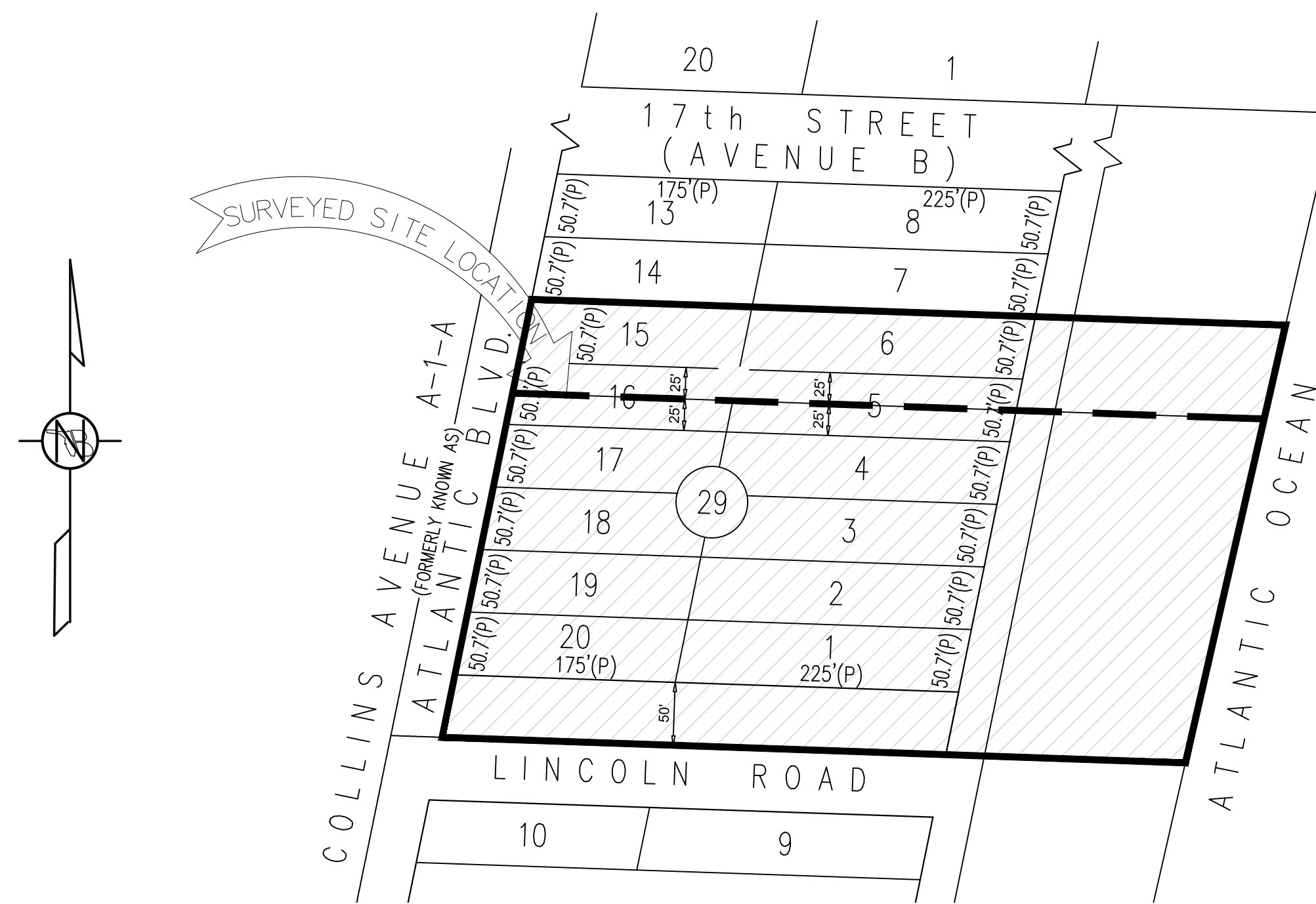


SKETCH OF BOUNDARY SURVEY



LOCATION MAP
Scale 1"=100'

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 15, 16, 17, 18, 19 and 20, Block 29 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a Subdivision of Miami-Dade County, Florida, 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

Beginning at the Northeast corner of Lot 6, in Block 29 as the same is shown and designated upon the Plat recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida; thence run in an Easterly direction along the Easterly prolongation of the North line of said Lot 6, to a point of intersection with the Erosion Control Line of the Atlantic Ocean, said line recorded in Plat Book 105, at Page 62 of the Public Records of Miami-Dade County, Florida; thence run in a Southerly direction along the Erosion Control Line to a point of intersection with the centerline of Lincoln Road, as said Road is shown on the above mentioned Plat, produced Easterly; thence run in a Westerly direction along the Centerline of Lincoln Road produced Easterly to an intersection with the Easterly line of Block 29 produced Southerly; thence run in a Northerly direction along Southerly prolongation of the Easterly line of said Block 29 and along the Easterly line of said Block 29 to the Point of Beginning.

TOGETHER WITH

A portion of land being a part of the platted Lincoln Road right-of-way as shown on FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a Subdivision of Miami-Dade County, Florida, according to the Plat thereof as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida; said land being more particularly described as follows:

Bounded on the South by the platted centerline of Lincoln Road lying Easterly of Collins Avenue as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH, bounded on the West by a line 40 feet Easterly of and parallel with the centerline of Collins Avenue as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH, bounded on the North by the South line of Block 29 of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH and bounded on the East by the East line of Block 29 projected Southerly of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

From and above minus ninety (-90) feet NGVD.

SURVEYORS' NOTES:

The Bearings and Horizontal coordinates as shown hereon are based on the State Plane Coordinate System, Florida East Zone, NAD 83 (1990) (U.S. Survey foot) and were derived from observations utilizing a Topcon HiPer Lite plus, global positioning system (GPS), receiver and running TopSURV software on a Topcon FC-100 field computer/controller, referenced to National Geodetic Survey Monument LIZ, (North 512,239.96 and East 913,053.80). Station LIZ being a Triangulation Station Disk set in a round concrete monument that is flush with the ground, stamped LIZ, 1971, (North American Datum 83 adjustment 1990) located in Elizabeth Steele Park, in the Northeast angle of the intersection of Hiwassee Avenue and South Baysshore Drive in the South edge of the city owned property and verified with two additional GPS control points (designation name C-269-X and FIFTY A2 MK 1971) the same provided on the Table A as shown. All coordinates and distances as shown are based on the U.S. Survey foot.

Elevations are based on the North American Vertical Datum, 1988 (NAVD88). Elevations are based on a City of Miami Beach Benchmark No. 1801 the same being a PK nail and brass washer in the Northeast corner of the intersection of 18th Street and James Avenue, Elevation 4.68 feet (NGVD 1929). The U.S. Army Corps of Engineers program Corpcon v6.0.1 based on the Vertcon 2.0 model (1994) was utilized to convert the orthometric height between NGVD29 and NAVD88. The local conversion from NGVD29 to NAVD88 is (-) 1.56 feet, using as input data the State Plane Coordinates based on NAD83 information obtained by GPS. *Noting however the elevation datum used in the underlying legal description (e.g. Declaration of D. Lido Condominium, as amended), may refer to the National Geodetic Vertical Datum (NGVD 29), that define the elevation values between which, the Hotel Units and/or the Commercial Units are located within the building. (USE WITH CAUTION).*

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 10,000 feet for Commercial Areas and also in compliance with the Standards Requirements for General Survey, Maps and Report Content as set forth by the Florida Board of Professional Surveyors and Mapper as contained in Chapter 5J-17.051 Florida Administrative Code (FAC). The elevations as shown are based on a closed level loop to the benchmarks noted above and meets or exceeds a closure in feet of plus or minus 0.05 times the square root of the distance in miles, a commonly accepted value in the Construction and Surveying Industry; and also in compliance with the Standards Requirements for General Survey, Maps and Report Content as set forth by the Florida Board of Professional Surveyors and Mapper as contained in Chapter 5J-17.051 Florida Administrative Code (FAC).

This SKETCH OF BOUNDARY SURVEY does not represent a Mean High Water Line Survey as defined under Chapter 5J-17.050(g) Florida Administrative Code nor does this Survey purport to determine the nature and/or limit of ownership interests to the submerged lands adjacent to the subject property. The Subject Property lies West of the "Dune Line" and adjacent to a beach restoration, beach nourishment, and erosion control project where the Erosion Control Line supplants the Mean High Water Line in authority, pursuant to Chapter 161.191, Florida Statutes. The Erosion Control Line as shown hereon is based on the Legal Description as described on plat of the ESTABLISHMENT OF EROSION CONTROL LINE, recorded in Plat Book 105 at Page 62, of the Public Records of Miami-Dade County Florida. Said map was approved by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on June 15, 1978.

The Coastal Construction Control line (CCCL) as shown hereon is based on the update survey performed by this office dated March 19, 2015. The location of the Coastal Construction Control Line are referring to PRM 87-78-A12 and PRM 87-78-A13 as shown on the plat of the Coastal Construction Control Line recorded in Plat Book 74 at Page 25 as approved by the State of Florida Department of Natural Resources (now known as the Department of Environmental Protection) on January 15, 1982 were used in the location of the CCCL. The PRM(s) were not recovered on March 19, 2015. The coordinates values for said PRM 87-78-A-11 and 87-78-A-12 as they are shown on said Plat Book 74 at Page 25 were converted from North American Datum, 1927 (NAD27) to North American Datum 1988 (NAD83) utilizing the aforementioned U.S. Army Corps of Engineers' program Corpcon v6.0.1.

The Bulkhead Line is based on a drawing supply by the City of Miami Beach, Florida, described on drawing page Number SM-93F, Erosion Control Line and Coastal Construction Control Line, dated April 1993.

Right of Way as shown is based on the recorded Plat and the record description and has not been abstracted by the Surveyor. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

A portion of the Subject Property lies within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12385C0317L, Community No. 120651, bearing an effective/revised date of September 11, 2009. Said map delineates most of the described land to be situated within Zone AE, having a determined base flood elevation of 8 feet as shown. Also said Flood Map delineates the remaining portion of land of the subject property herein described to be situated within Zone X, lying within an area outside of the 0.2% annual chance floodplain. Note: The Subject Property is located West of the Erosion Control Line as shown.

Note: About Flood Zone and Base Flood Elevation: A note on the face of the Flood Insurance Rate Maps (FIRM Maps) from the National Flood Insurance Program (NFIP) stated that the Base Flood Elevations for Miami-Dade County are refer to the National Geodetic Vertical Datum of 1929 (NGVD 29) and caution users that should be aware that Base Flood Elevations (BFEs) shown on the FIRM represent rounded whole-foot elevations to be used for insurance purposes only and should not be used as the sole source of flood elevation information. Also, the surveyor warns the user of the flood information as shown on this survey, that elevations as depicted hereon are refer to the North American Vertical Datum, 1988 (NAVD88) and the boundary limits of Flood Zone designation may be in a different location respect to the actual boundaries shown on this survey, when using the NAVD 88 datum. The same incongruity happens with Base Flood Elevation values which are expected to be different respect to the actual values depicted on the Flood Insurance Rate Maps (FIRM Maps). Said Flood Maps and the Flood Zones Limits as shown hereon are plotted referred to the NGVD 29 datum. (USE WITH CAUTION).

The Subject Property, as described hereon lying West of the Erosion Control Line, contains 208,047 square feet more or less (4.776 Acres, more or less). The area calculation stated hereon includes the areas for Commercial Units "A", "B-1" and "B-2" as described in the Amendment to Declaration of D Lido Condominium and the Amendment to the Bylaws of the D Lido Condominium Association, Inc. recorded in Official Records Book 23098 at Page 2561. The total area of Commercial Unit "A" is 17,130.19 square feet (or 0.39 Acres) more or less, the total area of Commercial Unit "B-1" is 1,015.38 square feet (or 0.02 Acres) more or less, and the total area of Commercial Unit "B-2" is 1,073.30 square feet (or 0.02 Acres) more or less, based on the legal description shown hereon.

The floor area as annotated and shown hereon as the "Limit of the Building Line Above" contains 81,140 square feet more or less. This is not the gross building area nor has the floor area been adjusted to delete the area for the aforementioned Commercial Unit "B-2" nor the Hotel Unit.

There are 136 total available parking spaces lying within the 2 Parking Levels of the Parking Garage including 133 standard parking spaces and 3 parking spaces available as charging stations. Areas of the parking garage are being used as storage with a reduction of parking garage available when compared with updates provided of this survey before. There are also two parking areas for motorcycles (not striped or separated by a chain link cage) within the parking facility not included in parking totals noted hereon. Noting that 1 surface handicap parking space as well as 5 other parking spaces are located outside of the premises at street level for public use, which has not been included in the parking count noted hereon. The building has a drop off area for valet parking available to the users.

No encroachments were noted by this survey, except as shown hereon. Only the surface indications of the underground utilities have been located in the field. The client has not provided underground records, nor have they been obtained from the utility companies. It should be noted that there may be other underground utilities in addition to those evidenced by visible appearances shown on this sketch. The location of underground utility lines on or adjacent to the property was not secured. This Sketch of Boundary Survey does not reflect any existing improvement or utilities of any kind, that maybe hidden and therefore not ascertainable by visual inspection as a result of flooded areas, overgrowth vegetation or fill material placed on the subject property or within the Right of Way of the Streets and Avenues surveyed as a part of this scope of work. Also, this Sketch of Boundary Survey does not extend beyond the elevations and surface locations of the utilities and improvements depicted hereon. The Surveyor has not performed subsurface investigation for underground facilities or footers on or adjacent to the properties hereon shown. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Vegetation types and locations are labeled and shown hereon. All existing vegetation is part of a man-made landscaping area built between the east property line of the subject property and the most seaward edge of the dune. Limits of the most seaward existing edge of the beach dunes are also shown. (Tree table has not been updated on this ALTA Survey dated 11/10/2020 as per client request. Therefore, the tree information provided hereon remain the same as it was provided under ALTA Survey dated 11/27/2018 (revision No. 24) and later partially updated on 04/26/2019 (revision No. 25) and prepared by this office under sketch number LS-2042E for Job number 57556H / 55997).

Topographic contours were established to a one-foot contour interval throughout the dune system with a minimum of three transect in the shore-normal direction from the erosion control line (property line) to the 0.0 foot contour line elevation. Note: Contour intervals and transect profiles has not been updated on this ALTA Survey dated 11/10/2020 as per client request and therefore the depicted information is the same as reported under ALTA Survey Revision dated 04/26/2019 under LS-2042-E job number 57556H / 55997).

Dimension and location of the visible foundation outlines of any existing structure within the subject property are shown on this survey with bearing a distance measured perpendicular to the Coastal Construction Control Line, the same established according to Plat Book 74 at Page 25 of the Public Records of Miami-Dade County, Florida. The several perpendicular bearing and distances intersection with said CCCL line for each visible foundation outlines and/or any existing structure are shown hereon. Also, the calculated distance from each point on intersection with the CCCL line, to the point of intersection with the north and/or south property lines as measured along the CCCL line are shown hereon. Dimension and location of existing mayor structures within the subject property or immediately adjacent to the north and south property lines are shown hereon.

