ALTA/NSPS
Land Title Survey

CONTACT PHONE NUMBERS:
MIAMI-DADE COUNTY DEVELOPMENT SERVICES
DIVISION: (305)375-2800
MIAMI-DADE COUNTY
LAND DEVELOPMENT DIVISION: (305) 375-2141
CITY OF MIAMI BEACH BUILDING DEPT.: (305)673-7610

PROPERTY ADDRESS:
1158 MARSEILLE DRIVE
MIAMI BEACH, FL 33141

FOLIO NUMBER:
02-3210-012-0320

LAND AREA:
9,955.7± SQ.FT.

STATEMENT OF ENCROACHMENTS:
1. CHAIN LINK FENCE AT SE 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, UNIT SIZE AND BUILDING HEIGHT REQUIREMENTS:

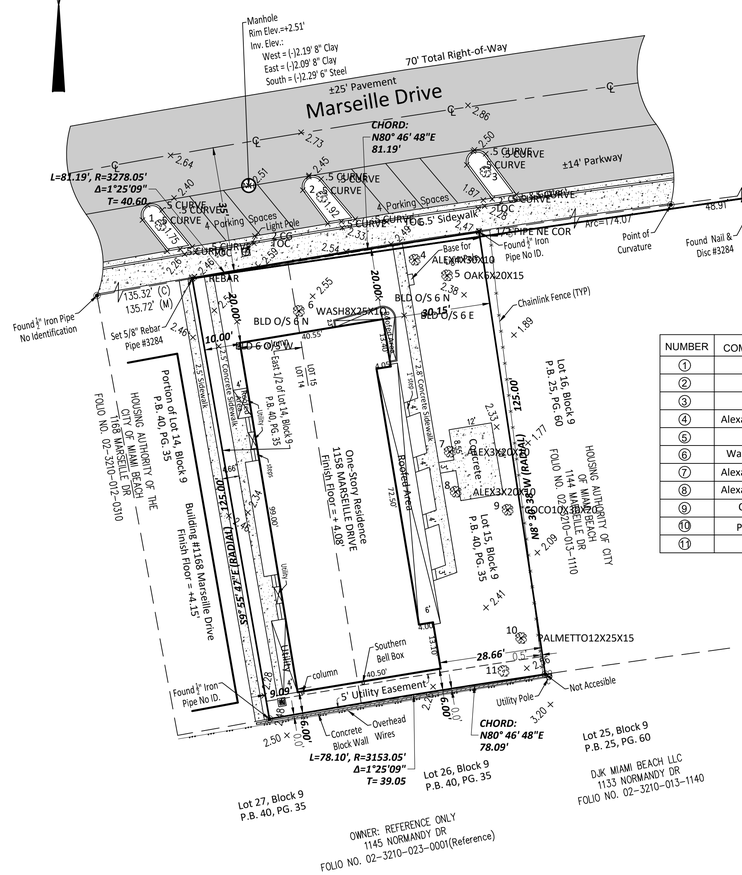
Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum BuildingHeight (Feet)
5,600	50	New construction—550 Non-elderly and elderly low and moderate income housing —400 Workforce housing—400 Rehabilitated buildings—400 Hotel units: 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 outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses—55

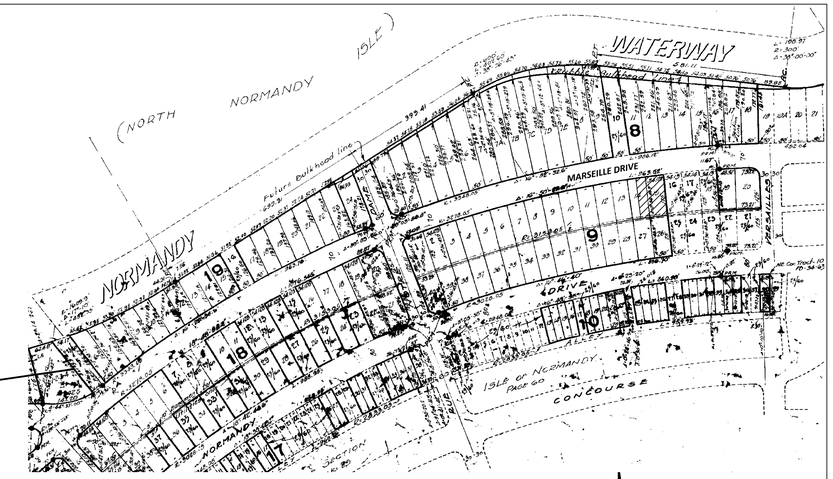
SETBACK REQUIREMENTS:

	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 setbacks.	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.

