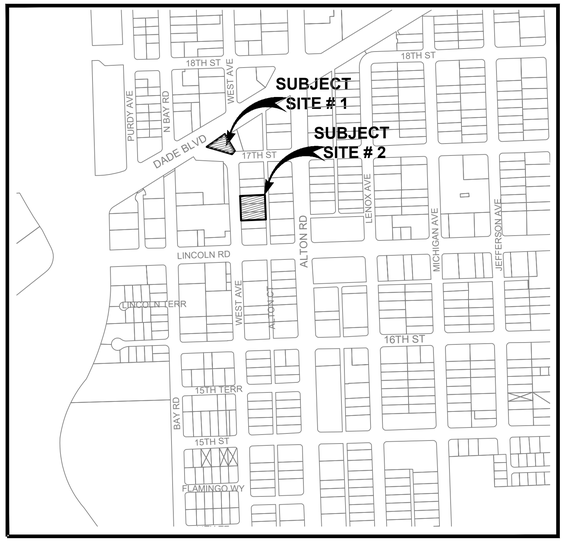
MAP OF BOUNDARY/TOPOGRAPHIC SURVEY

SECTIONS 33 & 34 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING AND BEING IN CITY OF MIAMI BEACH, FLORIDA



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LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

SITE # 1

PARCEL "A"

Being a parcel of land lying in a portion Lot 9, Block 17, THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 and 45, as recorded in Plat Book 6, Page 165 and a portion of Lot 11, Block 41, ALTON BEACH REALTY CO'S PLAT OF BELLEVIEW SUBDMSION, as recorded in Plat Book 6, Page 114, and a portion of Parcel II , as described lo Official Record Book 16504, Page 3555 all being recorded in the Public Records of Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southeast corner of Lot 7, Block 17 of said ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45; thence South 88°01'12" West, along the Northerly Right of Way line of 17th Street, said line also being the Southerly line of Block 17, a distance of 135.00 feet to the beginning of a curve concave to the Southeast, having a radius of 85.00 feet, a central angle of 30°47'46", thence Southwesterly along the arc of said curve a distance of 45.69 feet; thence North 32°46'34" West radial to said curve a distance of 13.95 feet, to a point on the Southerly Parcl II of aforesaid Official Record Book 16504,Page 3555; thence North 75°10'30" West along said Southerly line a distance of 40.55 to the **Point of Beginning**; thence continue North 75°10'30" West along said Southerly line of the intersection with the Northerly face of the Southerly seawall of Collins Canal, also being to the Mean High Water Line of Collins Canal a distance or 100.61 feet; thence North 58°09'51" East, along said Northerly face and mean high water line extending across an existing basin, a distance of 115.45 feet; thence South 01°58'48" East distance of 73.28 feet to the beginning of curve concave to the Northwest having a radius of 25.00 feet, a central angle of32°04'40", thence Southerly along the arc of said curve to the intersection with the Southerly line of said Parcel II, a distance of 14.00 feet to the **Point of Beginning**.

Containing 4372.70 sq. ft. or 0.100 acres, more or less, by calculations.

SITE # 2

Lots 16, 17 and 18 inclusive of Block 40 of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 and 45", according to the Plat thereof, as recorded in Plat Book 6, at Page 165, of the Public Records of Miami-Dade County, Florida.

Containing 22,500 sq. ft. or 0.517 acres, more or less, by calculations.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on September 12, 2019

PROPERTY INFORMATION

Site # 1
1231 17 Street, Miami Beach , Florida
Folio: 01-3233-017-0010
Site # 2
1671 West Avenue, Miami Beach , Florida
Folio: 02-3233-017-0060
02-3233-017-0070
02-3233-017-0080

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds (Linear: 1 foot in 7,500 feet).

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Ten feet or smaller.

DATA USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of West Avenue with an assumed bearing of S01°56'15"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being 8.0', as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 12086C0317, Suffix L, Map Revised Date: September 11, 2009.

