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LAWRENCE E. POWERS

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

# MAP OF SURVEY

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

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.

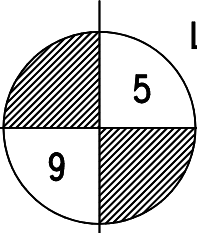
### LEGEND:

- (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  
(F) FENCE  
(FH) FIRE HYDRANT  
(ENC) ENCROACHMENT  
(WV) WATER VAVLE  
(WM) WATER METER  
(CLF) CHAIN LINK FENCE  
(S) SECONDS SYMBOL  
(WPP) WOOD POWER POLE  
(CPP) CONCRETE POWER POLE  
(F&L) FLORIDA POWER & LIGHT  
(ESM) EASEMENT  
(M) MINUTE SYMBOL  
(D) 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.

AS-BUILT SURVEY

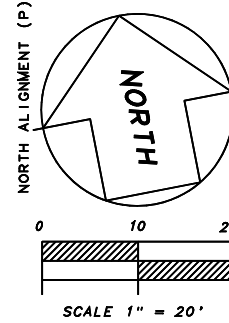
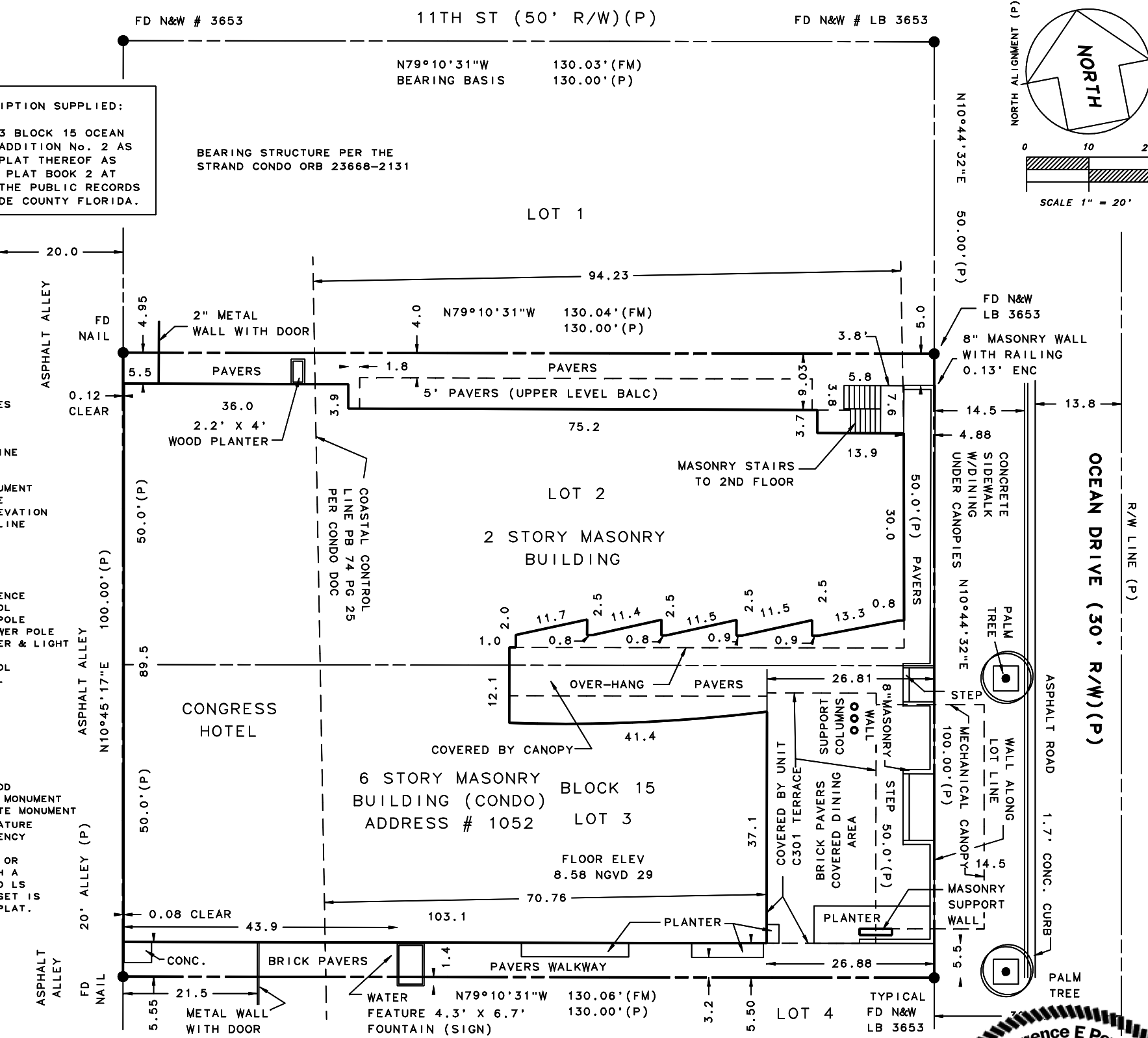
DATE: MAY 20, 2015 PROJECT #: 1052OCEA  
RECERTIFIED AND AMENDED NOV. 15, 2017  
PREPARED FOR THE SOLE AND EXCLUSIVE  
USE FOR ENTERTAINMENT PERMIT APPLICATION



**LAWRENCE E. POWERS**

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I THE UNDERSIGNED HEREBY CERTIFY, THAT THE ABOVE 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 WITHOUT EMBOSSED OR ELECTRONIC SEAL

**LAWRENCE E. POWERS**  
LS # 5505  
Professional Surveyor and Mapper  
STATE OF FLORIDA