The names of the adjoining owners and the associated tax folio number and property address are based on the web based Miami-Dade County Property Appraiser's Property Information Map.

There is no visible evidence of any kind of any earth moving or building construction within recent months on the subject property.

There is no evidence of proposed changes in street right of way lines made known to the Surveyor. There is no observable evidence of recent street or sidewalk construction, or repairs observed in the process of conducting the field work.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the appropriate authorities.

NOTE: Zoning information was not updated on this ALTA Survey, and it has been shown hereon for informational purposes only, as it was available on the source of information as noted on page 2 of 10. The client should verify the information with the government entity responsible to establish zoning requirements within the City of Miami Beach.

There are no easements or setback restrictions appearing on the said plat of FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

NOTE: Elevations and location of the contour lines as shown hereon (including the location of the Mean High-Water Line, the Seasonal High-Water Line and the Transect Cross Sections,) were not updated on this revision dated 11/10/2020 as per client request. The client is warned that actual elevations and contour lines as today may have changed along the entire beach located East of the Erosion Control Line, as the result of the effects that Hurricane Seasons between 2017 and 2020 could have had on the shape and elevation of the coastline, including the submerged lands within the City of Miami Beach.

This sketch shown here on in its graphic form is the record depiction of the surveyed lands described herein, as updated in the field to reflect the current conditions on the property on July 14, 2021 and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This survey is intended for the use of the parties to whom this survey is certified to and for. This map is intended to be displayed at a horizontal scale of 1" = 30' for Page 2, 1" = 20' for pages 3 through 6, scale as shown for page 7, 1" = 30' for page 8, 1" = 20' for page 9 or smaller, and scale as shown for page 10. **Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.**

SURVEYOR'S CERTIFICATION:

TO: The City of Miami Beach

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes and is a "BOUNDARY SURVEY" as defined therein.

Dated this August 30, 2021 (Revised as noted)

E. R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761
On behalf of the firm, signed by:

Email: tbrownell@erbrownell.com

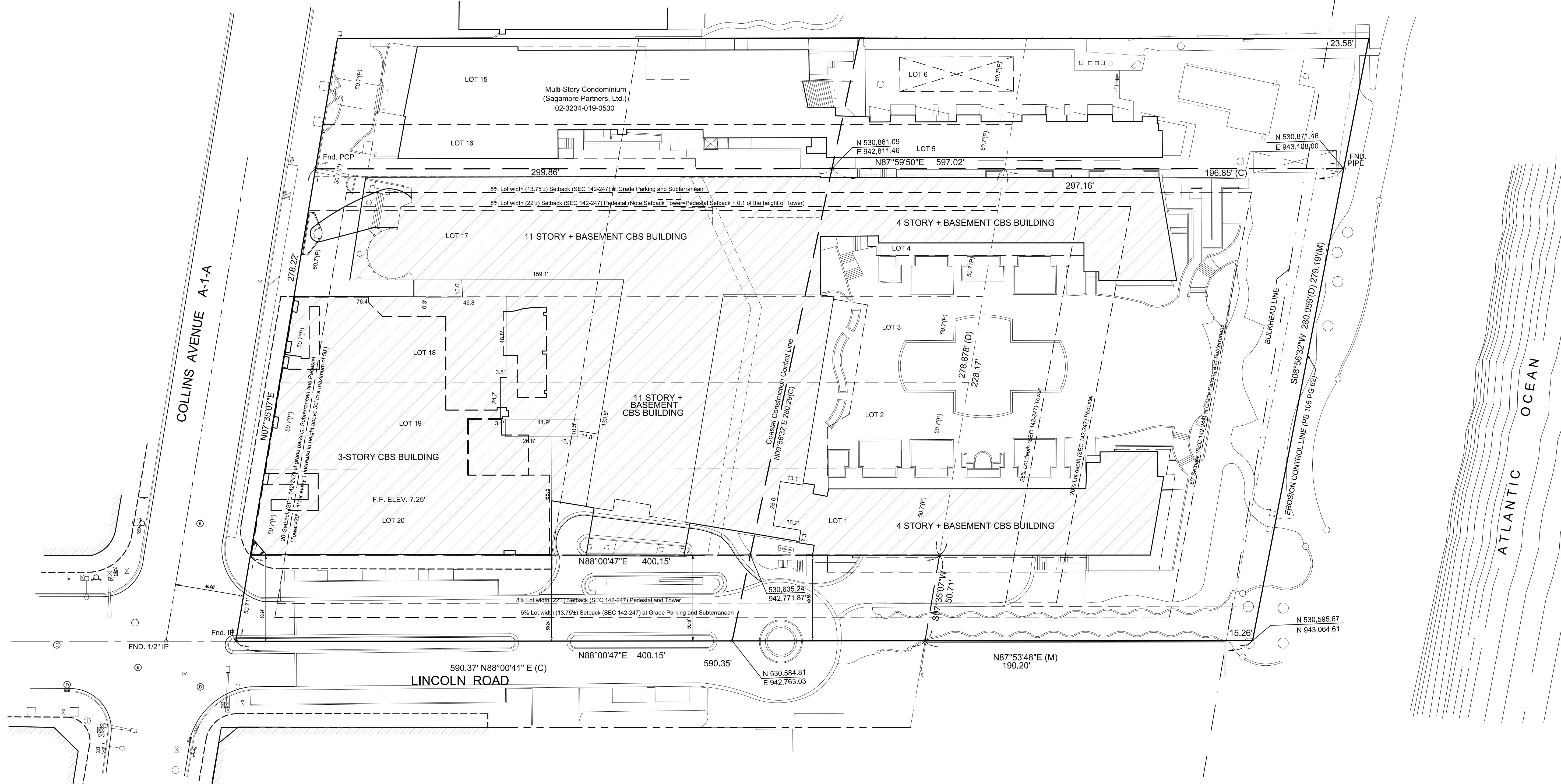
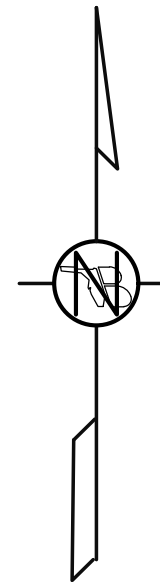
The survey map and notes and/or report or the copies thereof, consisting of 10 sheets where each sheet shall not be considered full, valid and complete unless attached to the others and is not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper on Sheet 1 of 10. Any additions or deletions to the description and accompanying sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.
SURVEYORS & MAPPERS
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CONSULTING ENGINEERS
4957 SW 74th COURT
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Drawn by: JET/ALR/JQ Ref. Date: 07/14/2021
Chk. by: TB Scale: 1" = 100' Certification No. LB761

THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

No.	Date	App'd.	Job No.	Description
1	08/30/21	TB	55209	Revised to address Plan Commission Report comments
Sheet: 1 OF 10				
J.N. 58209				
Sk. No.				
LS-3401				

SKETCH OF BOUNDARY SURVEY



NOTE: ZONING INFORMATION

The Subject Property lies within the Ocean Drive/Collins Avenue Historic District within the Miami Beach Architectural District based on the map of the Historic Districts and Sites of the City of Miami Beach, last revised December 15, 2011 as prepared by the City's Planning Department (and depicted on the City of Miami Beach Official Website - www.miamibeachfl.gov).

The Subject Property lies within the RM-3 residential multifamily, high intensity district based on the Official Zoning Map of the City of Miami Beach, adopted September 21, 1989; effective October 1, 1989, last revised October 17, 2011 as prepared by the City's Planning Department (and depicted on the City of Miami Beach Official Website - www.miamibeachfl.gov). The height requirements for the RM-3 residential multifamily, high intensity district, pursuant to the Miami Beach Code of Ordinances, codified through Ordinance No. 2012-3769, enacted June 6, 2012 (Supp. No. 50), under Subpart B, Chapter 142, Article II, Division 3, Subdivision V, Sec. 142-246(b) are as follows:

Maximum Building Height (Feet): 150 feet; Oceanfront lots 200 feet; Architectural district new construction 120 feet; ground floor additions (whether attached or detached) to existing structures on oceanfront lots 50 feet (except as provided in Section 142-1161).
 Maximum Number of Stories: 16 stories; Oceanfront lots 22 stories; Architectural district new construction 13 stories; ground floor additions (whether attached or detached) to existing structures on oceanfront lots 5 stories (except as provided in Section 142-1161)

NOTE: The height referenced herein is in "STORIES", where the existing structure is a maximum of 11 stories.

The setback requirements for the RM-3 residential multifamily, high intensity district, under Sec. 142-247, of said Code of Ordinances are as follows:

NOTE:
 ZONING INFORMATION WAS NOT UPDATED ON THIS ALTA SURVEY AND IT IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AS IT WAS AVAILABLE ON THE SOURCE OF INFORMATION AS NOTED ABOVE. THE CLIENT SHOULD VERIFY THE INFORMATION WITH THE GOVERNMENT ENTITY RESPONSIBLE TO ESTABLISH ZONING REQUIREMENTS WITHIN THE CITY OF MIAMI BEACH.

At-grade parking lot on the same lot: *Front* - 20 feet; *Side, Interior* - 5 feet, or 5% of lot width, whichever is greater; *Side, Facing a Street* - 5 feet, or 5% of lot width, whichever is greater; *Rear* - Non-oceanfront lots 5 feet, Oceanfront lots 50 feet from bulkhead line.
 Subterranean: *Front* - 20 feet; *Side, Interior* - 5 feet, or 5% of lot width, whichever is greater; *Side, Facing a Street* - 5 feet, or 5% of lot width, whichever is greater; *Rear* - Non-oceanfront lots 0 feet, Oceanfront lots 50 feet from bulkhead line.
 Pedestal: *Front* - 20 feet; *Side, Interior* - Sum of the side yards shall equal 16% of lot width Minimum 7.5 feet or 8% of lot width, whichever is greater; *Side, Facing a Street* - Sum of the side yards shall equal 16% of the lot width Minimum 7.5 feet or 8% of lot width, whichever is greater; *Rear* - Non-oceanfront lots 10% of lot depth, Oceanfront lots 20% of lot depth, 50 feet from the bulkhead line whichever is greater.
 Tower: *Front* - 20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant; *Side, Interior* - The required pedestal setback plus 0.10 of the height of the tower portion of the building. The total required setback shall not exceed 50 feet; *Side, Facing a Street* - Sum of the side yards shall equal 16% of the lot width Minimum 7.5 feet or 8% of lot width, whichever is greater; *Rear* - Non-oceanfront lots 15% of lot depth, Oceanfront lots 25% of lot depth, 75 feet minimum from the bulkhead line whichever is greater

The zoning requirements stated herein are based on the sources as noted. It should also be noted that the setback requirements at the time of construction of the existing structure may have varied from the current requirements. Apparent setback encroachment may not indicate non-compliance with the herein stated requirements. There were variances obtained for setback, height, FAR allowances and other restrictions not disclosed herein, contact the City of Miami Beach Planning Department for an Official Zoning Determination. The determination of "Zoning Compliance" lies outside the scope of this survey.

NOTE:

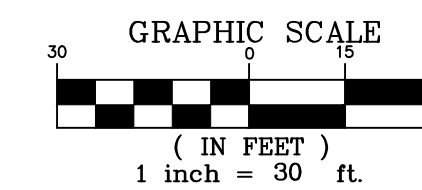
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SYMBOL LEGEND:

- Drain
- Manhole Drain
- Light pole
- Sign
- Meter Electric
- Meter Water
- Survey Point
- Street Light Pole
- Fire hydrant
- Manhole Telephone
- Manhole Unmarked
- Catch Basin
- Guard Post
- Water Valve Cover
- Manhole Sewer
- Parking Meter
- Signal Mast Arm
- Manhole Electric
- Valve Gas
- Manhole Well
- Manhole Greasetrapp
- Spot Elevation
- Ground Spot Elevation
- Prorated Elevation Data

ABBREVIATIONS:

- PLT. Planter
- CONC. Concrete
- CLF Chain Link Fence
- O.H. Overhang
- N.G.V.D. National Geodetic Vertical Datum
- N.A.D. North American Datum
- P.O.B. Point of Beginning
- U.S.C.E. United States Corp of Engineers
- PRM Permanent Reference Mark
- N.G.S. National Geodetic Survey
- O.R.B. Official Record Book
- C.F. No. Clerk's File Number
- ESMT. Easement
- PG. Page
- D.B. Deed Book
- (D) Deed
- (M) Measure Distances
- (R) Recorded Distances
- (C) Calculate
- BFE Boundary Flood Elevation
- Com. Commercial Unit
- PB Plat Book
- PGB Point of Beginning
- F.F.E. Finish Floor Elevation
- P.O.C. Point of Commencement



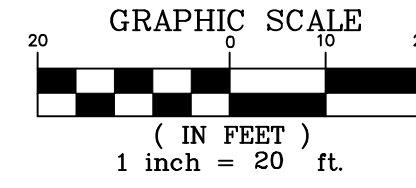
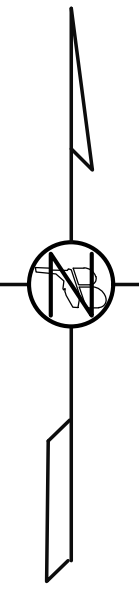
Plot Date: 9/3/2021
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 C:\proj\8209 sagamore hotel\DWG\8209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ-CARLTON HOTEL 07-15-21 FINAL.dwg