DATA USED FOR SURVEY(CONTINUED):

For Vertical Control:

All elevations shown hereon are based on North American Vertical Datum of 1988 (N.A.V.D. '88) and a Benchmarks supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: C-100 Elevation: + 11.06' (N.G.V.D. '29) -1.56 = 9.50' (N.A.V.D. '88)
Description: Brass disc in north corner of bridge located at Dade Boulevard, West Avenue and Bay Road, City of Miami Beach, Miami-Dade County, Florida.

Benchmark: A-36 Elevation: + 7.34' (N.G.V.D. '29) -1.56 = 5.78' (N.A.V.D. '88)
Description: BRASS BAR IN CONC SIDEWALK AT NW CORNER OF BRIDGE.

Plat of "ALTON BEACH REALTY CO'S PLAT OF BELLEVIEW SUBDIVISION " according to the Plat thereof as recorded in Plat Book 6 at Page 114 of the Public Records of Miami-Dade County, Florida.

Plat of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45 " according to the Plat thereof as recorded in Plat Book 6 at Page 165 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on August 16, 2013, in Records Book or Deed Book 28776 at Page 15 of the Public Records of Miami-Dade County, Florida.

For Horizontal Control:

Bearing and coordinates (Northing and Easting) are relative to the Florida State Plane Coordinate System, Florida East Zone 0901, North American Datum (NAD) 1983 adjustment of 2011 (NAD83/2011)-Epoch 2010.0000; Global Positioning System (G.P.S.). measurements were conducted in the field to acquire said coordinate values which are based on the following Horizontal Control Station:

Name: District 6
Code: FLD6
Geographic Coordinates
Latitude: 25° 46' 49.67350" N
Longitude: 80° 22' 35.34867" W
State Plane Coordinates:
Northing: 526386.05 US Feet
Easthing: 861341.74 US Feet
Receiver Type: Leica GR10
Satellite System: GPS and GLONASS

Name: Miami Beach
Code: FLMB
Geographic Coordinates
Latitude: 25° 46' 57.83764" N
Longitude: 80° 8' 14.16768" W
State Plane Coordinates:
Northing: 527,654.41 US Feet
Easting: 940,056.84 US Feet
Receiver Type: Leica GR10
Satellite System: GPS and GLONASS

LIMITATION:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for design.

CLIENT INFORMATION:

This Boundary/Topographic Survey was prepared at the insistence of and certified to:

CES Consultants, Inc.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary/Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary/Topographic Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335
This item has been digitally signed by:

Eduardo M Suarez
Digitally signed by Eduardo M Suarez
Date: 2021.11.02 17:52:59 -04'00'

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida

Eduardo M. Suarez
No.6313
STATE OF FLORIDA
Professional Surveyor & Mapper

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J -17, F.A.C.

LEGEND AND ABBREVIATIONS

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= TRAFFIC MARKER SIGN
= TRAFFIC SIGNAL MAST ARM
= SIGN
= COMUNICATION BOX
= CABLE TELEVISION MANHOLE
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= CABLE TELEVISION BOX
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= GAS VALVE
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RECORD OF REVISION

No.:	Date:	Description	By:
1	11-2-2021	UPDATE SURVEY	EMS

Project Name:
CES CONSULTANTS, INC.
1671 WEST AVENUE, AND 1231 17 STREET
MIAMI BEACH, FLORIDA

Type of Project:
BOUNDARY/TOPOGRAPHIC SURVEY

Scale:	AS SHOWN
Drawn By:	JM
Checked By:	DH
Managed By:	DF
Drawing Date:	Feb. 23, 2021
Project No.:	21043.0.01

