

THIS ALTAWSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT FILE NO.: FL252009122JC, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF SEPTEMBER 30, 2020 AT 8:00 A.M.

NOTES REGARDING SCHEDULE B-II

8. COASTAL CONSTRUCTION CONTROL LINE FOR MIAMI-DADE COUNTY, RECORDED IN PLAT BOOK 74, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

9. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENTS RECORDED IN OFFICIAL RECORDS BOOK 13504, PAGE 2050, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

10. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENT RECORDED IN OFFICIAL RECORDS BOOK 13799, PAGE 2756, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

11. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENT RECORDED IN OFFICIAL RECORDS BOOK 16580, PAGE 4579, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

12. RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16703, PAGE 1171, AS MAY BE SUBSEQUENTLY AMENDED OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

13. MODIFIED ORDER OF THE BOARD OF ADJUSTMENTS OF THE CITY OF MIAMI BEACH, RECORDED IN OFFICIAL RECORDS BOOK 17084, PAGE 355, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

14. TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN TRI-PARTY AGREEMENT AND RELEASE OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 17103, PAGE 959, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

15. ORDER FROM MIAMI BEACH FLOOD PLAN MANAGEMENT BOARD RECORDED IN OFFICIAL RECORDS BOOK 17191, PAGE 2586, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

16. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENT RECORDED IN OFFICIAL RECORDS BOOK 17957, PAGE 1674, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

17. TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN RECIPROCAL ACCESS, USE, DEVELOPMENT AND EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 18170, PAGE 1156, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

18. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN COVENANT RECORDED IN OFFICIAL RECORDS BOOK 18426, PAGE 1528, AS MAY BE SUBSEQUENTLY AMENDED, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT FLOATTBLE.

19. AGREEMENT BETWEEN JEFFERSON PLAZA, LTD., AND CITY OF MIAMI BEACH, RECORDED IN OFFICIAL RECORDS BOOK 18753, PAGE 1890, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE

20. ORDER FROM THE HISTORIC PRESERVATION BOARD OF THE CITY OF MIAMI BEACH RECORDED IN OFFICIAL RECORDS BOOK 21237, PAGE 2458, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE

21 RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR (I) AN EASEMENT ON THE LAND; (II) A LIEN FOR LIQUIDATED DAMAGES; (III) A PRIVATE TRAIL OR EASEMENT; (IV) A RIGHT OF FIRST REFUSAL; (V) A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, AS CONTAINED IN THAT CERTAIN DECLARATION OF CONDOMINIUM OF 1501 OCEAN STEPS CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 2385, PAGE 2033, OFFICIAL RECORDS BOOK 2386, PAGE 2300, PAGE 1508, OFFICIAL RECORDS BOOK 2333, PAGE 1192, OFFICIAL RECORDS BOOK 2333, PAGE 1194, OFFICIAL RECORDS BOOK 2433, PAGE 4261, OFFICIAL RECORDS BOOK 2433, PAGE 4261, OFFICIAL RECORDS BOOK 2434, PAGE 4261, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; NOT PLOTTABLE.

22. CONDITIONAL USE PERMIT FROM THE PLANNING BOARD OF THE CITY OF MIAMI BEACH RECORDED IN OFFICIAL RECORDS BOOK 23764, PAGE 1622, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

23. PROVISIONS CONTAINED IN CONDITIONAL USE PERMIT FILED DECEMBER 11, 2006 IN OFFICIAL RECORDS BOOK 25178, PAGE 2002, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

24. PROVISIONS AS CONTAINED IN ORDER BY THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH FILED FEBRUARY 17, 2012 IN OFFICIAL RECORDS BOOK 28001, PAGE 2939, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY

25. PROVISIONS AS CONTAINED IN THE CONDITIONAL USE PERMIT BY THE PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 29506, PAGE 1574, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE

26. PROVISIONS AS CONTAINED IN THE CONDITIONAL USE PERMIT BY THE PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 29510, PAGE 3188, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

* THERE ARE NO OBSERVED POSSIBLE CROSSES ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

* SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AE (EL. 8), VE (EL. 10), VE (EL. 11) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0317L, DATED SEPTEMBER 11, 2009.

