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LAWRENCE E. POWERS

MAP OF SURVEY

SUBJECT ADDRESS:
**1052 OCEAN DR
MIAMI BEACH, FL 33139**

TYPE OF SURVEY: AS-BUILT
PREPARED FOR: PALACE BAR LLC

CERTIFIED TO:
A) PALACE BAR LLC
B)
C)

PROJECT #: 1052OCEA
RECERTIFIED & AMENDED NOV. 15, 2017
ORG. FIELD SURVEYED: MAY 7, 2015
DATE DRAWN: MAY 19, 2015
DATE SIGNED: MAY 20, 2015
REVISED 7/27/2016

FLOOD ZONE: AE BASE FLOOD ELEV. 8'
(NAVD 88)

FEMA FIRM MAP # 12086C0319L

DATED SEPT 11, 2009
PANEL # 0319 SUFFIX L
COMMUNITY #: 120651

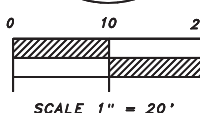
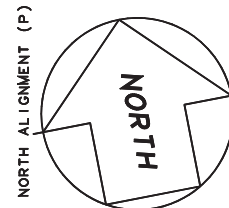
LAT: 25°46'52.6"N LONG: 80°07'50.4"W

FOLIO #: 02-4203-302-0001 (REFERENCE)
LOT SIZE: 13000 +/- SQFT
LAND USE: MIXED USE ENTERTAINMENT 6501 COMMERCIAL

LEGAL DESCRIPTION SUPPLIED:

LOTS 2 AND 3 BLOCK 15 OCEAN BEACH FLA. ADDITION No. 2 AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

BEARING STRUCTURE PER THE STRAND CONDO ORB 23668-2131



GENERAL NOTES:

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 1 SHEET(S). WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

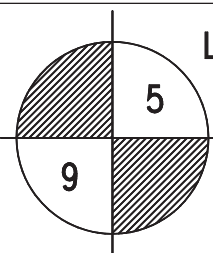
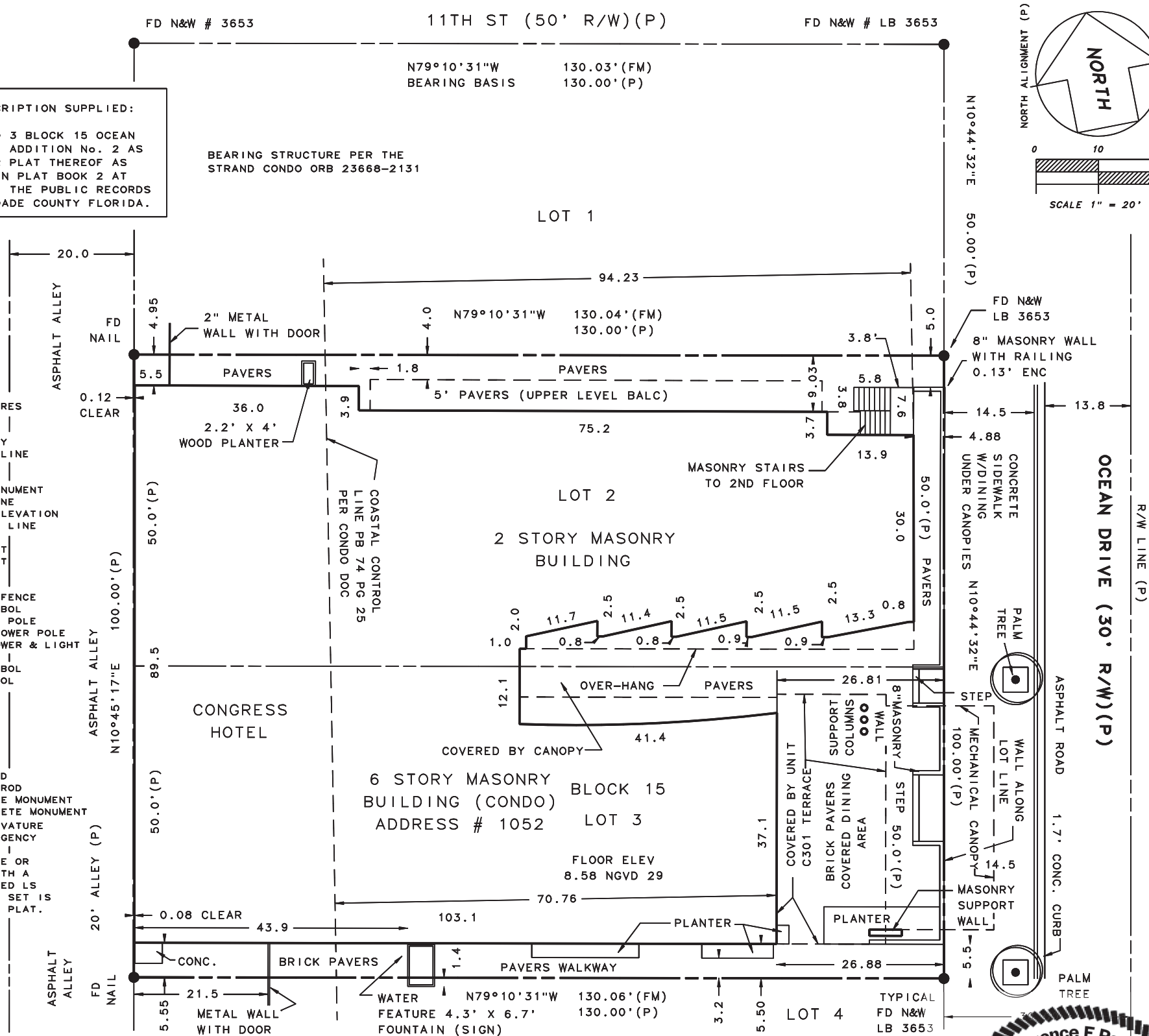
THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