Sheet 1 of 3

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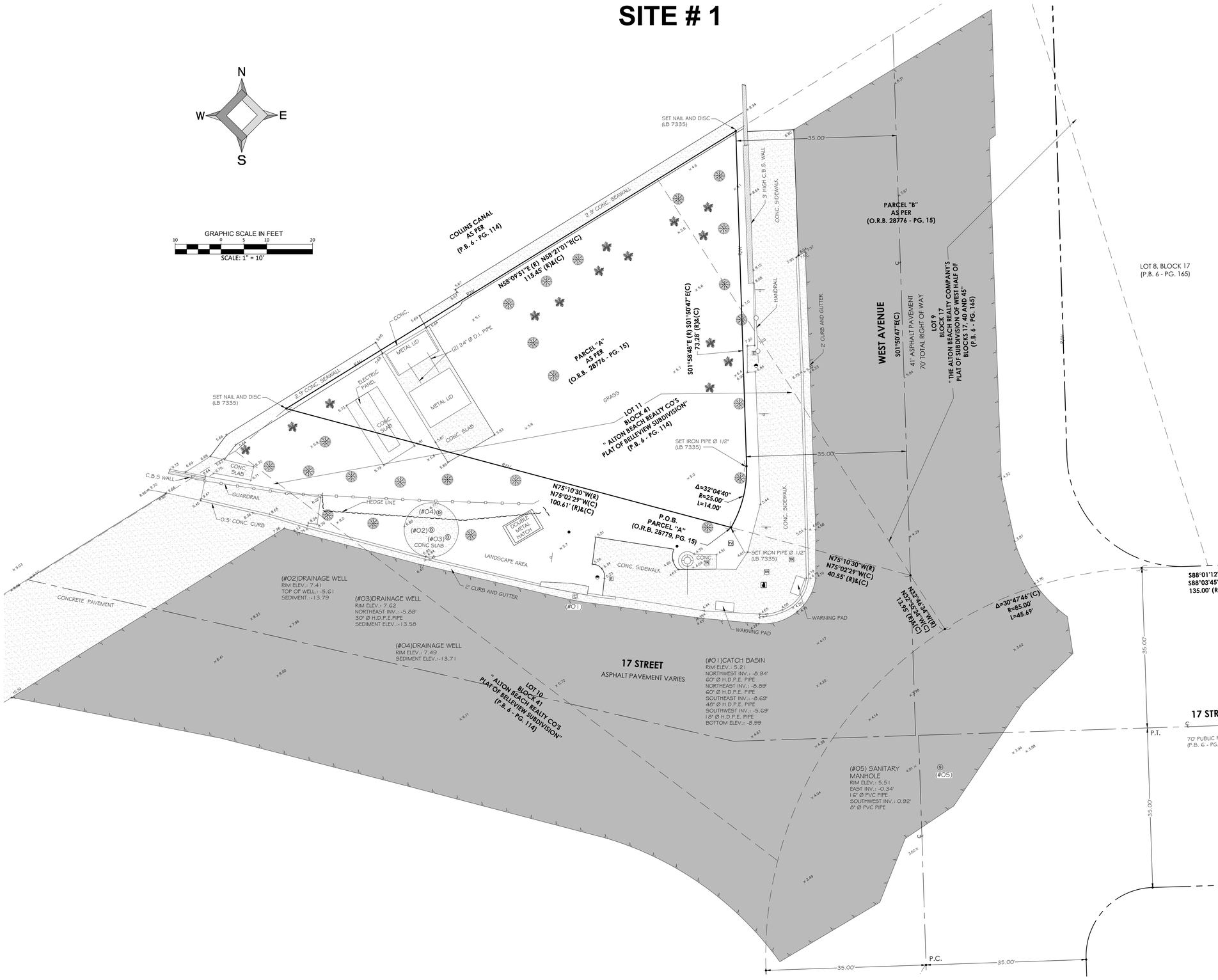

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RECORD OF REVISION

No.:	Date:	Description	By:

Project Name:

CES CONSULTANTS, INC.
1671 WEST AVENUE, AND 1231 17 STREET
MIAMI BEACH, FLORIDA

Type of Project:

BOUNDARY/TOPOGRAPHIC SURVEY

Scale:	AS SHOWN
Drawn By:	JM
Checked By:	GS
Managed By:	DF
Drawing Date:	Feb. 23, 2021
Project No.:	21043.0.01

Sheet 2 of 3

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MAP OF BOUNDARY/TOPOGRAPHIC SURVEY