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM AND ARE EXPRESSED IN FEET.
BENCHMARK, MIAMI-DADE X-310-R, ELEVATION 8.12
LOC1 11 ST --- 55' NORTH OF NORTH EDGE OF PAVEMENT
LOC2 WASHINGTON AVE --- 105' WEST OF WEST EDGE OF PAVEMENT
LOC4 NOTE: CHANGE IN ORIGINAL DESCRIPTION

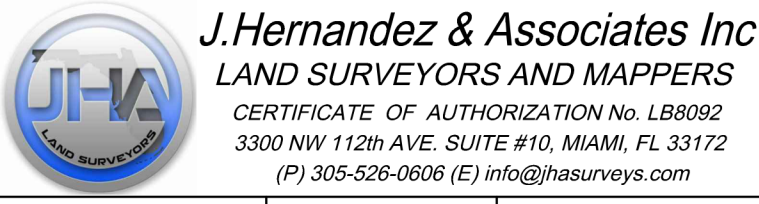
DATE	JOB No.	REV.	BY:

1 FIELD SURVEY WAS COMPLETED ON FEBRUARY 23, 2012.
2
3 THE SURVEY AREA IS LOCATED IN THE NORTHWEST CORNER OF N07°35'00"E
4 ALONG THE WEST LINE OF SUBJECT PROPERTY.
5
6 LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.
7
8 THE SURVEY AREA IS LOCATED IN THE NORTHWEST CORNER OF N07°35'00"E
9 ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
10
11 INTERIOR LOT LINES, AS SHOWN HEREIN, ARE FOR
12 INFORMATIONAL PURPOSE ONLY. UNLESS OTHERWISE NOTED.
13
14 UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES
15 ARE NOT SHOWN. THE SURVEYOR HAS NOT CONDUCTED A
16 UNLESS OTHERWISE NOTED.
17
18 ABOVE GROUND VISIBLE UTILITIES HAVE BEEN
19 LOCATED AT THE TIME OF THIS SURVEY, UNLESS
20 OTHERWISE NOTED.
21
22 THE SURVEYOR HAS A DIRECT PHYSICAL ACCESS TO
23 AND FROM COLLINS AVENUE AND 15 STREET, BOTH
24 OF WHICH ARE PUBLIC HIGHWAYS.
25
26 THERE ARE NO EVIDENCE OF RECENT EARTH MOVING
27 WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
28 TO THE PROPERTY.
29
30 PROJECTED CHANGES IN STREET RIGHT-OF-WAY LINES
31 AND STREET OR SIDEWALK CONSTRUCTION SHOWN
32 ON SURVEY.
33
34 WETLANDS NOT OBSERVED. WETLANDS WITHIN SUBJECT
35 PROPERTY.
36
37 THERE ARE NO PLOTTABLE OFFSITE EASEMENTS
38 SERVING THE PROPERTY.
39
40 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE
41 PROPERTY AND HAS NOTED NO EVIDENCE OF RECENT EARTH MOVING
42 WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
43 TO THE PROPERTY.



Common Name	Scientific Name	Height	Canopy	Trunk
COCONUT PALM	"Cocos nucifera"	10	20	8
COCONUT PALM	"Cocos nucifera"	10	20	8
COCONUT PALM	"Cocos nucifera"	10	20	8
COCONUT PALM	"Cocos nucifera"	18	15	8
COCONUT PALM	"Cocos nucifera"	18	15	8
COCONUT PALM	"Cocos nucifera"	18	15	8
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
ALMOND TREE	"Prunus dulcis"	10	15	5
ALMOND TREE	"Prunus dulcis"	8	10	5
ALMOND TREE	"Prunus dulcis"	8	10	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
BLACK OLIVE	"Buddleia buxifolia"	25	35	25
BLACK OLIVE	"Buddleia buxifolia"	25	35	25
BLACK OLIVE	"Buddleia buxifolia"	6	10	5
COCONUT PALM	"Cocos nucifera"	12	30	10
COCONUT PALM	"Cocos nucifera"	12	30	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	6	12	8
COCONUT PALM	"Cocos nucifera"	6	12	8