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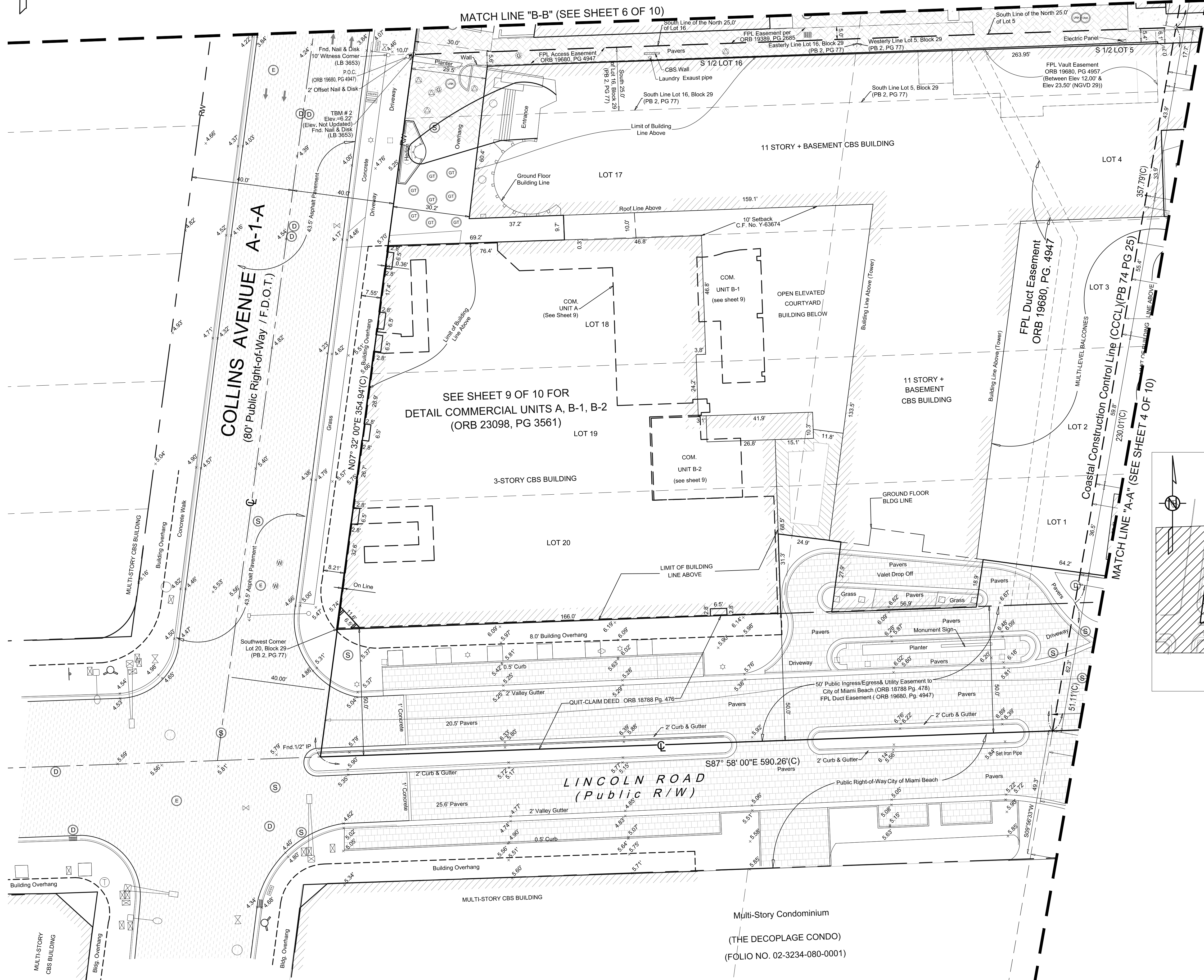
**THE RITZ-CARLTON
 AND
 THE SAGAMORE HOTEL**

No.	Date	Appr.	Job No.	Description
1	08/30/21	TB	85209	Revised to address Plan Commission Report comments
Sheet: 2 OF 10				
J.N. 58209				
Sk. No.				
LS-3401				

SKETCH OF BOUNDARY SURVEY



NOTE:
Elevations and location of the contour lines as shown hereon (including the location of the Mean High Water Line, the Seasonal High Water Line and the Transect Cross Sections) were not updated on this revision dated 11-10-2020 as per client request. The client is warned that actual elevations and contour lines as today, may have changed along the entire beach located East of the Erosion Control Line, as the result of the effects that Hurricane Seasons between 2017 and 2020 could have had on the shape and elevation of the coast line, including the submerged lands within the City of Miami Beach.



KEY PLAN



NOTE:
ALL BUILDING HEIGHTS ARE REFERENCED TO THE SIDEWALK AT THE SOUTHEAST CORNER OF THE 3 STORY CBS BUILDING ON LINCOLN ROAD.

SYMBOL LEGEND

- ⊙ Drain
- ⊙ Manhole Drain
- ⊙ Light pole
- ⊙ Sign
- ⊙ Meter Electric
- ⊙ Meter Water
- ⊙ Water Valve
- ⊙ Survey Point
- ⊙ Street Light Pole
- ⊙ Fire hydrant
- ⊙ Manhole Telephone
- ⊙ Manhole Unmarked
- ⊙ Catch Basin
- ⊙ Guard Post
- ⊙ Water Valve Cover
- ⊙ Manhole Sewer
- ⊙ Parking Meter
- ⊙ Signal Mast Arm
- ⊙ Manhole Electric
- ⊙ Valve Gas
- ⊙ Manhole Well
- ⊙ Post
- ⊙ Manhole Drossetrap

ABBREVIATIONS

- CONC. Concrete
- CLF Chain Link Fence
- O.H. Overhang
- N.G.V.D. National Geodetic Vertical Datum
- N.A.D. North American Datum
- P.O.B. Point of Beginning
- U.S.C.E. United States Corp of Engineers
- PRM Permanent Reference Marker
- N.G.S. National Geodetic Survey
- O.R.B. Official Record Book
- C.F. No. Clerk's File Number
- ESM-1 Easement
- P.G. Page
- D.B. Deed Book
- (D) Deed
- (M) Measure
- (C) Calculate
- BFE Boundary Flood Elevation
- Com. Commercial Unit
- FS Foot Book
- POB Point of Beginning
- F.F.E. Finish Floor Elevation
- P.O.C. Point of Commencement

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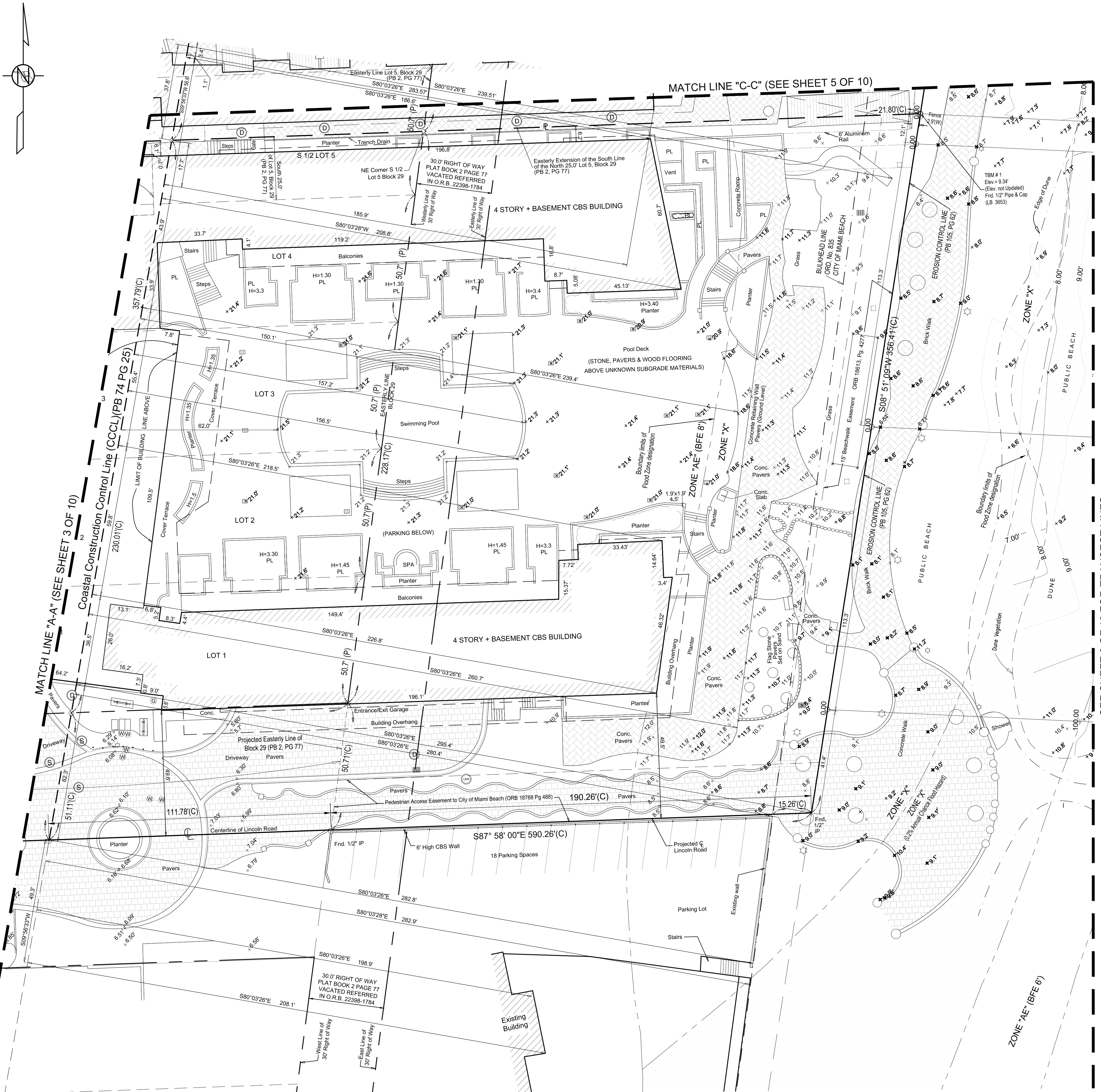
THE RITZ-CARLTON AND THE SAGAMORE HOTEL

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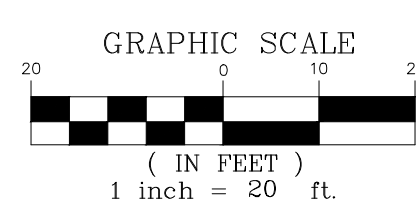
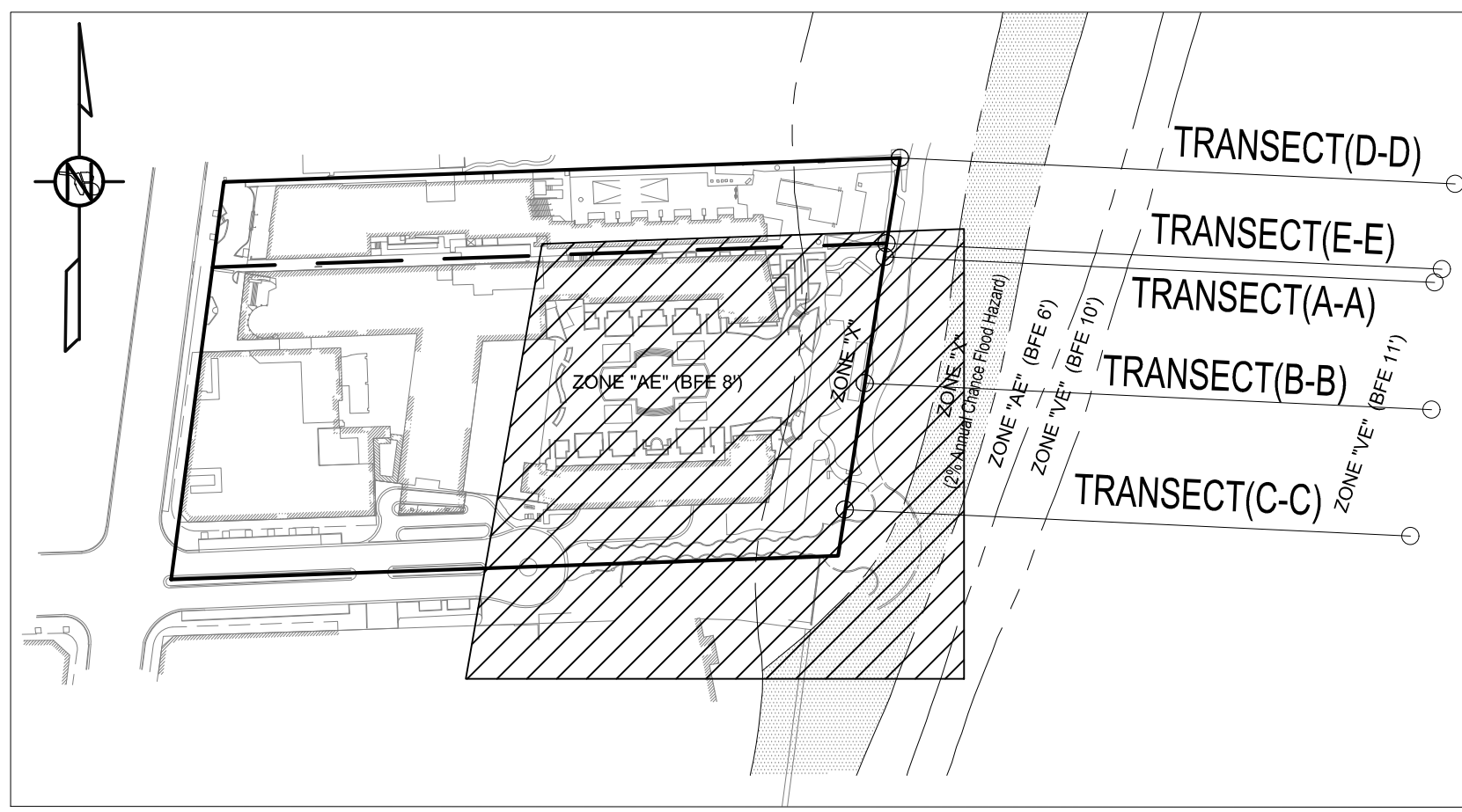
Sheet: 3 OF 10
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Plot Date: 9/3/2021
 Saved by: jbaumannica
 C:\proj\8209 sagamore hotel\DWG\85209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

SKETCH OF BOUNDARY SURVEY



KEY PLAN



NOTE:
Elevations and location of the contour lines as shown hereon (including the location of the Mean High Water Line, the Seasonal High Water Line and the Transsect Cross Sections) were not updated on this revision dated 11-10-2020 as per client request. The client is warned that actual elevations and contour lines as today, may have changed along the entire beach located East of the Erosion Control Line, as the result of the effects that Hurricane Seasons between 2017 and 2020 could have had on the shape and elevation of the coast line, including the submerged lands within the City of Miami Beach.

NOTE:
NORTH NEIGHBOR OWNER DO NOT GRANTED ACCESS TO THE PROPERTY TO LOCATED POOL.