LEGEND

WM	WATER METER
	CATCH BASIN
	FIRE HYDRANT
CO	CLEAN OUT
SA	SANITARY MANHOLE
ST	STORM MANHOLE
FPL	FPL MANHOLE
BS	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
TB	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
ML	CITY OF MIAMI MONUMENT LINE
PL	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
♿	HANDICAP PARKING
EB	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
⊕	STREET LIGHT POLE





LOCATION SKETCH
N.T.S.

TREE TABULATION

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	Oak	Genus Quercus	6"	20'	15'
6	Washingtonia	Washingtonia robusta	8"	25'	10'
7	Alexandria Palm	Archontophoenix alexandrae	3"	30'	10'
8	Alexandria Palm	Archontophoenix alexandrae	3"	30'	10'
9	Coconut	Cocos nucifera	10"	30'	20'
10	Palmetto	Sabal palmetto	12"	25'	15'
11	Yucca	Yucca brevifolia	28"	25'	10'

LEGAL DESCRIPTION

Lot 15 and the East 1/2 of Lot 14, Block 9, of SECOND REVISED PLAT OF PORTIONS OF OCEAN SIDE SECTION AND TROUVILLE SECTION OF ISLE OF NORMANDY, according to the Plat thereof, recorded in Plat Book 40, Page 35, of the Public Records of Miami-Dade County, Florida.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON MAY 27, 2021 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 MAY 27, 2021.

TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-8175406, AGENT'S FILE REFERENCE: 13-12-909
DATE OF POLICY: JANUARY 22, 2014 @ 09:46 AM

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

ITEM NO. 4
EASEMENTS PROVIDED TO SURVEYOR
PLOTTED AS SHOWN

ITEM NO. 5
NOT A SURVEYING MATTER
NOT PLOTTABLE

ITEM NO. 6
NOT A SURVEYING MATTER
NOT PLOTTABLE

ITEM NO. 7
PLAT OF SECOND REVISED PORTIONS OF OCEAN SIDE SECTION AND TROUVILLE SECTION OF ISLE OF NORMANDY
P.B. 40, PG. 35
AFFECTS PROPERTY
BLANKET IN NATURE
PLOTTED AS SHOWN

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO MARSEILLE DRIVE, A DEDICATED PUBLIC STREET.

PARKING NOTE
THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS _____, INCLUDING _____ DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 0, INCLUDING 0 DESIGNATED AS HANDICAPPED SPACES.

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.

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

By: Waldo F Paez:A01410C0000017837 2A29DB0 0004AD6 — Digitally signed by Waldo F Paez:A01410C0000017837 2A29DB000004AD6 Date: 2021.05.27 13:22:32 -04'00'

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

DELTA MAPPING AND SURVEYING, INC.
13301 S.W. 132ND AVENUE
SUITE 117
MIAMI, FL 33186
LB No. 7950

TEL: 786–429–1024
FAX: 786–592–1152

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 COUNTY
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 HEREON.
10) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
11) WELL–IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1:7500FT.
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.
+O.O DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
BENCHMARK: A–23–R ELEVATION: +2.26' (NAVD88)

Delta Mapping and Surveying, INC
13301 SW 132nd AVENUE MIAMI, FL 33186
SUITE 117PHONE: (786) 429–1024
CST 2012
Surveyors, Land Planners & Mappers

ALTA/NSPS SURVEY

REVISIONS	
DATE	REMARKS

DATE: 02–23–2021
SCALE: 1"= 20'
DRAWN BY: V.C.
DRAWING NO: 21–0021
SHEET NO. 1 OF 1