LEGEND:

- (FM) FIELD MEASURES
- (D) DEED
- (P) PLAT
- (R/W) RIGHT-OF-WAY
- (NR) NON RADIAL LINE
- (IP) IRON PIPE
- (I/R) IRON ROD
- (CM) CONCRETE MONUMENT
- E- ELECTRIC LINE
- (4.53) DENOTES ELEVATION
- T- TELEPHONE LINE
- X- FENCE
- (FH) FIRE HYDRANT
- ENC ENCROACHMENT
- (WV) WATER VAVLE
- (WM) WATER METER
- (CLF) CHAIN LINK FENCE
- " SECONDS SYMBOL
- (WPP) WOOD POWER POLE
- (CPP) CONCRETE POWER POLE
- FP&L FLORIDA POWER & LIGHT
- ESM'T EASEMENT
- " MINUTE SYMBOL
- " DEGREES SYMBOL
- W WEST
- E EAST
- S SOUTH
- BLDG BUILDING
- N NORTH
- (FD) FOUND
- SET IRON ROD
- FOUND IRON ROD
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- (PC) POINT OF CURVATURE
- (PT) POINT OF TANGENCY

A 1 INCH IRON PIPE OR 5/8 INCH REBAR WITH A PLASTIC CAP LABELED LS 5505 IS SET WHERE SET IS INDICATED ON THIS PLAT.



