PROPERTY ADDRESS:

1144 MARSEILLE DRIVE MIAMI BEACH, FL 33141

FOLIO NUMBER: 02-3210-013-1110

LAND AREA:

13,274± SQ.FT.

STATEMENT OF ENCROACHMENTS:

1. CHAIN LINK FENCE AT SW CORNER OF PROPERTY ENCROACHES 0.5' OVER PROPERTY LINE.

NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR **BUILDING ADDITIONS HAVE BEEN NOTICED.**

THERE IS NO PHYSICAL EVIDENCE THAT THE SITE WAS EVER USED AS A SOLID WASTE DUMP. SUMP OR SANITARY LANDFILL

UTILITY COMPANIES:

Florida Power & Light - 305-377-6108 AT&T - 786-489-6418

Water & Sewer - NIFTA RINCON 305-372-6639

ZONED:

RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY

SITE RESTRICTIONS:

ALL SITE RESTRICTIONS WERE OBTAINED ON FEBRUARY 23, 2021 PER CODE OF THE CITY OF MIAMI BEACH, FLORIDA - CHAPTER 142-ZONING DISTRICTS AND REGULATIONS, ARTICLE II.-DISTRICT REGULATIONS, DIVISION 3.-RESIDENTIAL MULTIFAMILY DISTRICTS, SUBDIVISION II,-RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY. FOR OFFICIAL INFORMATION, PLEASE REFER TO THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA.

LOT AREA LOT WIDTH LINIT SIZE AND BLIII DING HEIGHT REQUIREMENTS:

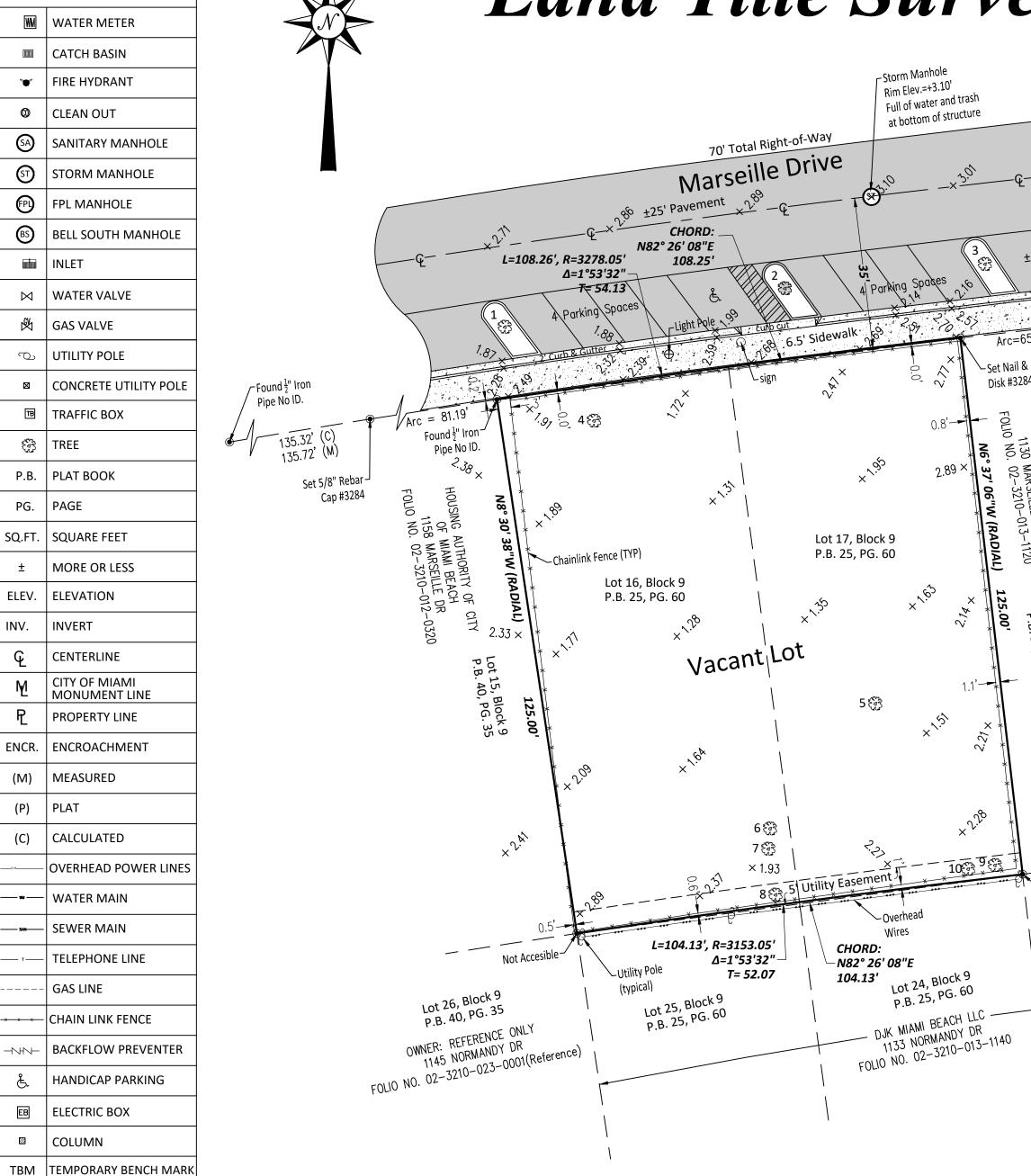
Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum BuildingHeight (Feet)
5,600	50	New construction—550 Non-elderly and elderly low and moderate income housing —400 Workforce housing—400 Rehabilitated buildings—400 Hotel units: 15%: 300—335 85%: 335+ For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200.	New construction—800 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Rehabilitated buildings—550. The number of units may not exceed the maximum density set forth in the comprehensive plan.	Historic district—40 Flamingo Park Local Historic District—35 (except as provided in section 142-1161) Otherwise—50 For properties outsided a local historic district with a ground level consisting of non-habitable parking and/or amenity uses—55