- SYMBOL LEGEND:**
- ⊕ Drain
 - ⊕ Manhole Drain
 - ⊕ Light pole
 - ⊕ Sign
 - ⊕ Meter Electric
 - ⊕ Meter Water
 - ⊕ Survey Point
 - ⊕ Street Light Pole
 - ⊕ Fire hydrant
 - ⊕ Manhole Telephone
 - ⊕ Manhole Unmarked
 - ⊕ Catch Basin
 - ⊕ Guard Post
 - ⊕ Water Valve Cover
 - ⊕ Manhole Sewer
 - ⊕ Parking Meter
 - ⊕ Signal Mast ARM
 - ⊕ Manhole Electric
 - ⊕ Valve Gas
 - ⊕ Manhole Well
 - ⊕ Manhole Greasetrapp
 - ⊕ Spot Elevation
 - ⊕ Ground Spot Elevation
 - ⊕ Prorated Elevation Data
- ABBREVIATIONS:**
- PLT. Planter
 - CONC. Concrete
 - CLF Chain Link Fence
 - O.H. Overhang
 - N.G.V.D. National Geodetic Vertical Datum
 - N.A.D. North American Datum
 - P.O.B. Point of Beginning
 - U.S.C.E. United States Corp of Engineers
 - PRM Permanent Reference Mark
 - N.G.S. National Geodetic Survey
 - O.R.B. Official Record Book
 - C.F. No. Clerk's File Number
 - ESMT. Easement
 - PG. Page
 - D.B. Deed Book
 - (D) Deed
 - (M) Measure Distances
 - (R) Recorded Distances
 - (C) Calculate
 - BFE Boundary Flood Elevation
 - Com. Commercial Unit
 - PB Plat Book
 - POB Point of Beginning
 - F.F.E. Finish Floor Elevation
 - P.O.C. Point of Commencement

SEE SHEET 6 OF 10 FOR TRANSECT LINES AND BEACH AREA TOPO

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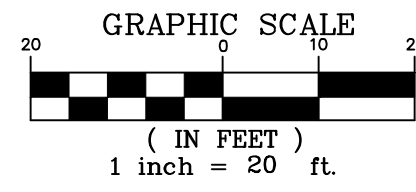
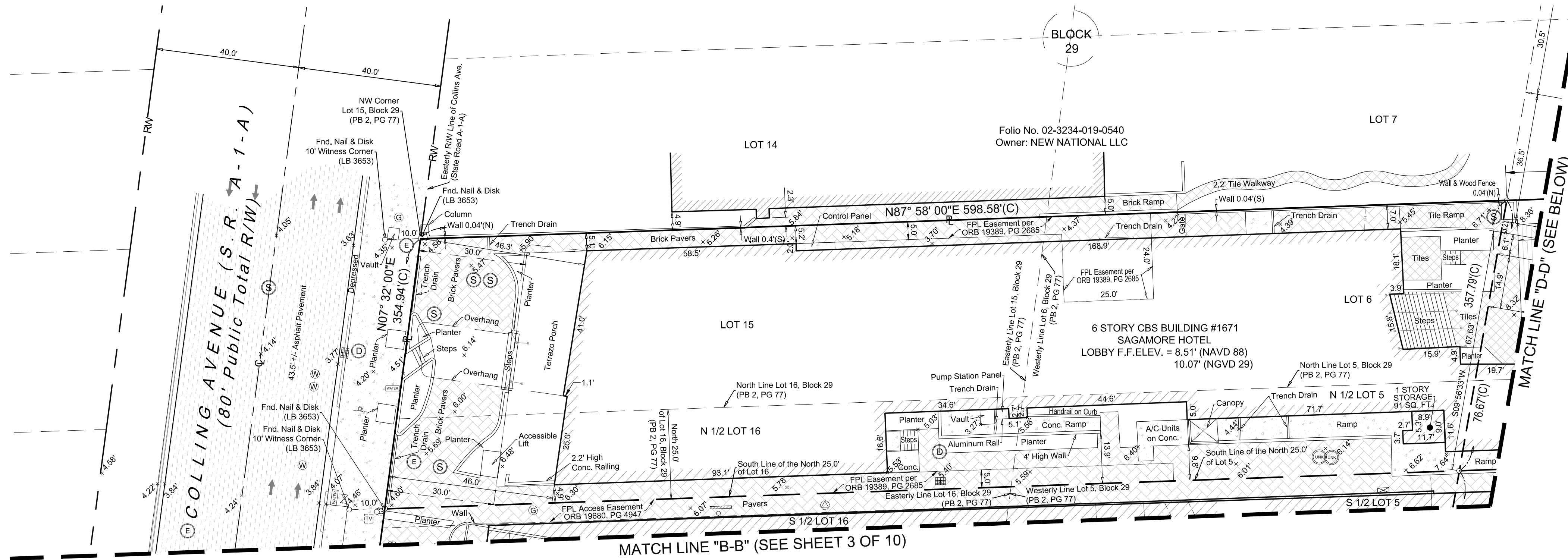
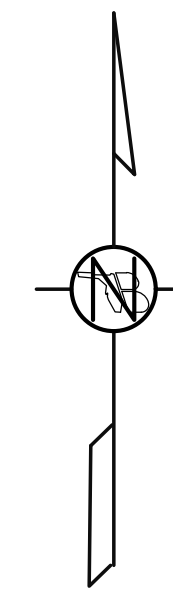
E.R. Brownell & Associates, Inc.
 SURVEYORS & MAPPERS
 LAND PLANNERS
 CONSULTING ENGINEERS
 Miami, Florida, 33155
 305-860-3866 (PHONE) workrequest@erbrownell.com
 4957 SW 74th COURT
 Drawn by: JET/JAL/JQ Ref. Date: 07/14/2021
 Chk. by: TB Scale: 1" = 20'
 PLS/PSM No. 2891
 Certification No. LB761

THE RITZ-CARLTON AND THE SAGAMORE HOTEL

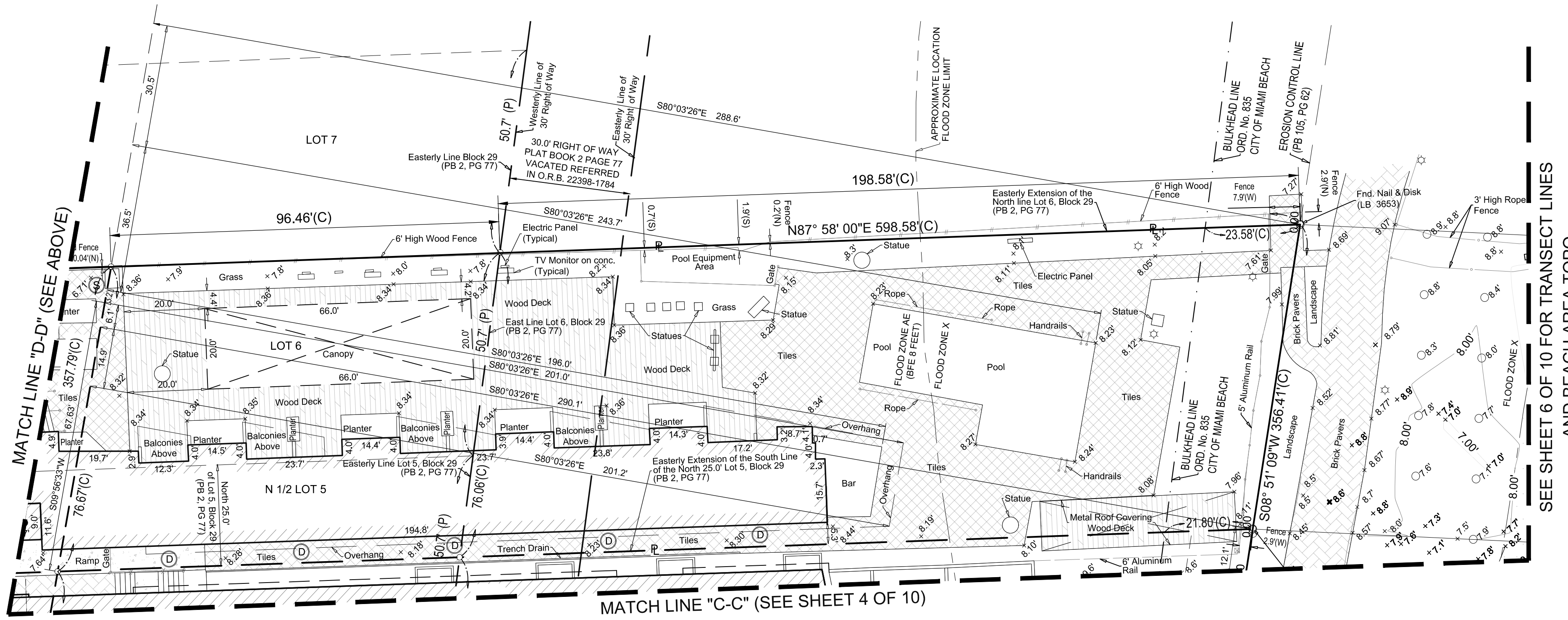
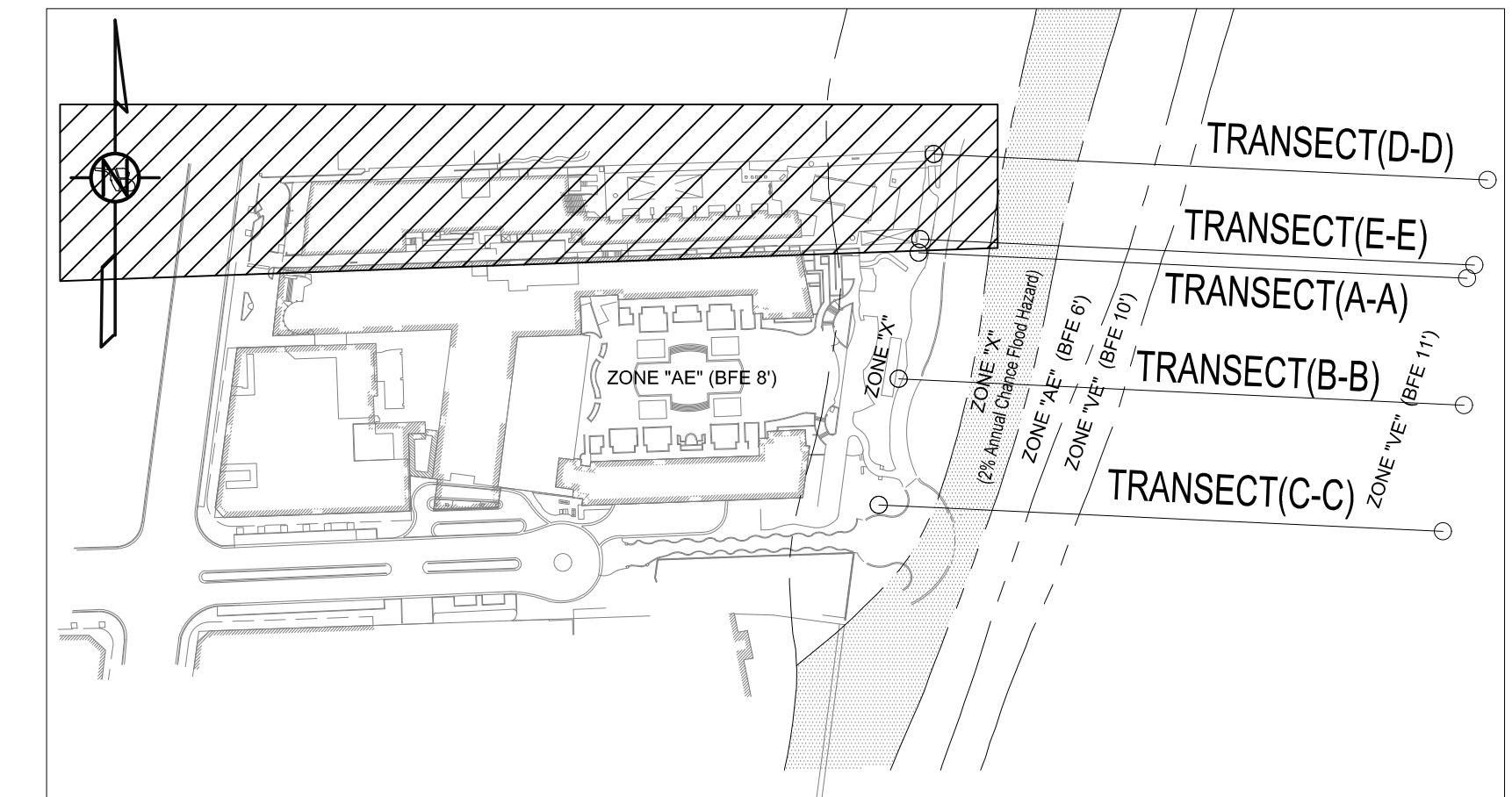
No.	Date	App'd.	Job No.	Description
1	08/30/21	TB	58209	Revised to address Plan Commission Report comments

Sheet: 4 OF 10
 J.N. 58209
 Sk. No.
 LS-3401

SKETCH OF BOUNDARY SURVEY



KEY PLAN



- SYMBOL LEGEND:**
- Drain
 - Manhole Drain
 - Light pole
 - Sign
 - Meter Electric
 - Meter Water
 - Survey Point
 - Street Light Pole
 - Fire hydrant
 - Manhole Telephone
 - Manhole Unmarked
 - Catch Basin
 - Guard Post
 - Water Valve Cover
 - Manhole Sewer
 - Parking Meter
 - Signal Mast ARM
 - Manhole Electric
 - Valve Gas
 - Monitory Well
 - Manhole Greasestrap
 - Spot Elevation
 - Ground Spot Elevation
 - Prorated Elevation Data

- ABBREVIATIONS:**
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 305-860-3870 (FAX)
 workrequest@erbrownell.com
 Date: 07/14/2021
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**THE RITZ-CARLTON
 AND
 THE SAGAMORE HOTEL**

No.	Date	App'd.	Job No.	Description
1	08/30/21	TB	55209	Revised to address Plan Commission Report comments

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 Plot Date: 9/3/2021

SKETCH OF BOUNDARY SURVEY

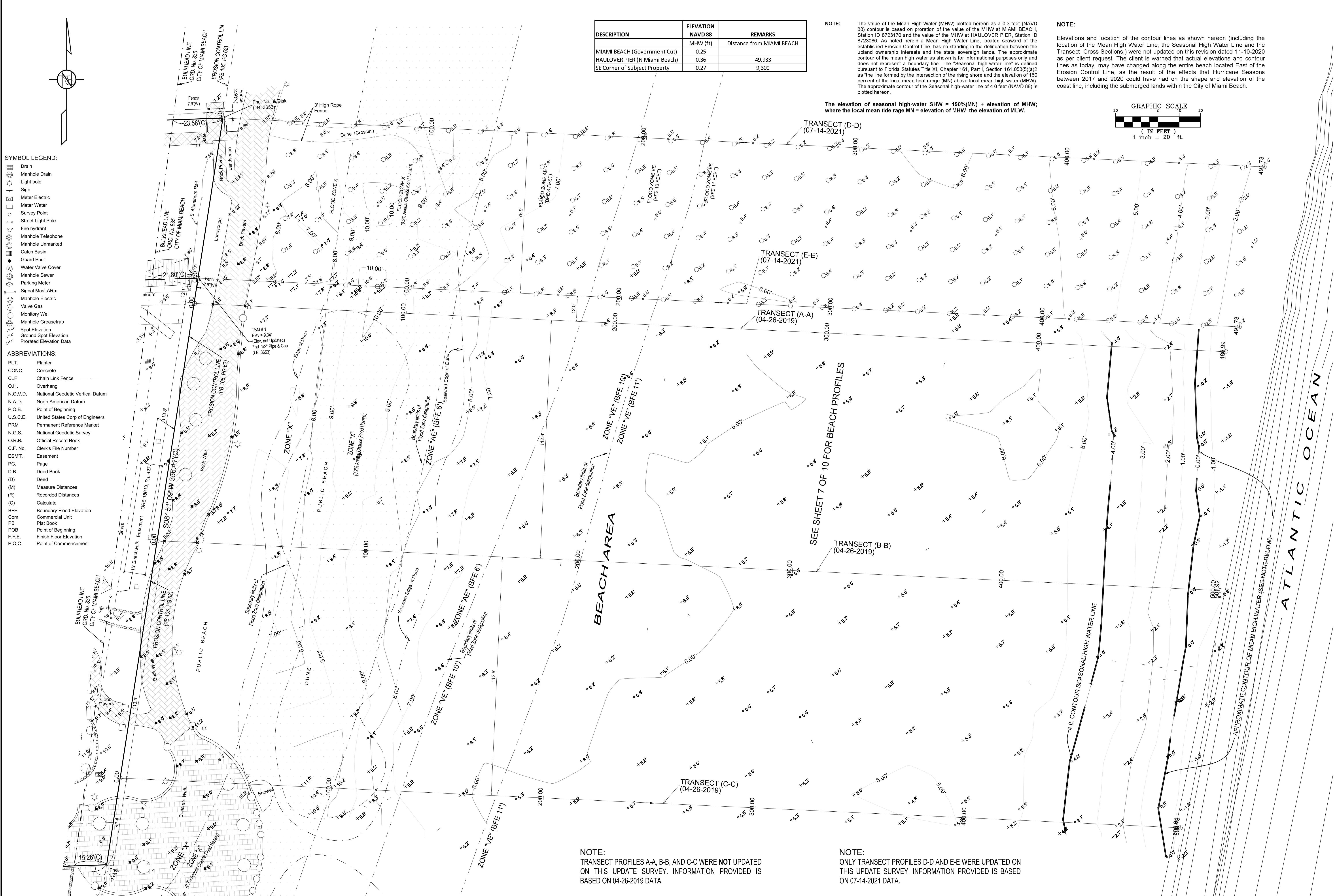
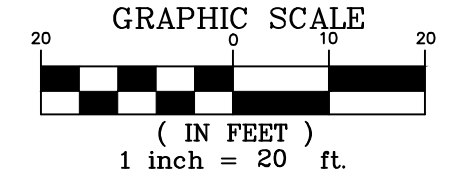
- SYMBOL LEGEND:**
- Drain
 - Manhole Drain
 - Light pole
 - Sign
 - Meter Electric
 - Meter Water
 - Survey Point
 - Street Light Pole
 - Fire hydrant
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 - Monitor Well
 - Manhole Greasetrap
 - Spot Elevation
 - Ground Spot Elevation
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- ABBREVIATIONS:**
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DESCRIPTION	ELEVATION NAVD 88	REMARKS
MIAMI BEACH (Government Cut)	0.25	
HAULOVER PIER (N Miami Beach)	0.36	49,933
SE Corner of Subject Property	0.27	9,300

