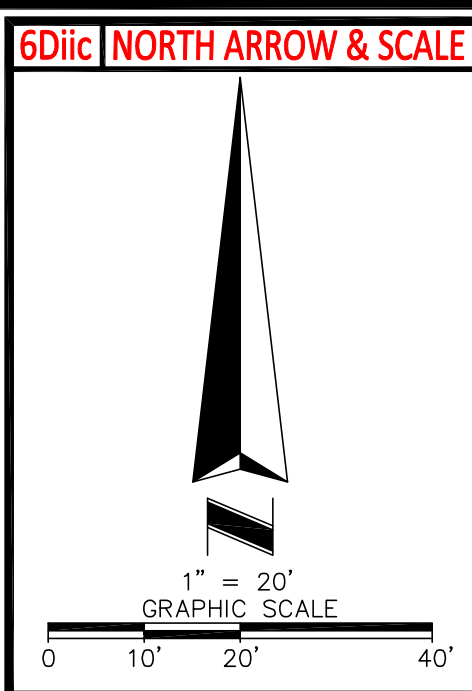




6 ZONING INFORMATION			ZONING REQUIREMENTS NOT AVAILABLE AT TIME OF SURVEY, AWAITING ZONING REPORT.
ITEM	REQUIRED	OBSERVED	
PERMITTED USE	--	MIXED	
MINIMUM LOT AREA (SQ.FT.)	--	41,200	
MINIMUM FRONTAGE	--	85.29'	
MINIMUM LOT WIDTH	--	121.02'	
MAX BUILDING COVERAGE	--	62%	
MAX BUILDING HEIGHT	--	73.7'	
MINIMUM SETBACKS			
FRONT	--	--	NOTES: MIXED: HOTEL AND RETAIL
SIDE	--	--	
REAR	--	--	
PARKING REQUIREMENTS:			

- A BOLLARDS AND CONCRETE PAD EXTEND INTO RIGHT OF WAY, AS SHOWN.
- B CBW EXTENDS INTO RIGHT OF WAY, AS SHOWN.
- C CONCRETE SIDEWALK EXTENDS INTO SUBJECT PARCEL, AS SHOWN.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0319 L (MAP NO. 120686C0319L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

6.11d LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		RECOVERED MONUMENT AS NOTED
	PAVER SURFACE		LIGHT POLE
	TILE SURFACE		ELECTRIC METER
X PS	PARKING SPACE		STREET LIGHT HANDHOLE
(R)	RECORD DESCRIPTION		STORM MANHOLE
SO.FT.	SQUARE FEET		CATCH BASIN
(C)	CALCULATED DATA		DRAIN GRATE
LA	CONCRETE CURB & GUTTER		SANITARY MANHOLE
OH	LANDSCAPED AREA		CLEANOUT
(M)	OVERHANG		FIRE DEPARTMENT CONNECTION
WM	FIELD MEASURED DATA		FIRE HYDRANT
PLNTR	PLANTER		WATER METER
TW	TREE WELL		WATER HAND HOLE
WRB	OVERHANG		WATER VALVE
PGW	OVERHANG		MANHOLE (UNKNOWN)
PG	PAGE		GAS METER
LA	LANDSCAPED AREA		SIGNAL
CBW	CONCRETE BLOCK WALL		BILLBOARD
MF	METAL FENCE		PARKING PAY BOX
NRD	NAIL & DISC		TRAFFIC SIGNAL BOX
NO ID	NO IDENTIFICATION		BUILDING OVERHANG/CANOPY
CC	CONCRETE CURB		METAL FENCE
			CENTER LINE
			RIGHT OF WAY LINE

VARIANCES RECORDED IN OFFICIAL RECORDS BOOK 24258, PAGE 25, OFFICIAL RECORDS BOOK 29753, PAGE 2209, OFFICIAL RECORDS BOOK 29663, PAGE 983, OFFICIAL RECORDS BOOK 29855, PAGE 4777, OFFICIAL RECORDS BOOK 30774, PAGE 4476, OFFICIAL RECORDS BOOK 30774, PAGE 4660, & OFFICIAL RECORDS BOOK 30777, PAGE 2781. BUILDING RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 19693, PAGE 4153. AS MODIFIED IN OFFICIAL RECORDS BOOK 24941, PAGE 550.

10 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

11 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

12 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

13 — TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE RECORDED JUNE 21, 2006 IN OFFICIAL RECORDS BOOK 24652, PAGE 493.
(AFFECTS, NOTHING TO PLOT.)