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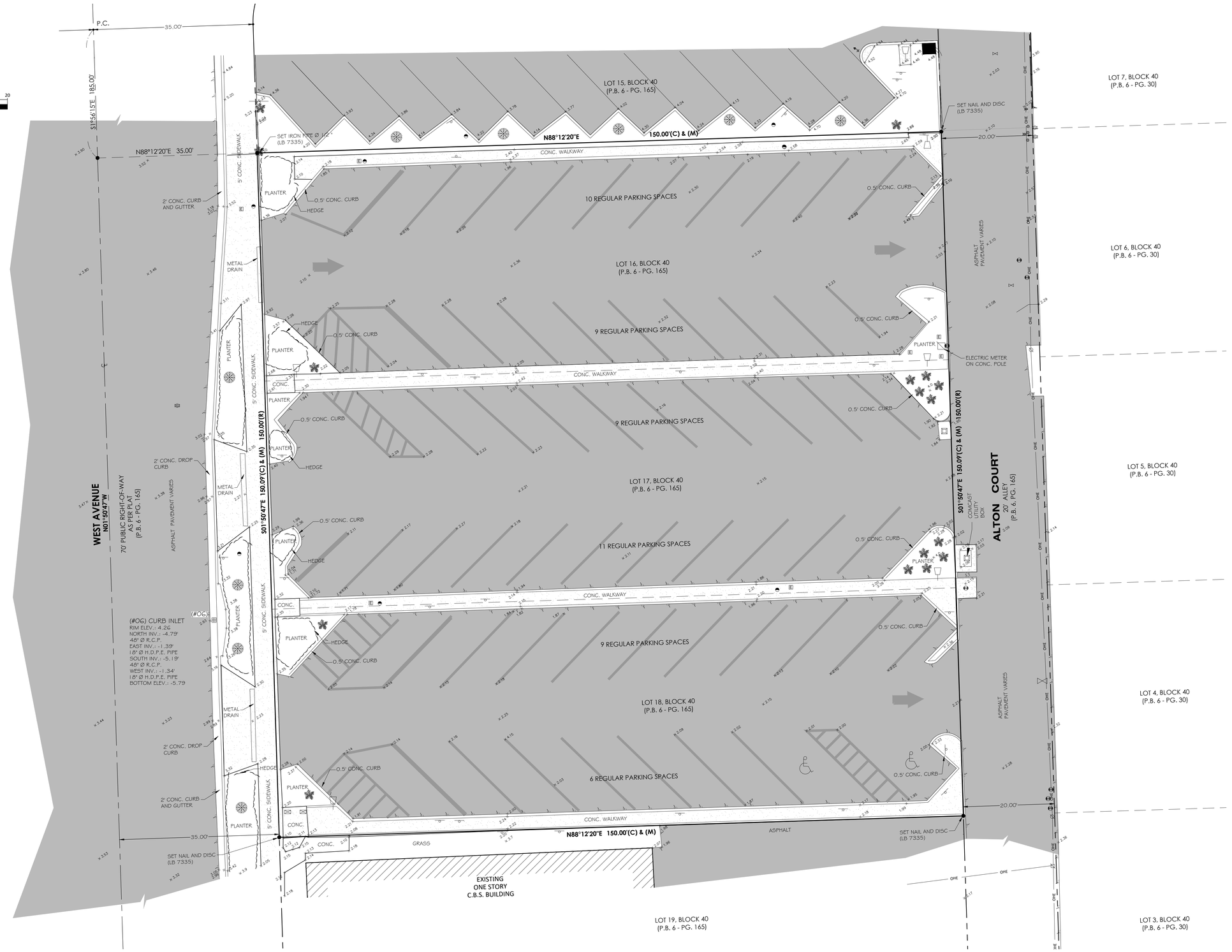