NOTE: The value of the Mean High Water (MHW) plotted herein as a 0.3 feet (NAVD 88) contour is based on proration of the value of the MHW at MIAMI BEACH, Station ID 8723170 and the value of the MHW at HAULOVER PIER, Station ID 8723080. As noted herein a Mean High Water Line, located seaward of the established Erosion Control Line, has no standing in the delineation between the upland ownership interests and the state sovereign lands. The approximate contour of the mean high water as shown is for informational purposes only and does not represent a boundary line. The "Seasonal high-water line" is defined pursuant to Florida Statutes Title XI, Chapter 161, Part 1, Section 161.05(3)(b) as "the line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range (MN) above local mean high water (MHW). The approximate contour of the Seasonal high-water line of 4.0 feet (NAVD 88) is plotted herein.

The elevation of seasonal high-water SHW = 150%(MN) + elevation of MHW; where the local mean tide range MN = elevation of MHW - the elevation of MLW.

NOTE: Elevations and location of the contour lines as shown hereon (including the location of the Mean High Water Line, the Seasonal High Water Line and the Transect Cross Sections,) were not updated on this revision dated 11-10-2020 as per client request. The client is warned that actual elevations and contour lines as today, may have changed along the entire beach located East of the Erosion Control Line, as the result of the effects that Hurricane Seasons between 2017 and 2020 could have had on the shape and elevation of the coast line, including the submerged lands within the City of Miami Beach.



NOTE: TRANSECT PROFILES A-A, B-B, AND C-C WERE NOT UPDATED ON THIS UPDATE SURVEY. INFORMATION PROVIDED IS BASED ON 04-26-2019 DATA.

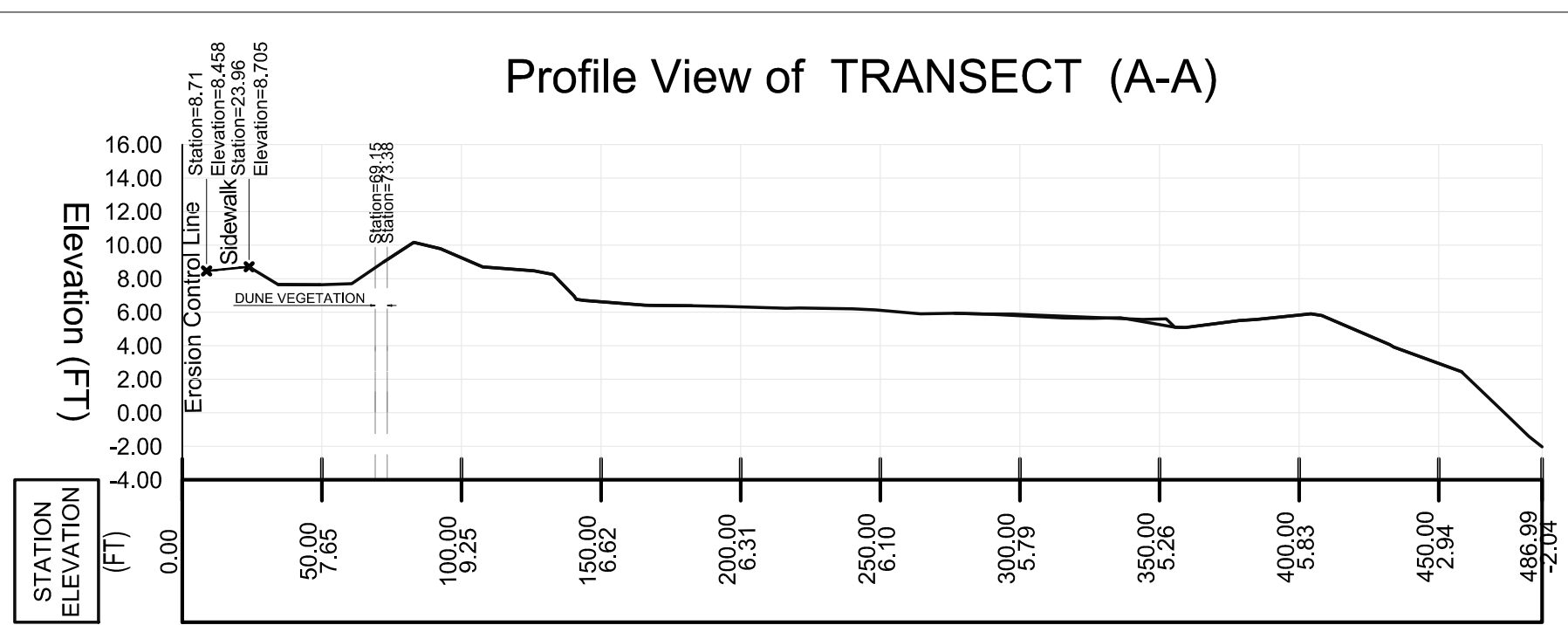
NOTE: ONLY TRANSECT PROFILES D-D AND E-E WERE UPDATED ON THIS UPDATE SURVEY. INFORMATION PROVIDED IS BASED ON 07-14-2021 DATA.

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 workrequest@erbrownell.com
 Date: 07/14/2021
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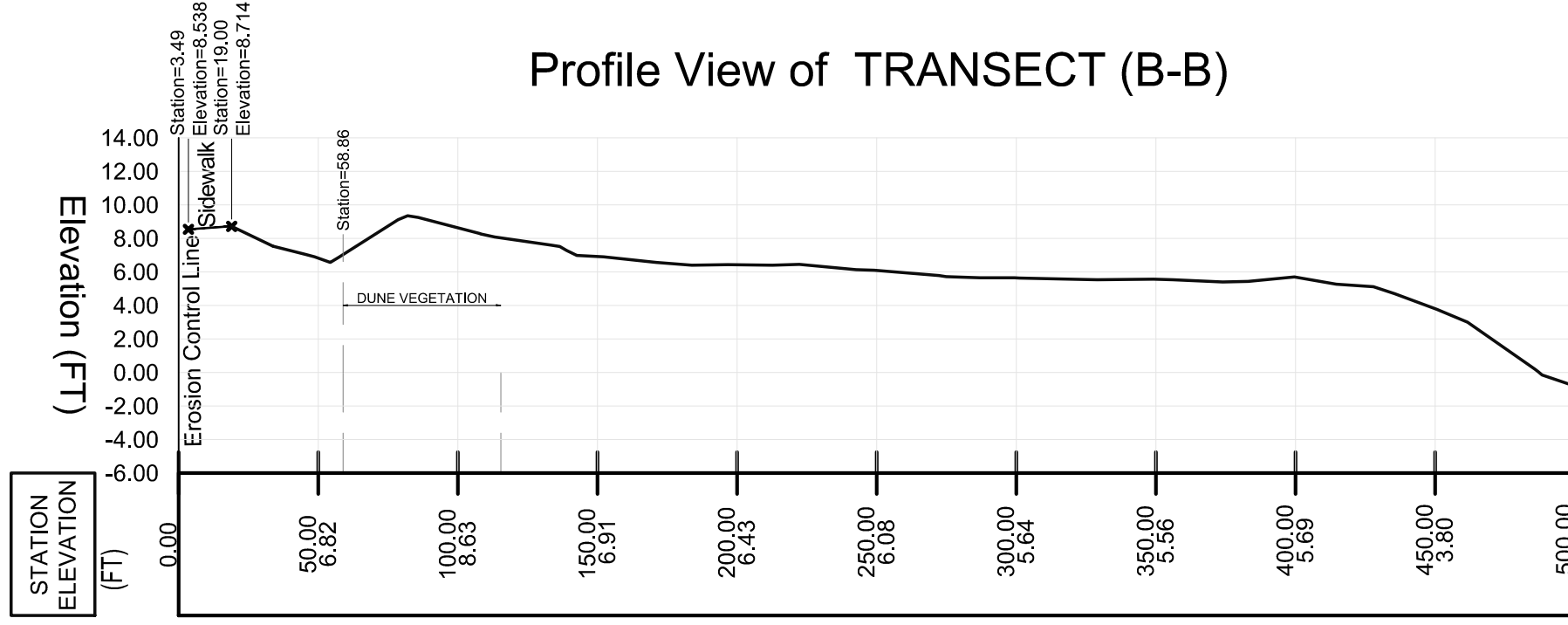
THE RITZ-CARLTON
 AND
 THE SAGAMORE HOTEL

No.	Date	Appr.	Job No.	Description
1	08/30/21	TB	58209	Revised to address Plan Commission Report comments
Sheet: 6 OF 10 J.N. 58209 Sk. No. LS-3401				

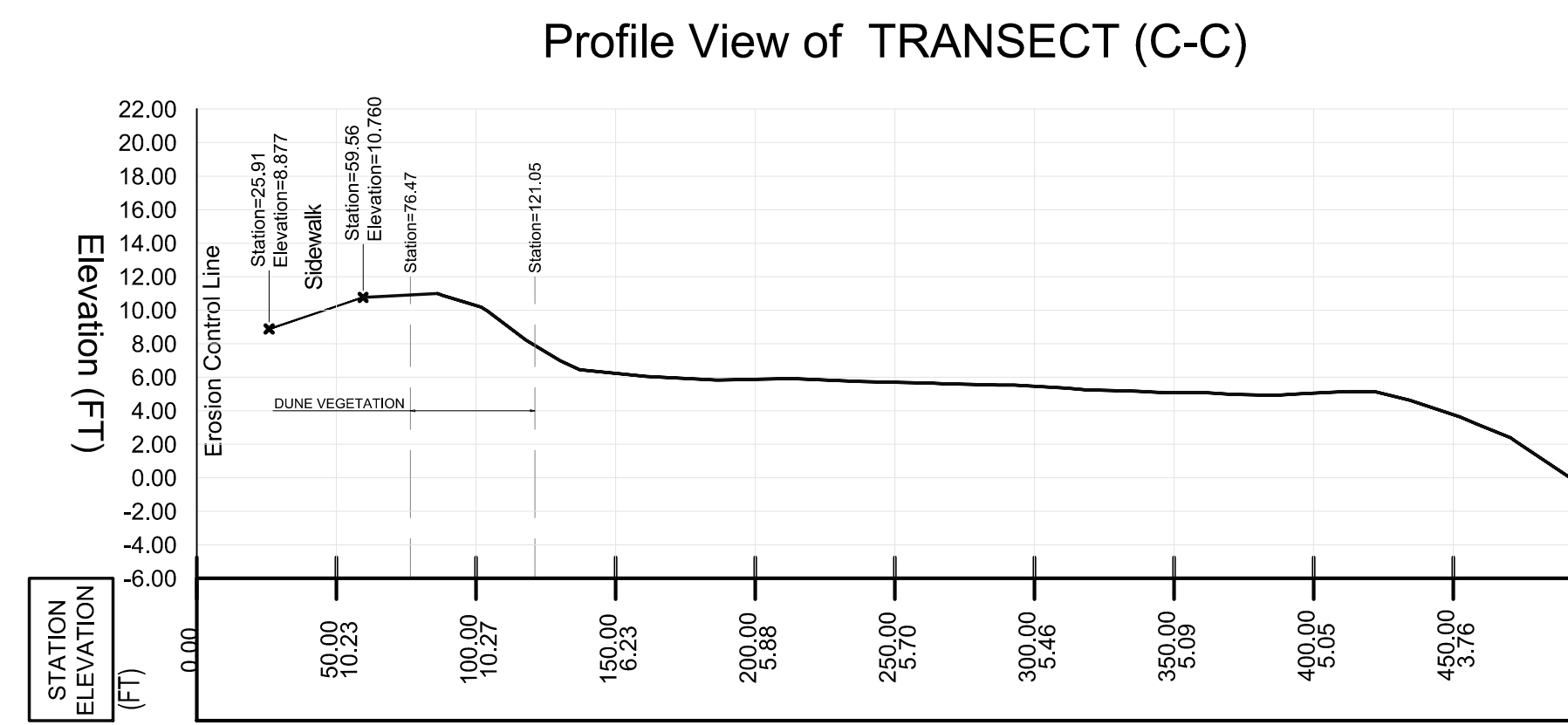
SKETCH OF BOUNDARY SURVEY



Profile View of TRANSECT (A-A)