SETBACK REQUIREMENTS:

	Front	Side, Interior	Side, Facing a Street	Rear	
At-grade parking lot on the same lot except where (c) below is applicable	20 feet	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	5 feet abutting an alley, otherwise 10% of the lot depth	
Subterranean and pedestal	20 feet Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231-237 of the Amended Plat of First Ocean Front Subdivision—50 feet	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	10% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.	
Tower	20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant. Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231—237 of the Amended Plat of First Ocean Front Subdivision—50 feet.	The required pedestal setback plus 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal	Sum of the side yards shall equal 16% of the lot width Minimum 10 feet or 8% of lot width, whichever is greater	15% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.	

setbacks.

ALTA/NSPS Land Title Survey



LEGEND

⊕ STREET LIGHT POLE

PARKING NOTE

TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: 0F6-8198556, AGENT'S FILE REFERENCE: 14-04-967 DATE OF POLICY: MAY 8, 2014 @ 08:45 AM

ITEM NO. 5

ITEM NO. 6

ITEM NO. 7

P.B. 25, PG. 60

NOT PLOTTABLE

NOT PLOTTABLE

ISLE OF NORMANDY

AFFECTS PROPERTY

BLANKET IN NATURE

PLOTTED AS SHOWN

SCHEDULE B **EXCEPTIONS**

ITEM NO. 1 NOT A SURVEYING MATTER NOT PLOTTABLE

ITEM NO. 2 NOT A SURVEYING MATTER NOT PLOTTABLE

ITEM NO.3 SURVEY SHOWN ON THIS PAGE

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO

THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING

THE NUMBER OF ACTUAL STRIPED PARKING SPACES LOCATED ON THE SUBJECT

ORDINANCE IS , INCLUDING DESIGNATED AS HANDICAPPED SPACES.

PROPERTY IS 0, INCLUDING 0 DESIGNATED AS HANDICAPPED SPACES.

MARSEILLE DRIVE, A DEDICATED PUBLIC STREET.