14 — EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED — JANUARY 4, 2007 IN OFFICIAL RECORDS BOOK 25251, PAGE 1368.
(AFFECTS, AS SHOWN.)

15 — TERMS AND CONDITIONS OF MIAMI—DADE COUNTY HISTORIC PRESERVATION — BOARD RESOLUTION NO. 2010-01 RECORDED MARCH 19, 2010 IN OFFICIAL RECORDS BOOK 27220, PAGE 3767.
(AFFECTS, NOTHING TO PLOT.)

16 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

17 — TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIONS RECORDED IN — OFFICIAL RECORDS BOOK 19693, PAGE 4153.
(AFFECTS, NOTHING TO PLOT.)

18 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

19 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

20 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

21 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

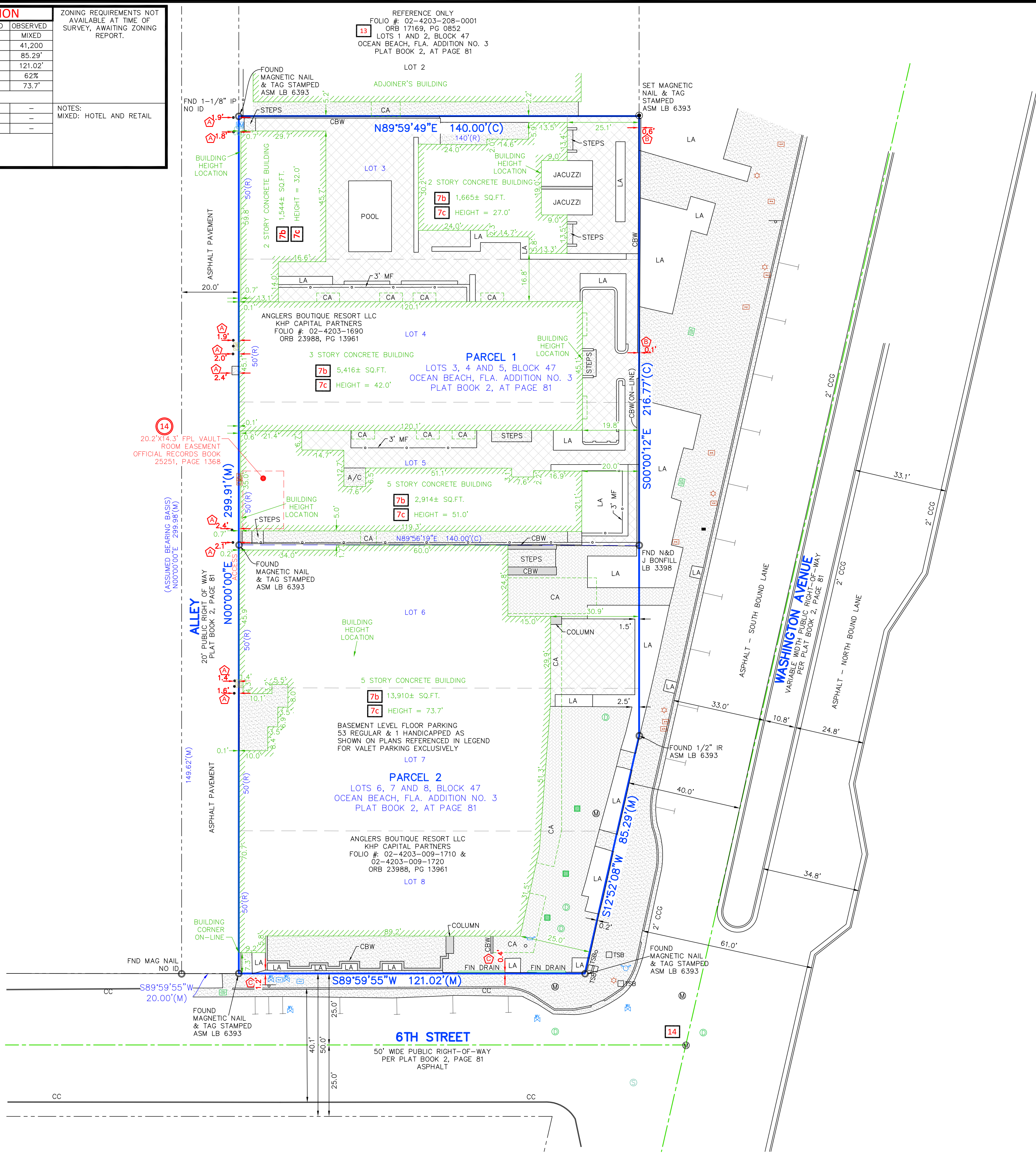
22 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