LAWRENCE E. POWERS

P. O. BOX 48026
ST. PETERSBURG, FL 33743-8026
P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

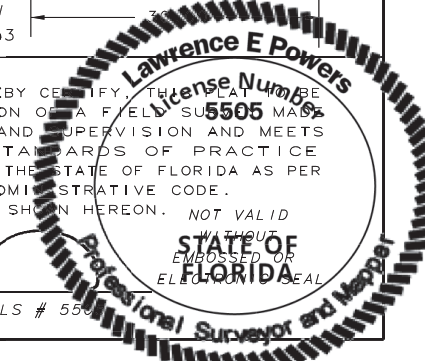
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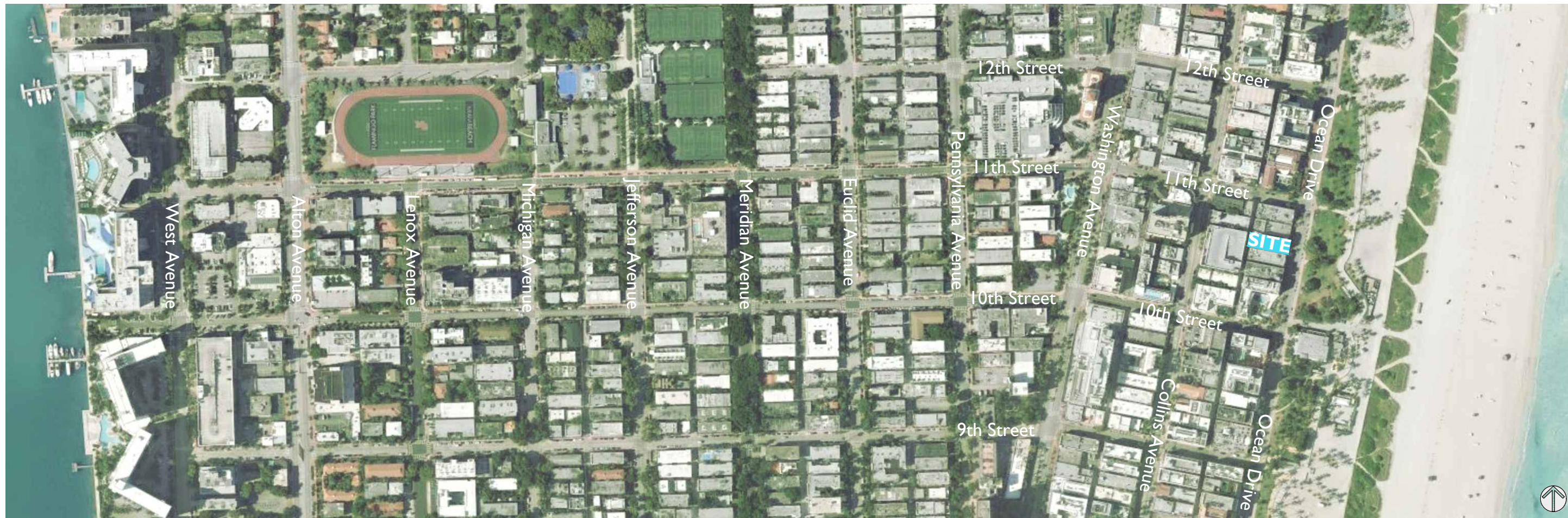
AS-BUILT SURVEY

DATE: MAY 20, 2015 PROJECT #: 1052OCEA
RECERTIFIED AND AMENDED NOV. 15, 2017
PREPARED FOR THE SOLE AND EXCLUSIVE
USE FOR ENTERTAINMENT PERMIT APPLICATION

