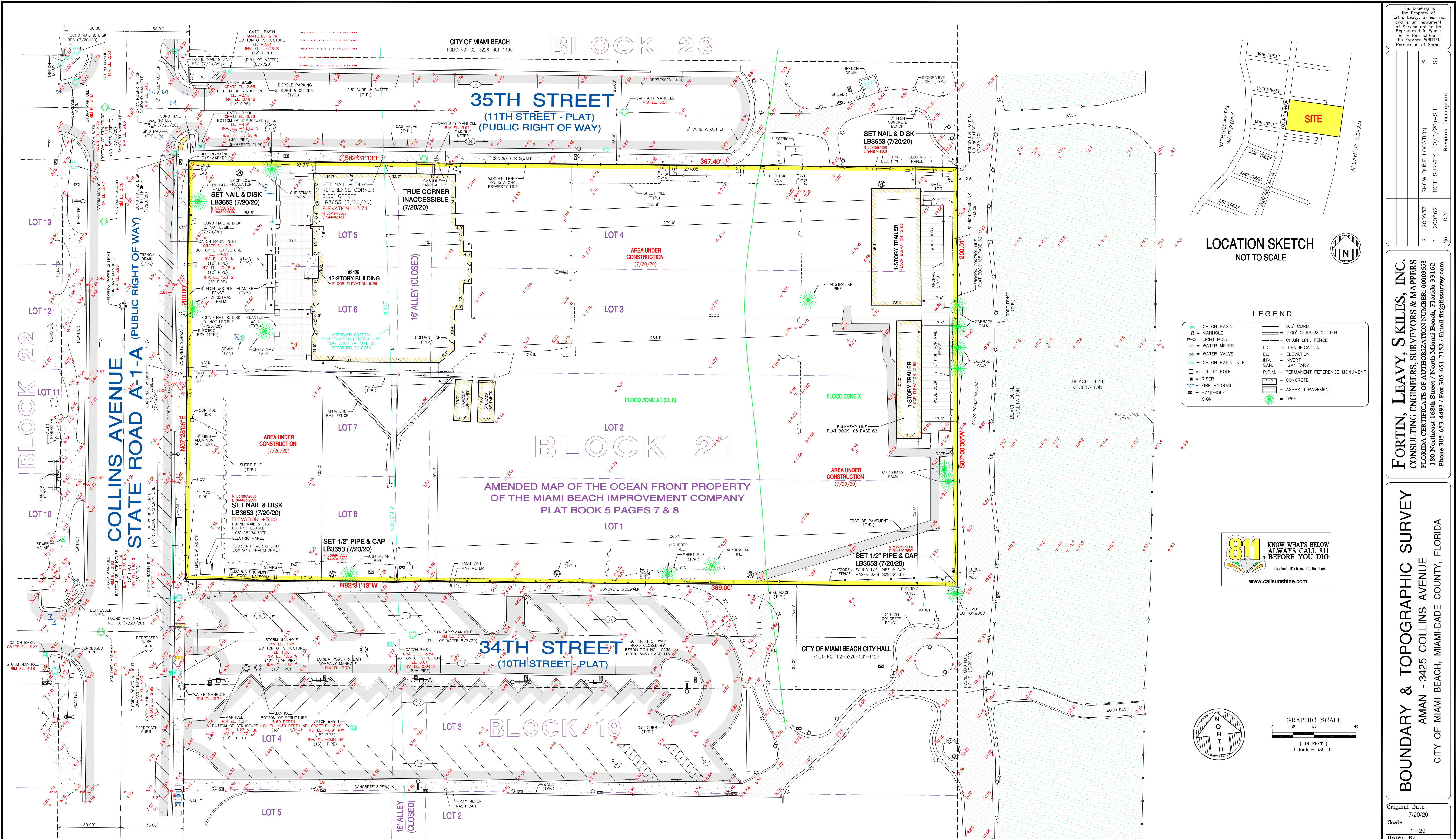




LEGAL DESCRIPTION:

Lots 1 through 8 and the 16 foot alley, Block 21, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5 at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 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 NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 072°06' E for the East right of way line of Collins Avenue, and evidenced by (2) set nail & disk.

SURVEYOR'S NOTES: (continued)

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. 8-313, Elevation +4.33 and located by US C&G brass disk on top of concrete ramp directly over a catch basin at 36th Street (81.7' South of South curb) and Collins Avenue (57.8' East of East curb).
- Lands shown hereon are located within an area having a Zone Designation X and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0336L, 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.
- Lands shown hereon containing 73,640 square feet, or 1.691 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.
- Roof overhang not located unless otherwise shown.

SURVEYOR'S NOTES: (continued)

- Trees shown are surveyed for their horizontal location and/or size.
- Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- The State Plane Coordinates shown hereon are relative to the North American Datum of 1983 (NAD83), using Real Time Kinematic (RTK) Equipment and real-time adjustment software connected through Florida Department of Transportation (FDOT) to the Florida Permanent reference Network (FPRN).
- 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.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Pursuant to Florida State Statutes in Chapter 161.141, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Tax Folio No. 02-3226-001-1440

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 20, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on July 20, 2020.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin
DN: c=US, o=unaffiliated,
ou=A014100000017402A28F4200042958,
cn=Daniel C Fortin
Date: 2020.11.08 12:19:31 -0500

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

PROPERTY OWNER: 3425 COLLINS LLC

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 Fortin, Leavy, Skiles, Inc.

No.	Revision	Description
1	200862	TREE SURVEY (10/2/20)-SH
2	200837	SHOW DUNE LOCATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7132 / Email flg@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
AMAN - 3425 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	7/20/20
Scale	1"=20'
Drawn By	MAP
CAD No.	200450
Plotted	11/6/20 12:07a
Ref. Dwg.	
Field Book	566/49-51 RLL
Job No.	200450
Dwg. No.	2020-071-NGVD
Sheet	1 of 1