



CROSS SECTIONS AND ELEVATIONS  
BEACH LOT  
AS OF (5/3/01)

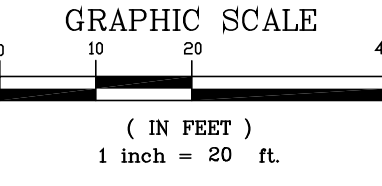
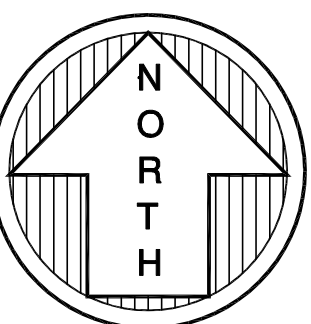
SAND BEACH

SAND BEACH

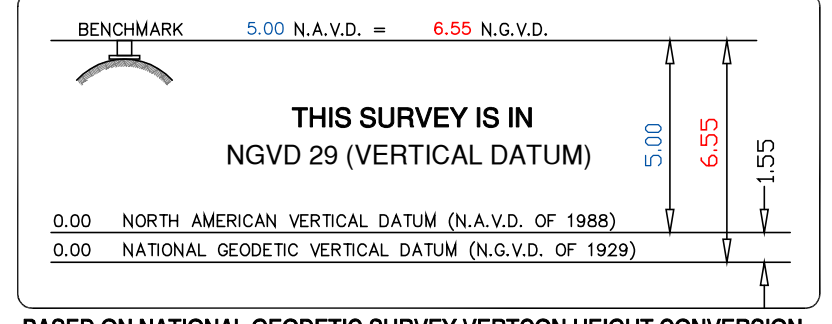
ATLANTIC OCEAN

LEGEND

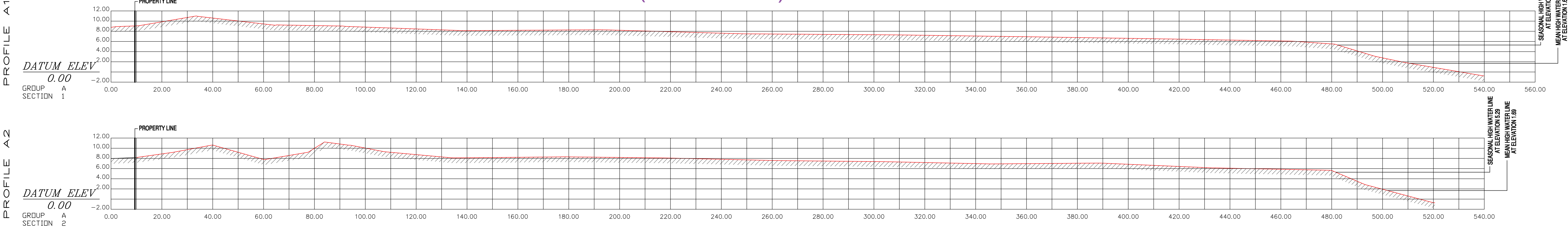
- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- CONCRETE POWER POLE
- WOOD POWER POLE
- CLEAN OUT
- OVERHEAD WIRES
- 0.5' CURB
- 2.00' CURB & GUTTER
- CHAIN LINK FENCE
- GRADE ELEVATION
- ELEVATION
- INVERT
- SANITARY
- PERMANENT REFERENCE MONUMENT
- B.O.S.
- T.O.B.
- T.B.M.
- CONCRETE
- ASPHALT PAVEMENT



VERTICAL DATUM CONVERSION DETAIL



(AS OF 5/3/01)



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
19	190353	UPDATE SURVEY (4/17/19) S.D
18	181084	UPDATE SURVEY (9/11/18) S.D
17	170369	UPDATE SURVEY (4/13/17) TMC
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	O.N.	

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**BOUNDARY & TOPOGRAPHIC SURVEY**  
SAGAMORE HOTEL  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 5/3/01  
Scale: 1"=20'  
Drawn By: MAP  
CAD No.: 010575S  
Plotted: 4/29/19 3:53p  
Ref. Dwg.:  
Field Book: 524/78-79 JWJ  
Job No.: 010575  
Dwg. No.: 2001D-090  
Sheet: 2 of 2