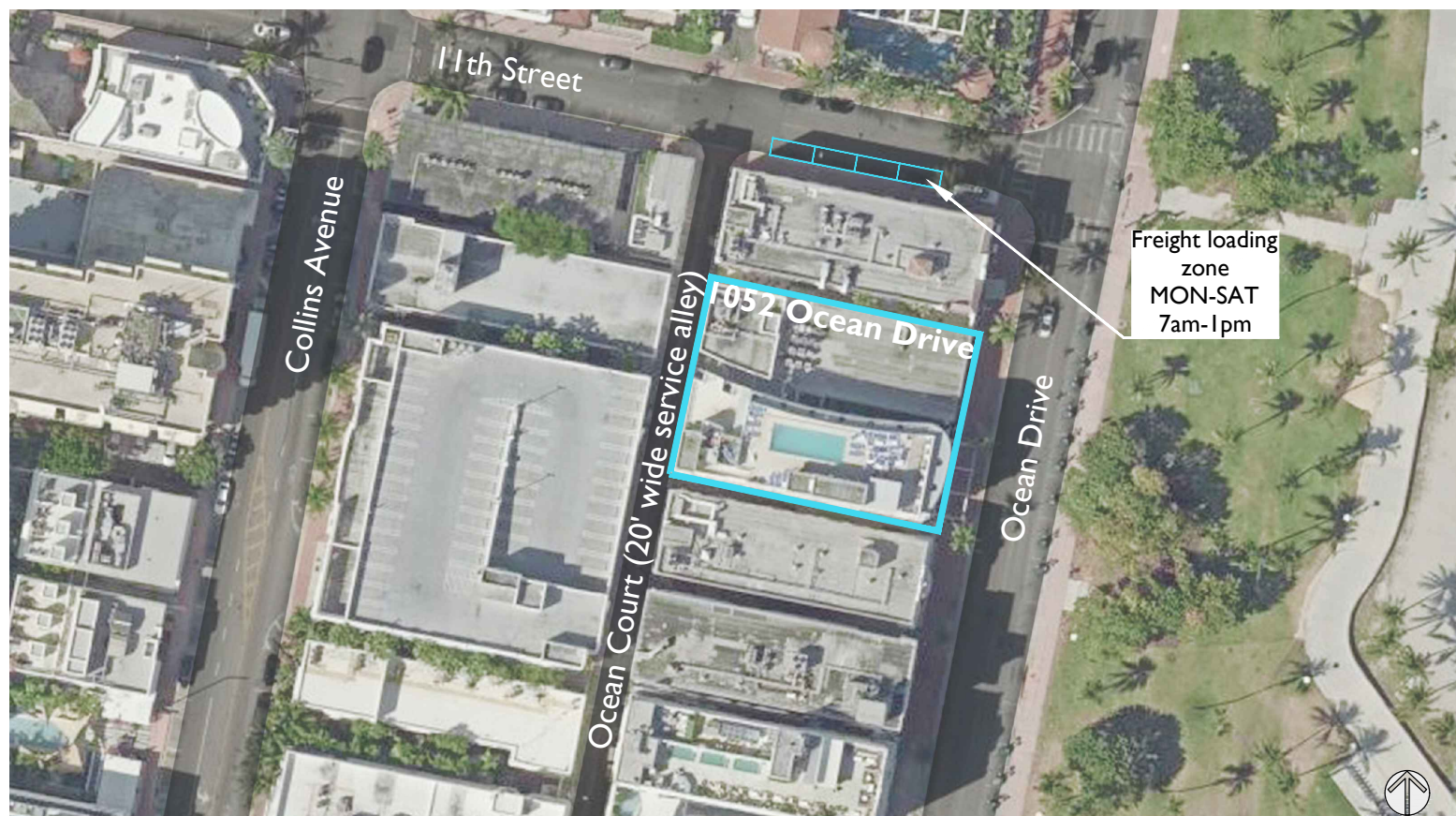
I THE UNDERSIGNED HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR RECORD SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON. NOT VALID