23 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

24 — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

2	"TABLE A" PROPERTY ADDRESS	6bvi	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6bxi	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6cvi	RECORDED EASEMENTS/RESTRICTIONS PROVIDED BY RECORD	10	"TABLE A" DIVISION/PARTY WALLS
5bii	ACCESS TO PROPERTY	6dic	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5biii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6di	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5ei	"SCHEDULE B – SECTION 2" ITEMS	6die	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5f	CEMETERY NOTE	6dig	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6diij	TITLE TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
6Biv	BEARING BASIS	7b	"TABLE A" BUILDING AREA		
		7c	"TABLE A" BUILDING HEIGHT		

TABLE OF REFERENCES	
OFFICIAL RECORDS BOOK	23442, PAGE 5000
OFFICIAL RECORDS BOOK	28922, PAGE 3783
OFFICIAL RECORDS BOOK	23988, PAGE 13961
PLAT BOOK 2, AT PAGE 81	
BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN FOR "ANGLER'S HOTEL", PAGE 44.00, BY NICHOLS, BROSCH, WURST, WOLFE & ASSOCIATES, INC., BEING LAST REVISED ON 11/01/2016.	



SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JS	DRAWING SCALE	1" = 20'
.	.	.	03/06/24	CONTINUED SURVEY	WRT	DRAWN BY	WRT	QC BY	LG 03/06/24
.	.	.	.	.	.	DRAWING NAME	2420309-49109 MIAMI FL.DWG		

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 7374556 401801479RE, HAVING AN
EFFECTIVE DATE OF 01/14/2019, REVISION NUMBER REV. D-01/30/2019.

SHEET 1
OF 1

PARCEL 1

LOTS 3, 4 AND 5, BLOCK 47, OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

LOTS 6, 7 AND 8, BLOCK 47, OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. ALL NEIGHBORHOOD IDENTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALA/NSPS SURVEY REQUIREMENTS.

4. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER 50-17-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE SURVEY STANDARDS/STANDARDS OF PRACTICE SET FORTH IN THE STATE OF ALABAMA BY ANY KNOWLEDGE, INFORMATION, AND BELIEF.

6Biv BEARING BASIS

5F	CEMETERY NOTE
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REGULAR = 53 HANDICAP = 1 TOTAL = 54
PLAN: BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN FOR "ANGLER'S HOTEL",
PAGE A4.00, BY NICHOLS, BROSCH, WURST, WOLFE & ASSOCIATES, INC., BEING
LAST REVISED ON 11/01/2016. (VALET PARKING EXCLUSIVELY)

THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO WASHINGTON AVENUE & 6TH STREET, EACH A DEDICATED PUBLIC STREET OR HIGHWAY AND DIRECT PHYSICAL ACCESS TO 20' ALLEY.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

TO: CHICAGO TITLE INSURANCE COMPANY:

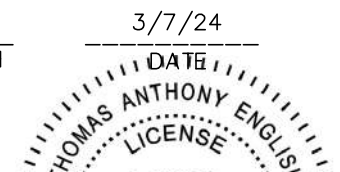
TO: CHICAGO TITLE INSURANCE COMPANY:

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), 7(b)(1), 7(c), 8, 9, 13,
14, 16, AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 10/18/2022 AND UPDATED ON 02/20/2024.
DATE OF PLAT OR MAP: 03/06/2024.



THOMAS ANTHONY ENGLISH

PROFESSIONAL SURVEYOR & MAPPER NO: LS6930
STATE OF: FLORIDA
PROJECT NO: 2420309-49109



SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCPORATE.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

2. **ALTA/NSPS LAND TITLE SURVEY**
BOUNDARY SURVEY OF
660 WASHINGTON AVENUE
MIAMI-DADE COUNTY
MIAMI, FLORIDA

ASM **AMERICAN**
SURVEYING
& MAPPING, INC.

NDDDS **NATIONAL DUE DILIGENCE SERVICES**
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

271 Opdyke Drive, Millard, E. 57071 Phone: (402) 426-7079 naddds@aasmn.com