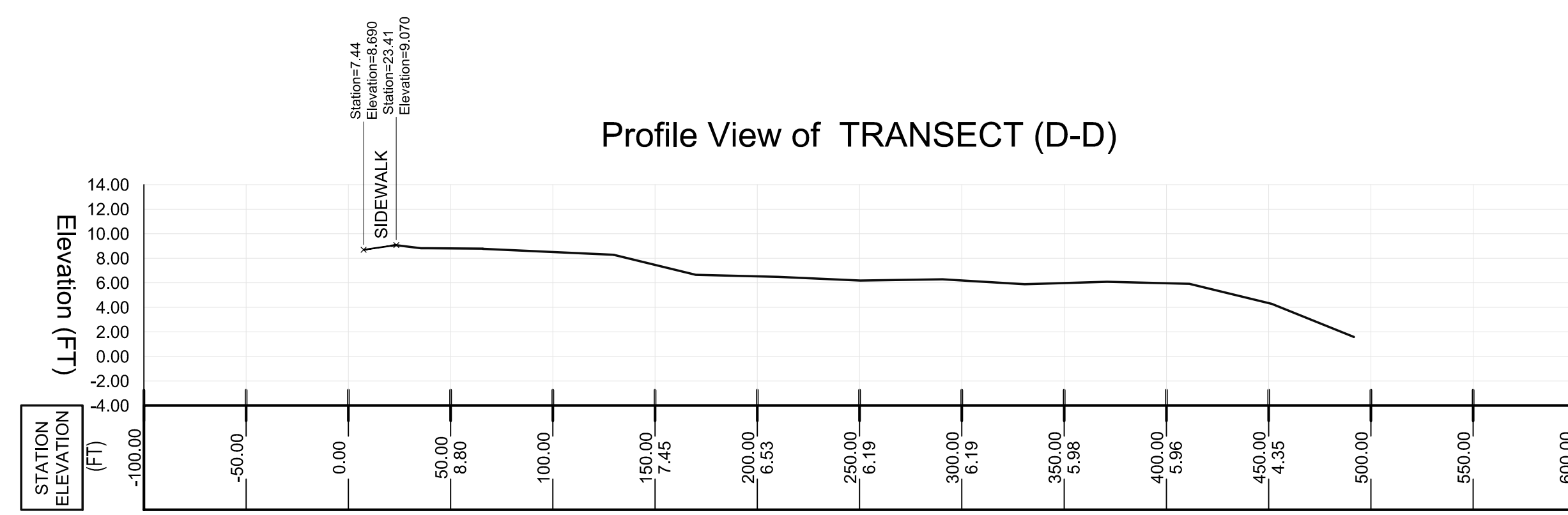


Profile View of TRANSECT (B-B)

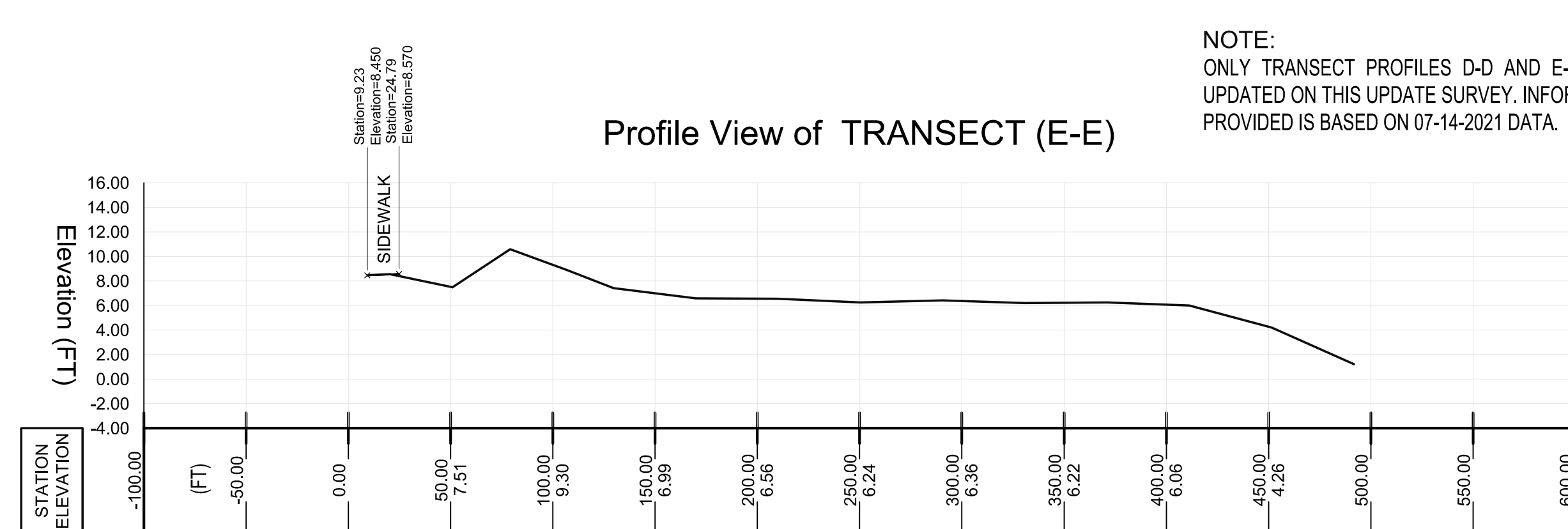


Profile View of TRANSECT (C-C)

VERTICAL SCALE 1"=10'
HORIZONTAL SCALE 1"=60'



Profile View of TRANSECT (D-D)



Profile View of TRANSECT (E-E)

VERTICAL SCALE 1"=10'
HORIZONTAL SCALE 1"=60'

NOTE:
TRANSECT PROFILES A-A, B-B, AND C-C WERE NOT UPDATED ON THIS UPDATE SURVEY. INFORMATION PROVIDED IS BASED ON 04-26-2019 DATA.

NOTE:
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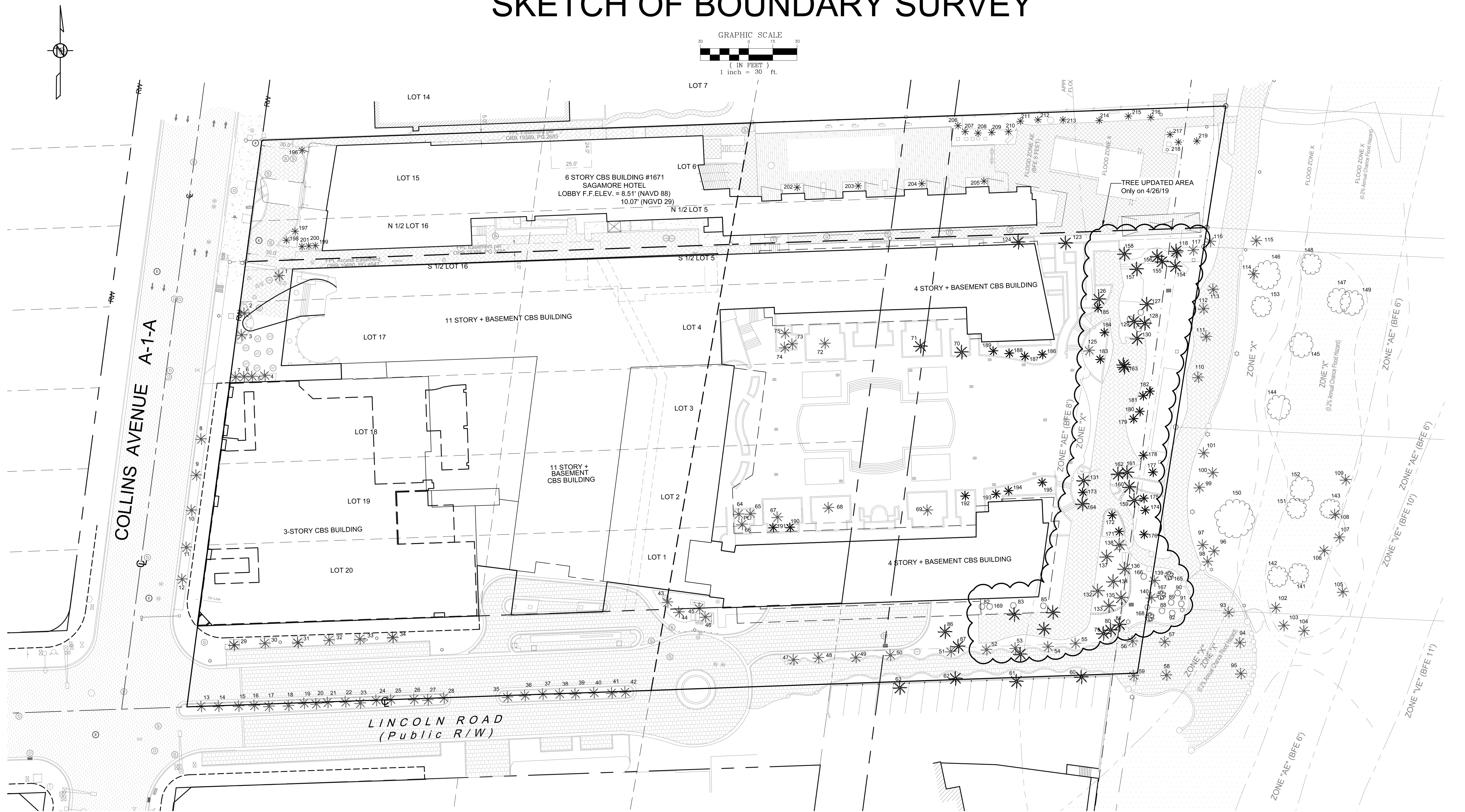
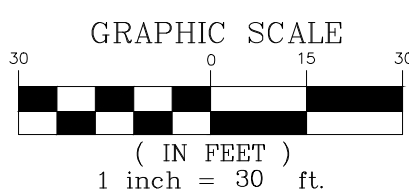
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THE RITZ-CARLTON
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No.	Date	App'd.	Job No.	Description
1	08/30/21	TB	55209	Revised to address Plan Commission Report comments

Sheet: 7 OF 10
J.N. 58209
Sk. No.
LS-3401

SKETCH OF BOUNDARY SURVEY



Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
1	<i>Cocos nucifera</i>	Coconut Palm	0.6	15	20
2	<i>Phoenix Canariensis</i>	Canary Island Palm	1.2	20	22
3	<i>Phoenix Canariensis</i>	Canary Island Palm	1.3	22	22
4-7	<i>Cocos nucifera</i>	Coconut Palm	0.5	12	20
8-11	<i>Cocos nucifera</i>	Coconut Palm	0.7	30	20
12	<i>Cocos nucifera</i>	Coconut Palm	0.7	25	20
13	<i>Cocos nucifera</i>	Coconut Palm	0.7	20	20
14-16	<i>Cocos nucifera</i>	Coconut Palm	0.7	22	20
17	<i>Cocos nucifera</i>	Coconut Palm	0.6	18	20
18-20	<i>Cocos nucifera</i>	Coconut Palm	0.6	20	20
21	<i>Cocos nucifera</i>	Coconut Palm	0.6	18	20
22	<i>Cocos nucifera</i>	Coconut Palm	0.5	20	20
23	<i>Cocos nucifera</i>	Coconut Palm	0.7	22	20
24-28	<i>Cocos nucifera</i>	Coconut Palm	0.7	22	20
29-34	<i>Phoenix Canariensis</i>	Canary Island Palm	1.3	22	20
35	<i>Cocos nucifera</i>	Coconut Palm	0.6	30	20
36-37	<i>Cocos nucifera</i>	Coconut Palm	0.6	25	20
38-39	<i>Cocos nucifera</i>	Coconut Palm	0.6	20	20
40	<i>Cocos nucifera</i>	Coconut Palm	0.6	22	20
41	<i>Cocos nucifera</i>	Coconut Palm	0.6	18	20
42	<i>Cocos nucifera</i>	Coconut Palm	0.7	20	20
43, 44, 46	<i>Cocos nucifera</i>	Coconut Palm	0.6	25	20
45	<i>Cocos nucifera</i>	Coconut Palm	0.6	18	20
47-49	<i>Phoenix Canariensis</i>	Canary Island Palm	23	22	20
50-63	<i>Phoenix Canariensis</i>	Canary Island Palm	14	25	20
64, 65	<i>Cocos nucifera</i>	Coconut Palm	0.7	25	20

Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
66	<i>Cocos nucifera</i>	Coconut Palm	0.7	20	20
67	<i>Cocos nucifera</i>	Coconut Palm	0.7	20	20
68-69	<i>Phoenix Canariensis</i>	Canary Island Palm	1.3	25	20
70	<i>Cocos nucifera</i>	Coconut Palm	0.7	22	20
71-72	<i>Phoenix Canariensis</i>	Canary Island Palm	1.3	25	20
73-75	<i>Cocos nucifera</i>	Coconut Palm	0.7	30	20
74	<i>Cocos nucifera</i>	Coconut Palm	0.7	22	20
79-82	<i>Cocos nucifera</i>	Coconut Palm	0.7	20	20
83-87	Unknown to Surveyor	Unknown to Surveyor	0.5	15	15

Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
52	<i>Roystonea regia</i>	Royal Palm	16	25	14
53	<i>Roystonea regia</i>	Royal Palm	16	20	14
54	<i>Roystonea regia</i>	Royal Palm	16	22	14
55	<i>Roystonea regia</i>	Royal Palm	16	22	14
79	<i>Thrinax radiata</i>	Florida Thatch Palm	4	12	5
80	<i>Thrinax radiata</i>	Florida Thatch Palm	4	12	5
81	<i>Thrinax radiata</i>	Florida Thatch Palm	4	12	5
82	<i>Washingtonia robusta</i>	Washington Palm	10	35	10
83	<i>Washingtonia robusta</i>	Washington Palm	10	35	10
85	<i>Washingtonia robusta</i>	Washington Palm	10	35	10
88	Cabbage	Cabbage	10	12	14
89	Cabbage	Cabbage	12	12	10
90	Cabbage	Cabbage	12	14	12
91	Cabbage	Cabbage	12	14	12
92	Cabbage	Cabbage	12	14	12
116	<i>Cocos nucifera</i>	Coconut Palm	10	25	12
117	<i>Cocos nucifera</i>	Coconut Palm	8	25	12
118	<i>Cocos nucifera</i>	Coconut Palm	8	25	12
125	<i>Cocos nucifera</i>	Coconut Palm	10	25	16
126	<i>Cocos nucifera</i>	Coconut Palm	10	22	16
127	Cabbage	Cabbage	4	15	6
128	Cabbage	Cabbage	4	12	5
129	Cabbage	Cabbage	4	15	6
130	Cabbage	Cabbage	10	25	18
131	<i>Cocos nucifera</i>	Coconut Palm	10	25	10
132	<i>Cocos nucifera</i>	Coconut Palm	8	25	12
133	<i>Cocos nucifera</i>	Coconut Palm	8	25	12
134	<i>Cocos nucifera</i>	Coconut Palm	8	25	12
135	<i>Cocos nucifera</i>	Coconut Palm	10	30	16

Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
136	<i>Cocos nucifera</i>	Coconut Palm	8	25	12
137	<i>Cocos nucifera</i>	Coconut Palm	10	25	14
138	Cabbage	Cabbage	10	30	16
154	<i>Cocos nucifera</i>	Coconut Palm	7	15	14
155	<i>Cocos nucifera</i>	Coconut Palm	10	20	18
156	<i>Cocos nucifera</i>	Coconut Palm	10	40	20
157	<i>Cocos nucifera</i>	Coconut Palm	9	20	18
158	<i>Cocos nucifera</i>	Coconut Palm	8	30	18
159	<i>Cocos nucifera</i>	Coconut Palm	10	25	16
160	<i>Cocos nucifera</i>	Coconut Palm	10	30	16
161	<i>Cocos nucifera</i>	Coconut Palm	10	30	16
162	<i>Cocos nucifera</i>	Coconut Palm	10	35	12
163	<i>Cocos nucifera</i>	Coconut Palm	10	30	16
164	<i>Cocos nucifera</i>	Coconut Palm	10	20	8
165	<i>Conocarpus erectus</i>	Silver Button	8	14	4
166	Cabbage	Cabbage	4	16	8
167	<i>Conocarpus erectus</i>	Silver Button	8	14	4
168	<i>Conocarpus erectus</i>	Silver Button	8	14	4
169	<i>Washingtonia robusta</i>	Washington Palm	10	35	10

Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
171	<i>Cocos nucifera</i>	Coconut Palm	12	15	15
172	<i>Cocos nucifera</i>	Coconut Palm	8	15	10
173	<i>Cocos nucifera</i>	Coconut Palm	8	15	10
174	<i>Cocos nucifera</i>	Coconut Palm	12	15	15
175	<i>Cocos nucifera</i>	Coconut Palm	12	15	15
176	<i>Cocos nucifera</i>	Coconut Palm	8	15	10
177	<i>Cocos nucifera</i>	Coconut Palm	10	15	15
178	<i>Cocos nucifera</i>	Coconut Palm	7	15	10
179	<i>Cocos nucifera</i>	Coconut Palm	8	20	15
180	<i>Cocos nucifera</i>	Coconut Palm	12	15	15
181	<i>Cocos nucifera</i>	Coconut Palm	7	10	10
182	<i>Cocos nucifera</i>	Coconut Palm	7	10	10
183	<i>Cocos nucifera</i>	Coconut Palm	7	10	10
184	<i>Cocos nucifera</i>	Coconut Palm	7	10	10
185	<i>Cocos nucifera</i>	Coconut Palm	8	8	12
186	<i>Cocos nucifera</i>	Coconut Palm	7	20	15
187	<i>Cocos nucifera</i>	Coconut Palm	12	20	15
188	<i>Cocos nucifera</i>	Coconut Palm	12	25	10
189	<i>Cocos nucifera</i>	Coconut Palm	8	20	10
190	<i>Cocos nucifera</i>	Coconut Palm	8	30	15
191	<i>Cocos nucifera</i>	Coconut Palm	8	30	15
192	<i>Cocos nucifera</i>	Coconut Palm	8	15	15
193	<i>Cocos nucifera</i>	Coconut Palm	8	20	15
194	<i>Cocos nucifera</i>	Coconut Palm	12	15	15
195	<i>Cocos nucifera</i>	Coconut Palm	8	15	12

NOTE: THIS TREE CHART WERE NOT PART OF THE UPDATE PREPARED ON 04-26-2019 OR FROM 05-27-2021.