ITEM NO. 4 EASEMENTS PROVIDED TO SURVEYOR PLOTTED AS SHOWN

ITEM NO. 8 DEED BOOK 1381, PG. 525 DEED BOOK NOT PROVIDED TO **SURVEYOR**

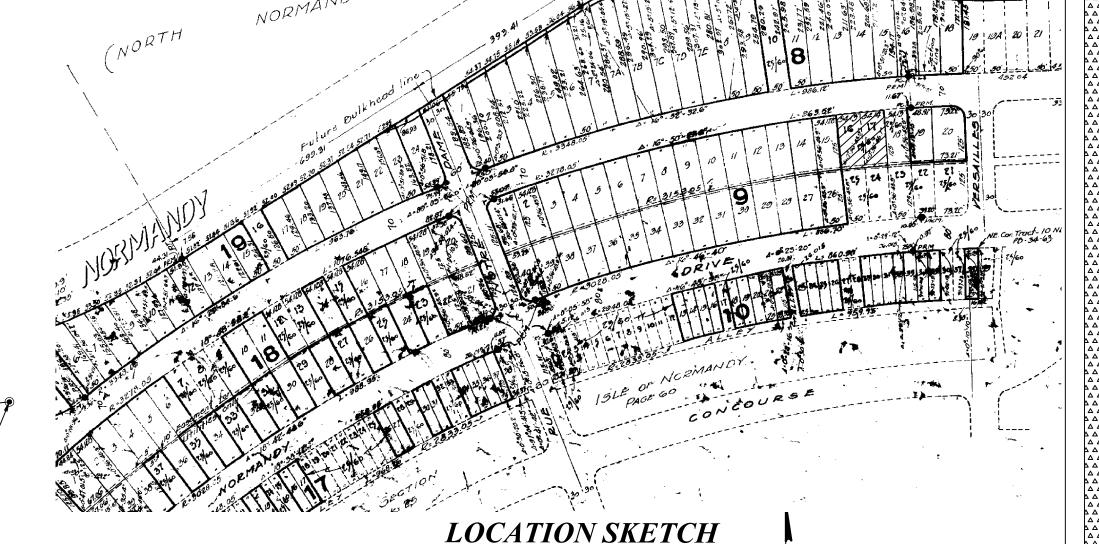
NOT A SURVEYING MATTER

NOT A SURVEYING MATTER

PLAT OF OCEAN SIDE SECTION OF THE

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES: THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR

MINUMUM STANDARDS OF THE STATE OF FLORIDA.



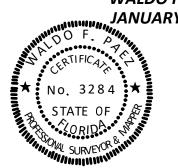
TREE TARIHATION

IREE IABULATION										
NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY					
1	Oak	Genus Quercus	8"	20'	20'					
2	Oak	Genus Quercus	8"	20'	20'					
3	Oak	Genus Quercus	8"	20'	20'					
4	Alexandria Palm	Archontophoenix alexandrae	4"	30'	10'					
5	Palmetto	Sabal palmetto	12"	40	15'					
6	Alexandria Palm	Archontophoenix alexandrae	4"	25'	10'					
7	Alexandria Palm	Archontophoenix alexandrae	4"	25'	10'					
8	Palmetto	Sabal palmetto	16"	10'	10'					
9	China Fan Palm	Livistona chinensis	12"	30'	15'					
10	China Fan Palm	Livistona chinensis	12"	30	15'					

THIS ITEM HAS BEEN **ELECTRONICALLY SIGNED & SEALED** BY WALDO F. PAEZ, LS3284 ON JANUARY 10, 2019 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE **VERIFIED ON ANY ELECTRONIC** COPIES.

THE SEAL APPEARING ON THIS **DOCUMENT WAS AUTHORIZED BY** WALDO F. PAEZ, LS3284 ON JANUARY 10, 2019.



CERTIFICATION

To: HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 13, 16, and 19 of Table A thereof. The fieldwork was completed on 02-18-2021. Date of Plat or Map: 02-23-2021

Waldo F. Paez, Professional Surveyor and Mapper No. LS3284 State of Florida

DELTA MAPPING AND SURVEYING, INC. 13301 S.W. 132ND AVENUE SUITE 117

TEL: 786-429-1024 FAX: 786-592-1152

MIAMI, FL 33186

LB No. 7950

LEGAL DESCRIPTION

Lots 16 and 17, Block 9, OCEANSIDE SECTION OF THE ISLE OF NORMANDY, according to the Plat thereof as recorded in Plat Book 25, Page 60, Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES

- 1) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE", BASE: 8' BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12086C0307L, WITH A DATE OF IDENTIFICATION OF 09-11-09. FOR COMMUNITY NUMBER 120651, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
- 3) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 4) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 5) TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY
- 6) LEGAL DESCRIPTION: FURNISHED BY CLIENT 7) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 8) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 9) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN
- 10)THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION
- 11)WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF
- 12)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 13)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. +0.0 DENOTES EXISTING ELEVATION

ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. BENCHMARK: A-23-R ELEVATION: +2.26' (NAVD88)

DATE:

02-23-2021 SCALE: 1"= 20' DRAWN BY:

V.C. DRAWING NO:

21-0022 SHEET NO.

1 OF 1