Lawrence E. Powers
LAWRENCE E. POWERS LS # 5505
Professional Surveyor and Mapper

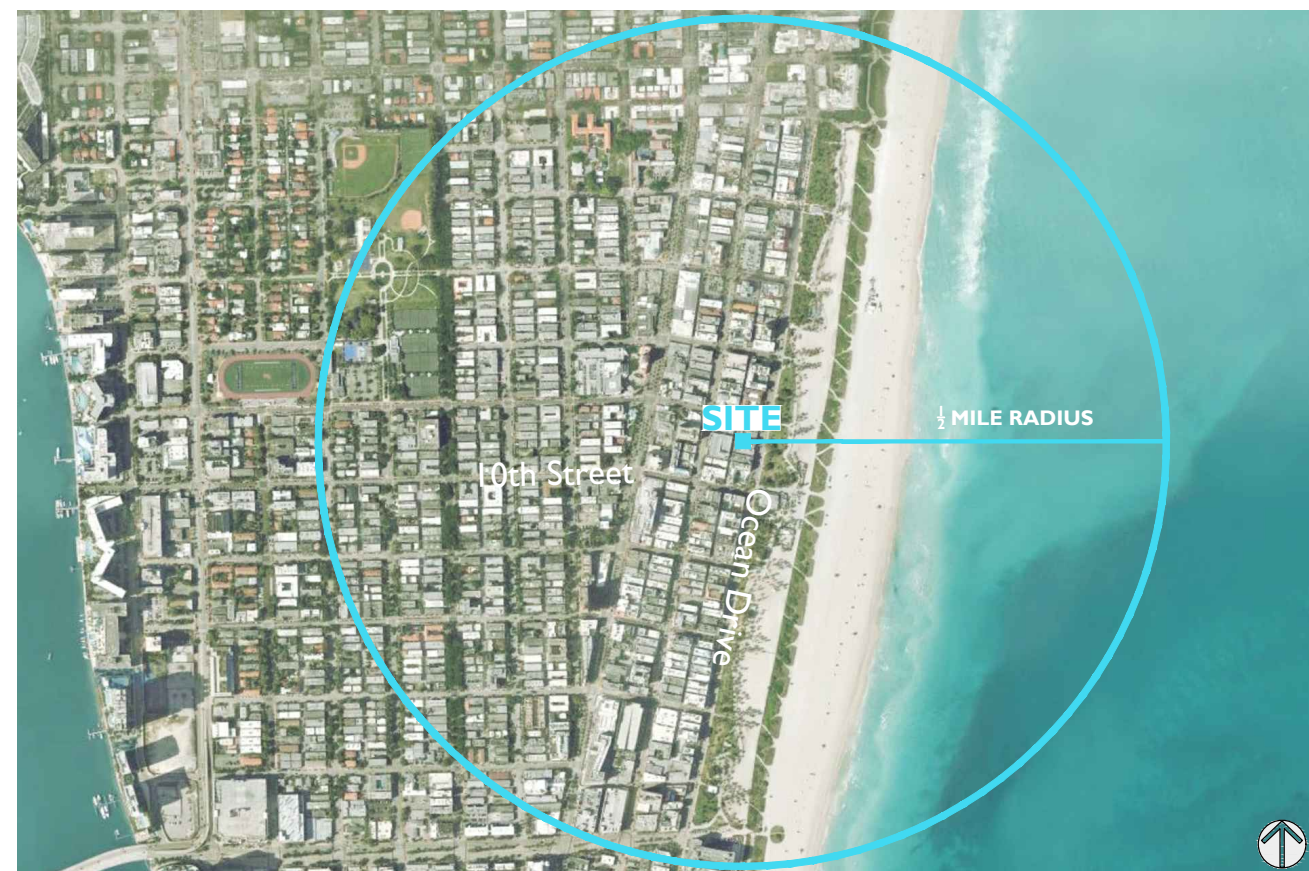




AERIAL OF 10TH STREET



AERIAL FACING WEST

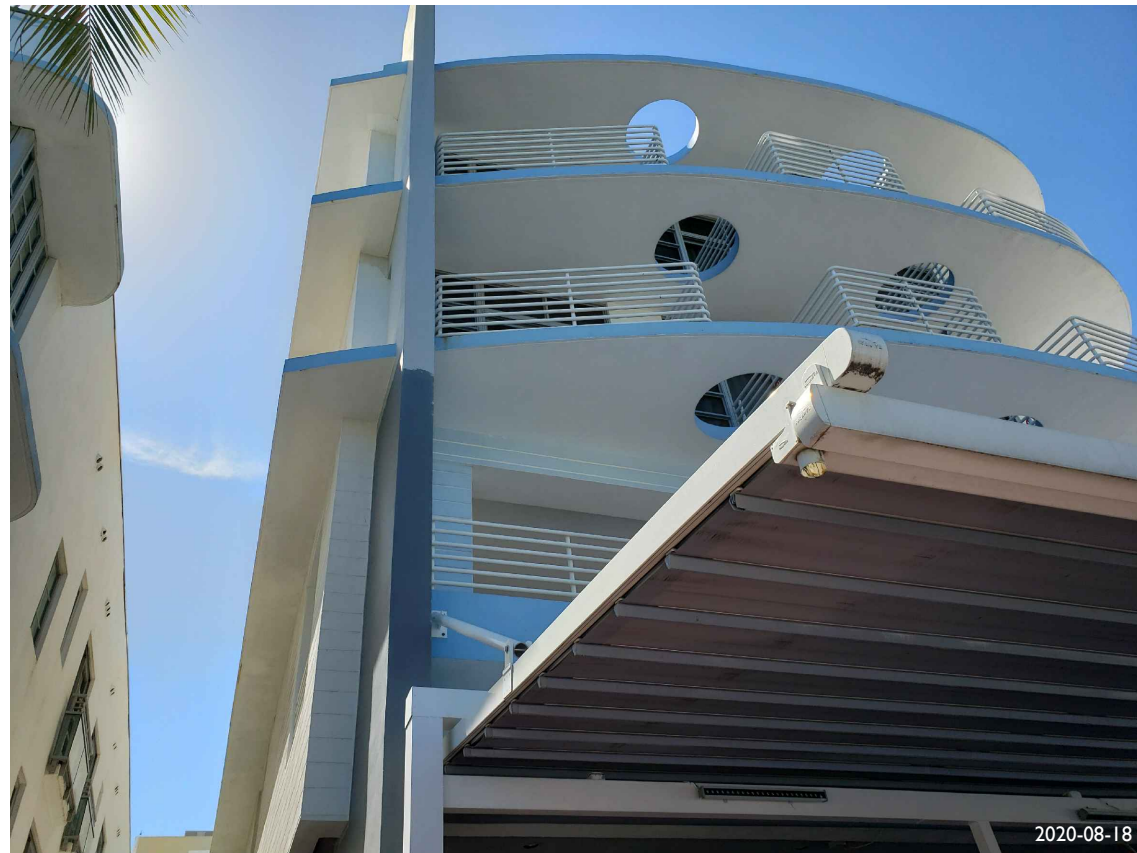