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- = CABLE TELEVISION BOX
- = CABLE TELEVISION MARKER SIGN
- = CABLE TELEVISION MARKER FLAG
- = CONCRETE LIGHT POLE
- = FLOODLIGHT
- = ELECTRIC BOX
- = ELECTRIC SWITCH
- = WOODEN UTILITY POLE
- = CONCRETE UTILITY POLE
- = METAL UTILITY POLE
- = ELECTRIC TRANSFORMER
- = GUY ANCHOR
- = GUY ANCHOR POST
- = ELECTRIC MANHOLE
- = ELECTRIC METER
- = ELECTRIC HANDHOLE
- = ELECTRIC PANEL
- = ELECTRIC MARKING FLAG
- = ELECTRIC MARKING SIGN
- = GAS VALVE
- = GAS UTILITY BOX
- = GAS MANHOLE
- = GAS TANK
- = GAS HANDHOLE
- = GAS METER
- = GAS VAULT
- = GAS WELL
- = GAS MARKER FLAG
- = GAS MARKER SIGN
- = COMMUNICATION BOX
- = COMMUNICATION MANHOLE
- = COMMUNICATION VAULT
- = COMMUNICATION HANDHOLE
- = COMMUNICATION MARKER SIGN
- = COMMUNICATION MARKER FLAG
- = GARBAGE RECEPTACLE
- = PAYPHONE
- = BASKETBALL HOOP
- = HANDICAP PARKING SPACE
- = WATER METER
- = IRRIGATION VALVE
- = WATER VALVE
- = FIRE HYDRANT
- = AIR RELEASE VALVE
- = WATER BOX
- = WATER CONNECTION
- = WATER HANDHOLE
- = WATER MANHOLE
- = WATER TANK
- = WATER VAULT
- = WATER WELL
- = WATER MARKING FLAG
- = WATER MARKING SIGN
- = STORM MANHOLE
- = STORM METER
- = STORM HANDHOLE
- = STORM VAULT
- = CATCH BASIN
- = STORM MARKER FLAG
- = STORM MARKER SIGN
- = TELEPHONE MANHOLE
- = TELEPHONE BOX
- = TELEPHONEHANDHOLE
- = TELEPHONE BOX
- = TELEPHONE MARKER SIGN
- = NEWSPAPER DISPENSER
- = MAILBOX
- = BORING HOLE
- = SANITARY MANHOLE
- = SANITARY VALVE
- = SANITARY METER
- = SANITARY TANK
- = SANITARY HANDHOLE
- = SANITARY LIFT STATION
- = SANITARY VAULT
- = SANITARY MARKER FLAG
- = SANITARY MARKER SIGN
- = GREASE TRAP MANHOLE
- = CLEANOUT
- = PARKING METER
- = FIBER OPTIC MANHOLE
- = FIBER OPTIC VAULT
- = FIBER OPTIC BOX
- = FIBER OPTIC HANDHOLE
- = FIBER OPTIC MARKER FLAG
- = FIBER OPTIC MARKER SIGN
- = MONITORING WELL
- = FUEL TANK
- = UNKNOWN UTILITY BOX
- = UNKNOWN UTILITY HANDHOLE
- = UNKNOWN UTILITY METER
- = UNKNOWN UTILITY MANHOLE
- = UNKNOWN UTILITY POLE
- = UNKNOWN UTILITY TANK
- = UNKNOWN UTILITY VALVE
- = UNKNOWN UTILITY VAULT
- = UNKNOWN UTILITY MARKER FLAG
- = UNKNOWN UTILITY MARKER SIGN
- = RAILROAD SIGNAL
- = RAILROAD BOX
- = RAILROAD VAULT
- = RAILROAD HANDHOLE
- = FLAGPOLE
- = PIPELINE BOX
- = PIPELINE HANDHOLE
- = PIPELINE METER
- = PIPELINE MANHOLE
- = PIPELINE VALVE
- = PIPELINE VAULT
- = PIPELINE MARKER FLAG
- = PIPELINE MARKER SIGN
- = PROPERTY LINE
- = ELECTRICAL OUTLET

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

LONGITUDE SURVEYORS

7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

No.:	Date:	Description	By:

Project Name:

CES CONSULTANTS, INC.
1671 WEST AVENUE, AND 1231 17 STREET
MIAMI BEACH, FLORIDA

Type of Project:

BOUNDARY/TOPOGRAPHIC SURVEY

Scale:	AS SHOWN
Drawn By:	JM
Checked By:	GS
Managed By:	DF
Drawing Date:	Feb. 23, 2021
Project No.:	21043.0.01

Sheet 3 of 3

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED UNDER RULE 5J-17.062, F.A.C.