NOTE: THIS TREE CHART WERE PART OF THE UPDATE PREPARED ON 04-26-2019 BUT WERE NOT UPDATED ON THIS SURVEY DATED 07-14-2021 AS PER CLIENT REQUEST.

NOTE: THIS TREE CHART WERE PART OF THE UPDATE PREPARED ON 05-27-2021 WITH THE REMOVAL OF TREE No. 76, 77, 78, & 170.

- SYMBOL LEGEND:**
- Drain
 - Manhole Drain
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 - Sign
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 - Meter Water
 - Survey Point
 - Street Light Pole
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 - Manhole Unmarked
 - Catch Basin
 - Guard Post
 - Water Valve Cover
 - Manhole Sewer
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 - O.H. Overhang
 - N.G.V.D. National Geodetic Vertical Datum
 - N.A.D. North American Datum
 - P.O.B. Point of Beginning
 - U.S.C.E. United States Corp of Engineers
 - PRM Permanent Reference Marker
 - N.G.S. National Geodetic Survey
 - O.R.B. Official Record Book
 - C.F.No. Clerk's File Number
 - ESMT. Easement
 - PG. Page
 - D.B. Deed Book
 - (D) Deed
 - (M) Measure Distances
 - (R) Recorded Distances
 - (C) Calculate
 - BFE Boundary Flood Elevation
 - Com. Commercial Unit
 - P.B. Plat Book
 - P.O.B. Point of Beginning
 - F.F.E. Finish Floor Elevation
 - P.O.C. Point of Commencement

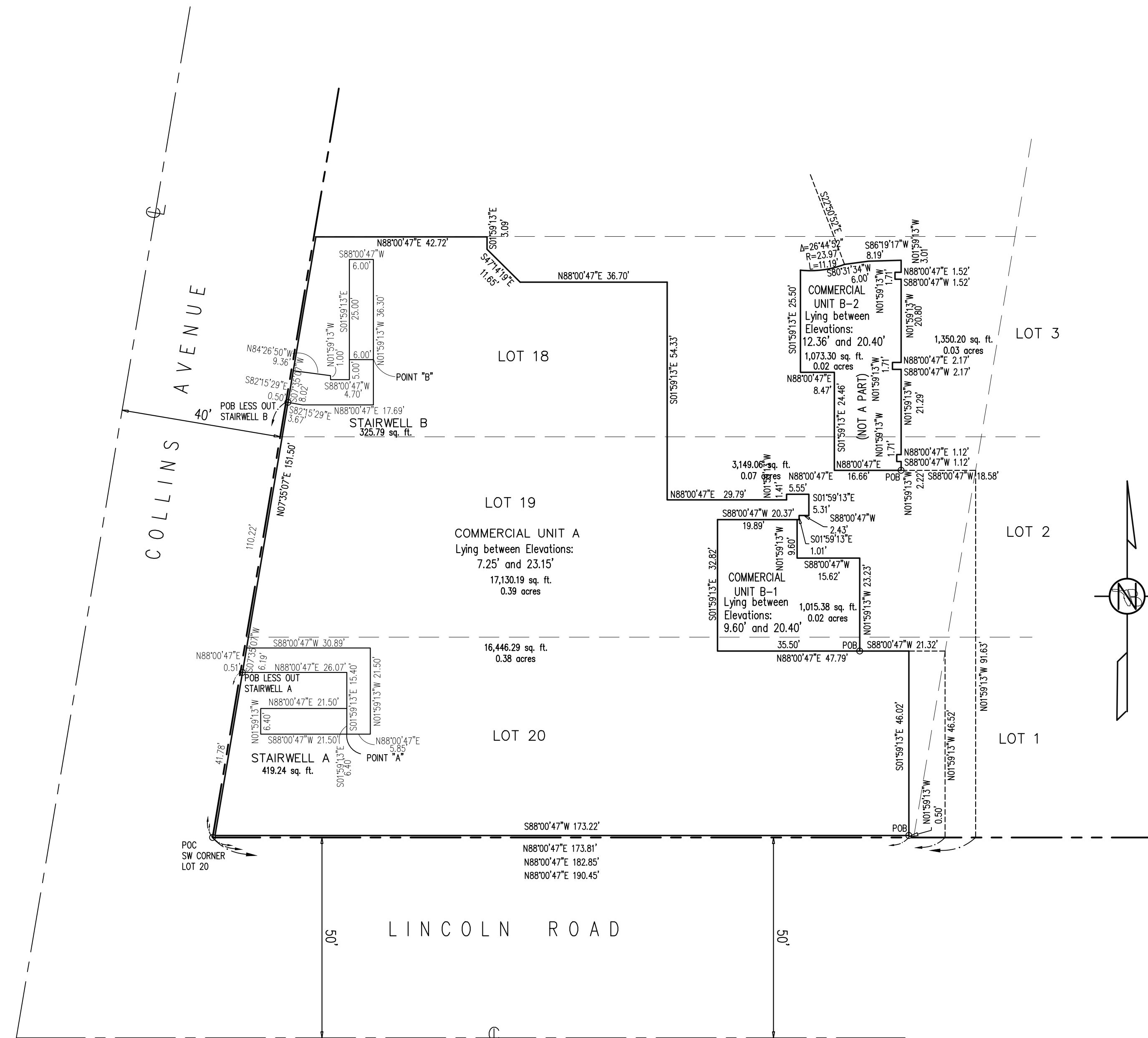
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 F.B. FILE
 JET/ALR/JQ Ref.
 Date: 07/14/2021
 Scale: 1" = 30'
 Chk. by: TB
 Certification No. LB761

**THE RITZ-CARLTON
 AND
 THE SAGAMORE HOTEL**

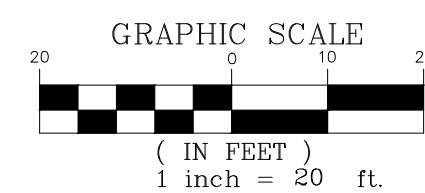
No.	Date	App'd.	Description
1	08/30/21	TB	Revised to address Plan Commission Report comments

Sheet: 8 OF 10
 J.N. 58209
 Sk. No.
LS-3401

SKETCH OF BOUNDARY SURVEY



DETAIL COMMERCIAL UNITS A, B-1, B-2
(ORB 23098 PG 3561)
NOTE: ALL THREE COMMERCIAL UNITS SHOWN HEREON ARE NOT A
PART OF THE HOTEL UNIT.



Plot Date: 9/3/2021
C:\proj\58209 sagamore hotel\DWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ-CARLTON HOTEL 07-15-21 FINAL.dwg



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Certification No. LB761
Date: 07/14/2021
Scale: AS SHOWN
Chk. by: TB

THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

No.	Date	App'd.	Job No.	Description
1	08/30/21	TB	58209	Revised to address Plan Correction Report comments

Sheet: 9 OF 10
J.N. 58209
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SKETCH OF BOUNDARY SURVEY

TABLE A (RECORD INFORMATION)

DESIGNATION/ STATION	USGS QUAD	PID	SPC FL EAST		SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N) LATITUDE	(W) LONGITUDE	DATUM	DESCRIPTION
			(X) Ft (Record)	(Y) Ft (Record)						
C-269-X	MIAMI(1994)	AC2164	920,993.150	519,859.190	1.000021600	0° 20' 59.1"	25° 45' 41.82695"	-080° 11' 43.23318"	NAD 83 (2011)	FOUND BENCH MARK DISK (R)
FIFTY AZ MK 1971	GPS CONTROL	AC3450	944,164.320	538,032.980	1.000036290	0° 22' 52.3"	25° 48' 40.35901"	-080° 07' 28.47995"	NAD 83 (1990)	AZIMUTH MARK DISC (R)
PRM 87-78-A-12	CCCL	N/A	943,503.639	532,900.315	1.000035853	0° 22' 48.27519"	25° 47' 49.5684"	-080° 07' 36.0817"	NAD 83 (1990)	NO RECOVER (R)
PRM 87-78-A-13	CCCL	N/A	942,535.563	527,216.661	1.000035217	0° 22' 42.71726"	25° 46' 53.3406"	-080° 07' 47.0839"	NAD 83 (1990)	NO RECOVER (R)

Note: Recorded information was obtained from the NGS Data Sheet for the two GPS Control Monument Points C-269-X, FIFTY AZ MK 1971
 Note: Published information from CCCL PRM Control Points 87-78-A-12 & 87-78-A-13 were obtained from Plat Book 74 at Page 25 and were converted from NAD 27 to NVD 83 (90) using the U.S. Army Corps of Engineers program Corpcson v6.0.1 said program used for the horizontal conversion the National Geodetic Survey (NGS) program Nadcon to convert between NAD 27, NAD 83 and HARNs.

TABLE A (FIELD INFORMATION)

DESIGNATION/ STATION	USGS QUAD	PID	SPC FL EAST		SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N) LATITUDE	(W) LONGITUDE	DATUM	DESCRIPTION
			(X) Ft (Measure)	(Y) Ft (Measure)						
C-269-X	MIAMI(1994)	AC2164	920,993.330	519,859.130	1.000022	0° 20' 59.08"	25° 45' 41.82632"	-080° 11' 43.23121"	NAD 83 (90)	FOUND BENCH MARK DISK (M)
FIFTY AZ MK 1971	GPS CONTROL	N/A	944,164.510	538,033.200	1.000036290	0° 22' 52.28"	25° 48' 40.36117"	-080° 07' 28.47784"	NAD 83 (90)	AZIMUTH MARK DISC (M)
PRM 87-78-A-12	CCCL	N/A	943,503.386	532,900.677	1.00003585	0° 22' 48.43"	25° 47' 49.5720"	-080° 07' 36.0844"	NAD 83 (90)	NO RECOVER (C)
PRM 87-78-A-13	CCCL	N/A	942,535.337	527,217.048	1.00003522	0° 22' 42.87"	25° 46' 53.3444"	-080° 07' 47.0863"	NAD 83 (90)	NO RECOVER (C)
POINT # 1	CCCL & S Prop. Line	N/A	942,763.029	530,584.813	1.00003537	0° 22' 44.52"	25° 47' 26.6841"	-080° 07' 44.3519"	NAD 83 (90)	SET IRON PIPE ϕ 1/2" (M)
POINT # 2	CCCL & N Prop. Line	N/A	942,811.458	530,861.085	1.00003540	0° 22' 44.80"	25° 47' 29.4172"	-080° 07' 43.8021"	NAD 83 (90)	SET IRON PIPE ϕ 1/2" (M)
POINT # 3	NE Property Corner	N/A	943,108.000	530,871.458	1.00003559	0° 22' 46.21"	25° 47' 29.5004"	-080° 07' 40.5572"	NAD 83 (90)	FOUND IRON PIPE ϕ 1/2" (M)
POINT # 4	SE Property Corner	N/A	943,064.614	530,595.665	1.00003556	0° 22' 45.96"	25° 47' 26.7718"	-080° 07' 41.0518"	NAD 83 (90)	FOUND IRON PIPE ϕ 1/2" (M)

STATION (C-269-X) DESCRIPTION:
 MARKER: DB-BENCH MARK DISK
 STAMPING: C 269 X 1966

(PID AC2164)

DESCRIBED BY COAST AND GEODETIC SURVEY 1996: AT MIAMI, AT MIAMI ALONG 0.3 MILE SOUTH ALONG THE FLORIDA EAST COAST RAILROAD FROM THE CROSSING OF SW 8TH STREET, U.S. HIGHWAY 41, NEAR THE CROSSING OF CORAL WAY (SW 13TH STREET), 48.4 FEET EAST OF THE EAST RAIL, 51 FEET WEST OF THE WEST CURB OF SW 1ST AVENUE, 8 FEET NORTH OF THE NORTH CURB OF CORAL WAY, IN THE TOP OF THE SOUTH EDGE OF A ROCK CUT THAT EXTENDS FOR ABOUT 0.1 MILE ALONG THE EAST SIDE OF TRACK AND ABOUT 4 FEET ABOVE THE LEVEL OF THE TRACK.

*CURRENT SURVEY CONTROL

NAD 83(2011) POSITION - 25 45 41.82695(N) 080 11 43.23318(W) ADJUSTED
 NAD 83(2011) ELLIP HT - -20.474 (meters) (962712) ADJUSTED
 NAD 83(2011) EPOCH - 2010.00
 NAVD 88 ORTHO HEIGHT - 5.037 (meters) 16.53 (feet) ADJUSTED

GEOD HEIGHT - -25.514 (meters) GEOD12B
 NAD 83(2011) X - 978,795.873 (meters) COMP
 NAD 83(2011) Y - -5,863,879.269 (meters) COMP
 NAD 83(2011) Z - 2,755,292.455 (meters) COMP
 LAPLACE CORR - -0.99 (seconds) DEFLECT12B
 DYNAMIC HEIGHT - 5.029 (meters) 16.50 (feet) COMP
 MODELED GRAVITY - 979.0254 (mgal) NAVD 88
 OBS GRAVITY - 979.0284 (mgal) GRAV_OBS

VERT ORDER - FIRST CLASS II (GPS & VERTICAL CONTROL)
 The following values were computed from the NAD 83(2011) position.