AERIAL OF 1/2 MILE RADIUS



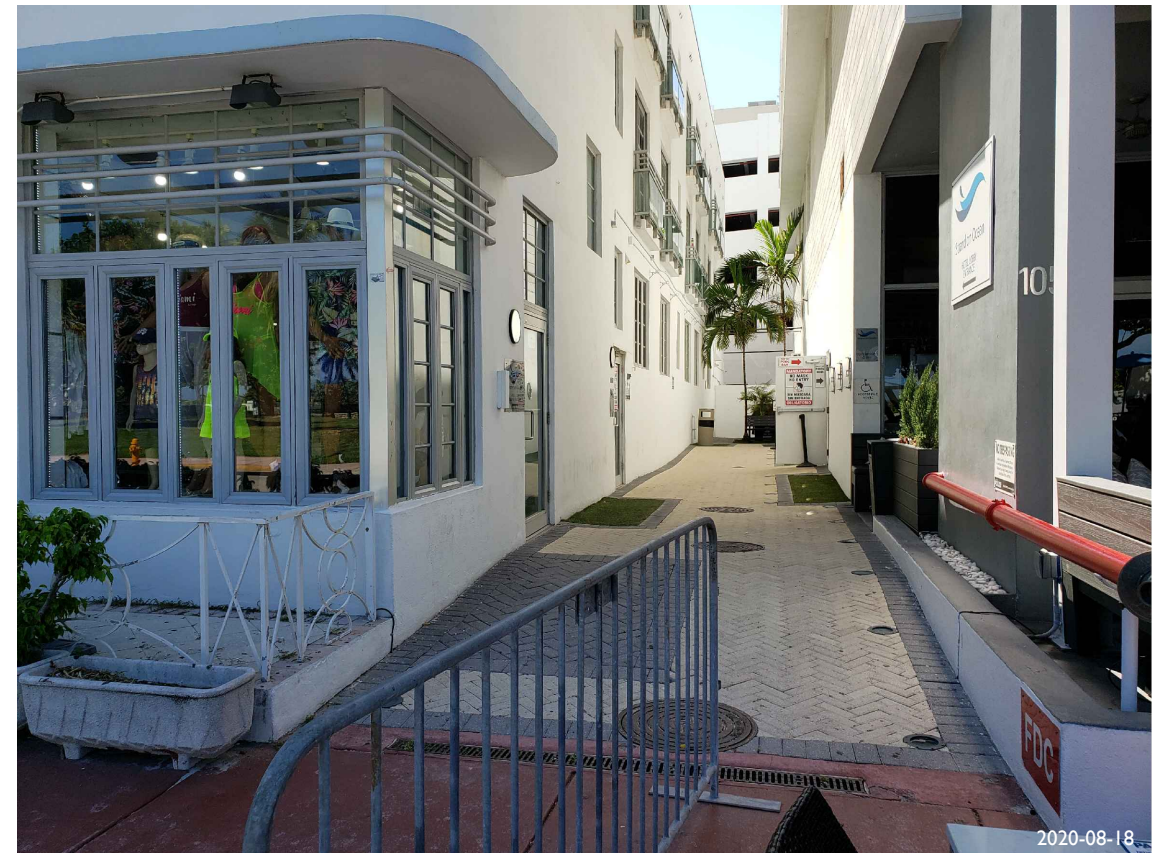
2020-08-18

3. PANORAMIC VIEW OF PROPERTY



2020-08-18

5. CANOPIES ON SITE



2020-08-18

4. PEDESTRIAN PATH TOWARDS THE LOBBY