1501 COLLINS LLC
LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



DRAWN BY: A.S.G.	CHECKED BY: J.G.H.	JOB NO.: 152210
DATE: 02/03/21	DATE: 02/05/2021	F.B. MD-21, PG. 65

PART 1: A PORTION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20 BLOCK 56, OF "FISHERS FIRST SUBDIVISION OF ALTON BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 100 OF 1937, THE PUBLIC RECORDS OF THE COUNTY OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 IN SAID BLOCK 56; THENCE S 07° 35' 50" W; ALONG THE WEST LINE OF SAID LOT 17 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N 88° 00' 35" E; ALONG THE NORTH LINE OF THE SOUTH 122' LOTS 17 AND 4, IN SAID BLOCK 56, FOR 177.52 FEET; THENCE S 88° 00' 35" E; ALONG THE SOUTH LINE OF SAID BLOCK 56, FOR 322.80 FEET; THENCE N 07° 35' 50" W; ALONG THE WEST LINE OF SAID BLOCK 56, FOR 177.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LYING IN SECTION 34,
TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE
COUNTY, FLORIDA.

A PORTION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20 IN BLOCK 56 OF "FISHERS FIRST SUBDIVISION OF ALTON BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE ADJACENT LANDS LYING BETWEEN THE EAST LINE OF
BLOCK 56 AND THE EROSION CONTROL LINE, ALL BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 IN
SECTION 36, T12N, R10E, S44. COMMENCE AT THE WEST
LINE OF SAID BLOCK 36, FOR 34.53 FEET. THENCE
N.88°00'35"E FOR 107.16 FEET TO THE POINT OF BEGINNING
OF THE FIRST CURVE. THENCE S.88°00'35"E FOR 107.16
FEET TO THE POINT OF BEGINNING OF THE SECOND CURVE.
CONTINUE N.88°00'35"E FOR 424.24 FEET. THENCE
S.88°00'35"E FOR 424.24 FEET. THENCE S.88°00'35"E
FOR 39.25 FEET. THENCE S.01°59'25"E FOR 17.00 FEET. THENCE
S.88°00'35"W FOR 358.30 FEET. THENCE N.01°59'25"W FOR
20.00 FEET. THENCE S.88°00'35"W FOR 17.00 FEET.
N.01°59'25"W FOR 9.71 FEET. THENCE S.88°00'35"W FOR
40.00 FEET. THENCE S.88°00'35"W FOR 11.27 FEET. THENCE N.01°59'25"W FOR
2.90 FEET. THENCE N.88°00'35"E FOR 1.00 FEET. THENCE
S.88°00'35"E FOR 1.00 FEET. THENCE S.88°00'35"E FOR
2.33 FEET. THENCE N.01°59'25"W FOR 9.67 FEET. THENCE
S.88°00'35"E FOR 1.00 FEET. THENCE S.88°00'35"E FOR
58.96 FEET. THENCE S.88°00'35"W FOR 7.47 FEET. THENCE
N.01°59'25"W FOR 16.00 FEET. THENCE N.88°00'35"E FOR
16.00 FEET. THENCE S.88°00'35"E FOR 16.00 FEET TO THE
POINT OF BEGINNING. SUBJECT TO AN UPPER LIMIT OF
100 FEET TO THE TOP OF THE FIRST AND BOTTOM OF
THE FIRST FLOOR SLAB AND/OR STRUCTURAL BEAMS.)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THE RECIPROCAL ACCESS, USE, DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18170, PAGE 1156, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING IN BEING IN SECTION 34, TOWNSHIP 53 SOUTH
RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE
COUNTY FLORIDA.

- **PROPERTY ADDRESS:** 1501 COLLINS AVENUE, MIAMI BEACH
- **FOLIO NUMBER:** 02-3234-163-0001

- **BUILDING SETBACK:**

FRONT (COLLINS AVENUE)	23.5'
SIDE STREET (15TH STREET)	5.0'
INTERIOR	0.0'
REAR	60.66'

- 1501 COLLINS LLC

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: _____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-317
SHEET NUMBER: 1 OF 2