North East Units Scale Factor Converg.
 SPC FL E - 158,453.399 280,719.273 MT 1.00002160 +0 20 59.1
 SPC FL E - 519,859.19 920,993.15 FT 1.00002160 +0 20 59.1
 UTM 17 - -2,849,531.317 580,691.732 MT 0.99998040 +0 20 59.1

+ Elev Factor x Scale Factor = Combined Factor
 SPC FL E - 1.00000322 x 1.00002160 = 1.00002482
 UTM 17 - 1.00000322 x 0.99998040 = 0.99998362

Network accuracy estimates per FGDC Geospatial Positioning Accuracy Standards:

FGDC (95% conf. cm) Standard deviation (cm) CorNEE

Horiz Ellip SD_N SD_E SD_N (unless)

NETWORK 6.63 9.06 2.54 2.84 4.82 -0.18879091

Data were taken from NGS web site
http://www.ngs.noaa.gov/cgi-bin/view_mark.pl?PRMBox=AC3450

STATION (FIFTY AZ MK) DESCRIPTION:
 MARKER: DZ-AZIMUTH MARK DISK
 STAMPING: FIFTY 1971

(PID AC3450)

DESCRIBED BY NATIONAL GEODETIC SURVEY 1971 (NCA) THE STATION IS LOCATED IN MIAMI BEACH ALONG STATE ROAD A1A, 1 MILE SOUTHWEST OF THE JUNCTION OF INTERSTATE 195 AND STATE ROAD 132, 28 FEET SOUTH OF LIGHTPOLE NO. 1650L2A, 28.5 FEET WEST OF THE JUNCTION OF STATE ROAD A1A AND 38 STREET AT A MANHOLE COVER AND 23 FEET EAST OF A SEAWALL.

CURRENT SURVEY CONTROL

NAD 83(1990) POSITION - 25 48 40.35901(N) 080 07 28.47995(W) ADJUSTED
 NAVD 88 ORTHO HEIGHT - 0.7 (meters) 2. (feet) VERTCON

GEOD HEIGHT - -25.73 (meters) GEOD12B
 LAPLACE CORR - 4.27 (seconds) DEFLECT12B
 HORIZ ORDER - SECOND

The following values were computed from the NAD 83(1990) position.

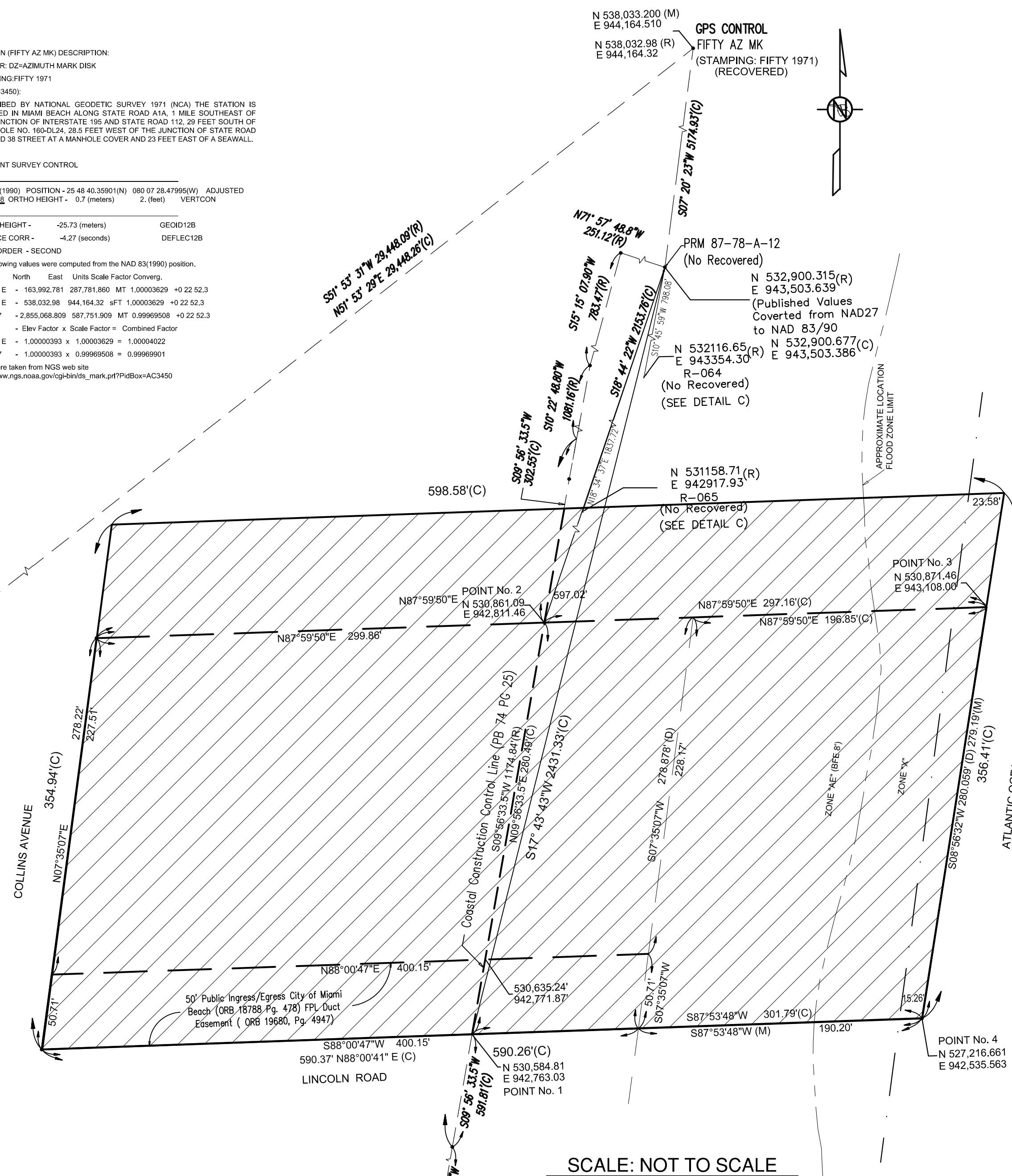
North East Units Scale Factor Converg.
 SPC FL E - 163,862.781 287,781.860 MT 1.00003629 +0 22 52.3
 SPC FL E - 538,032.288 944,164.320 FT 1.00003629 +0 22 52.3
 UTM 17 - -2,855,988.269 507,751.309 MT 0.99998040 +0 22 52.3

+ Elev Factor x Scale Factor = Combined Factor
 SPC FL E - 1.00000393 x 1.00003629 = 1.00004022
 UTM 17 - 1.00000393 x 0.99998040 = 0.99996501

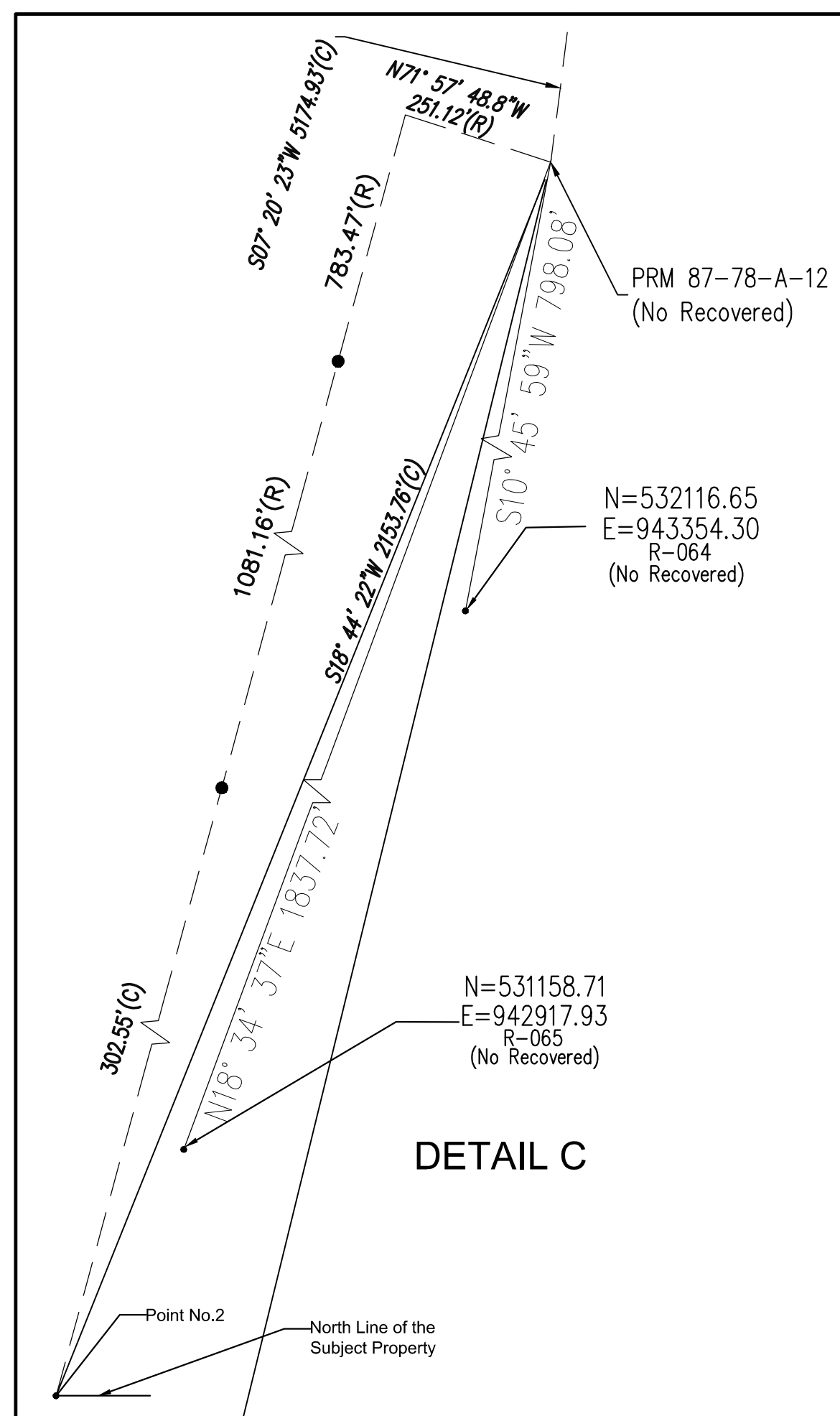
Data were taken from NGS web site
http://www.ngs.noaa.gov/cgi-bin/view_mark.pl?PRMBox=AC3450

GPS CONTROL C-269-X (STAMPING: C 269 X 1966) (RECOVERED)

N 519,859.130 (M)
 E 920,993.330 (M)
 N 519,859.19 (R)
 E 920,993.15 (R)

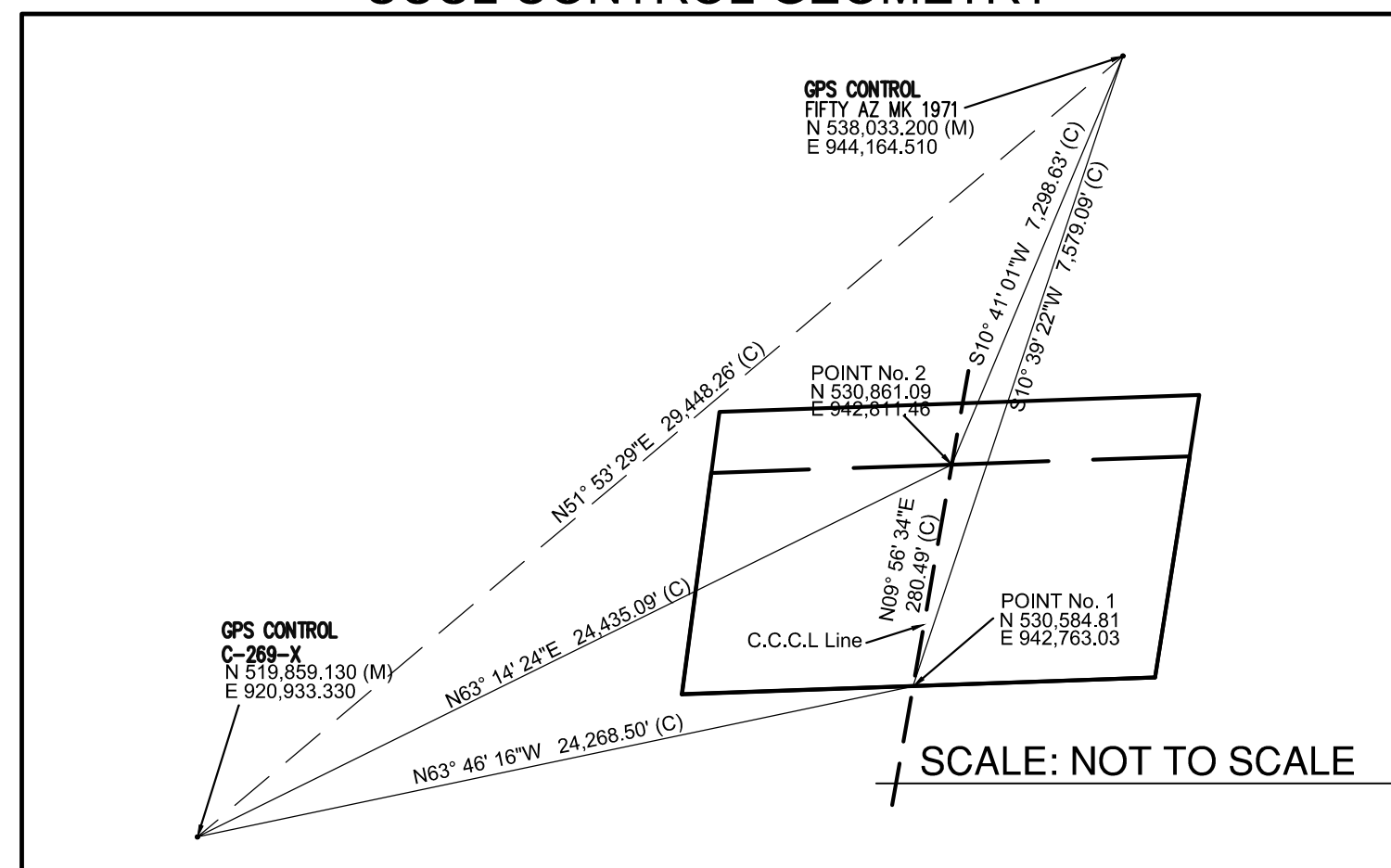


SCALE: NOT TO SCALE



DETAIL C

DETAIL CCCL CONTROL GEOMETRY



R Monuments (COASTAL RANGE MONUMENTS)

OBJECTID	COUNTY	UNIQUE_ID	MONUMENT_NAME	RANGE	STATE	PLANE_ZONE	EASTING	NORTHING	LONGITUDE	LATITUDE
716	DADE	DA-R-065	R-065	R	East_Zone		942917.93	531158.71	-80.128504	25.792322
715	DADE	DA-R-064	R-064	R	East_Zone		943354.3	532116.65	-80.127159	25.794949

SOURCE INFORMATION: MAP DIRECT BEACHES AND COASTAL SYSTEM MAP DEPARTMENT OF ENVIRONMENT PROTECTION, STATE OF FLORIDA.

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