SKETCH OF BOUNDARY SURVEY



LOCATION MAP
Scale 1"=100'

LEGAL DESCRIPTION:

All of Lots 1, 2, 3, 4, 5, 6, 15, 16, 17, 18, 19 and 20 of Block 29, and the North 50 feet of Lincoln Road thereof, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, 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:

A portion of the 30 foot right-of-way as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida, said 30 foot right-of-way vacater referred ir Official Records Book 22398 at Page 1784 said right-of-way adjoins he East line of said Lots 6, 5, 4, 3, 2, and 1 and bounded on the North by the Easterly extension of the North line of said Lot 6 and bounded on the South by the Easterly extension of the South line of the North 50 feet of Lincoln Road.

TOGETHER WITH:

A parcel of land which adjoins he East line of said 30-foot vacated right-of-way referred in Official Records Book 22398, at Page 1784 and bounded on the North by the Easterly extension of the North line of said lot 6 and bounded on the South by the Easterly extension of the South line of the North 50 feet of Lincoln Road and bounded on the East by the Erosion Control Line as recorded in Plat Book 105 at Page 62 of said Miami-Dade County, Florida.

SURVEYCRS' 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 hat 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 Hiawatha Avenue and South Bayshore Drive in the South edge of the city owned property and verified with two additiona GPS control points (designation name C-289-X and FIFTY AZ MK 1971) the same provided on the Table A as shown. All coorcinates and distances as shown are based on the US Survey foot.

Elevations are referred to 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 Corpscor v6.0.1 based on the Vertcon 2.0 model (1994) was utilized to convert the orthometic height; between NGVD29 and NAVD88. The local conversion from NCVD29 to NAVD88 is (+1.56 feet using as imput data the State Plane Coordinates based on NAD83 information obtained by GPS. *Notag however the elevation datum used in the underlying legal description (s.g. Declaration of Di Lido Condominium, as amended) may refered to the National Geodetic Vertical Datum (NGVD 29), that define the elevation values between which, the Hotal Units and/or the Commercial Units are located within the building. (USE WITH CAUTION).*

The accuracy obtained for all horizonta 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 is in comply 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 exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles, a commonly accepted value in the Construction and Surveying Industry; and also is in comply 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 32, 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 Forica on June 15, 1976.

The Coastal Construction Control line (CCCL) as shwen 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 Forida Department of Natural Resources (now known as the Department of Environmental Pretection) on January 15, 1982 were used in the location of the CCCL. The PRMs) 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 Corpscon v6.0.1.

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

Right of Way as shown is based on the recorded Plat and ths 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. 12086C0317L, Community No. 120651, bearing an effective/revised date of September 11, 2009. Said map delineates most of the described land **"the underlying parcel"** 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 **"underlying parcel"** 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 or 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 **underlying Property**, as described hereon lying West of the Erosion Control Line, contains 182,874 square feet more or less (3.739 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 Di Lido Condominium and the Amendment to the Bylaws of the Di Lido Condominium Association, Inc., recorded in Official Records Book 23098 at Page 3561. 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 no: the gross building areas nor has the floor area been adjusted to delete the area for the aforementiond Commercial Unit "B-2" nor the Hotel Unit.

There are 133 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 appurtenances 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 was 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 feet 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 "0. ***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 herein.

Dated this: July 14, 2021

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

Digitally signed by Thomas Brownell
Date: 2021.08.10 16:01:36-04'00'

Email: brownell@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.
CONSULTING ENGINEERS — SURVEYORS & MAPPERS
LAND PLANNERS
4957 SW 74th COURT — Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.:	F.B. FILE
Chk. by:	TB	Scale:	1" : 100'
P.S/PSM No.	2891		
Date:	07/14/2021	Certificate No.	LB761

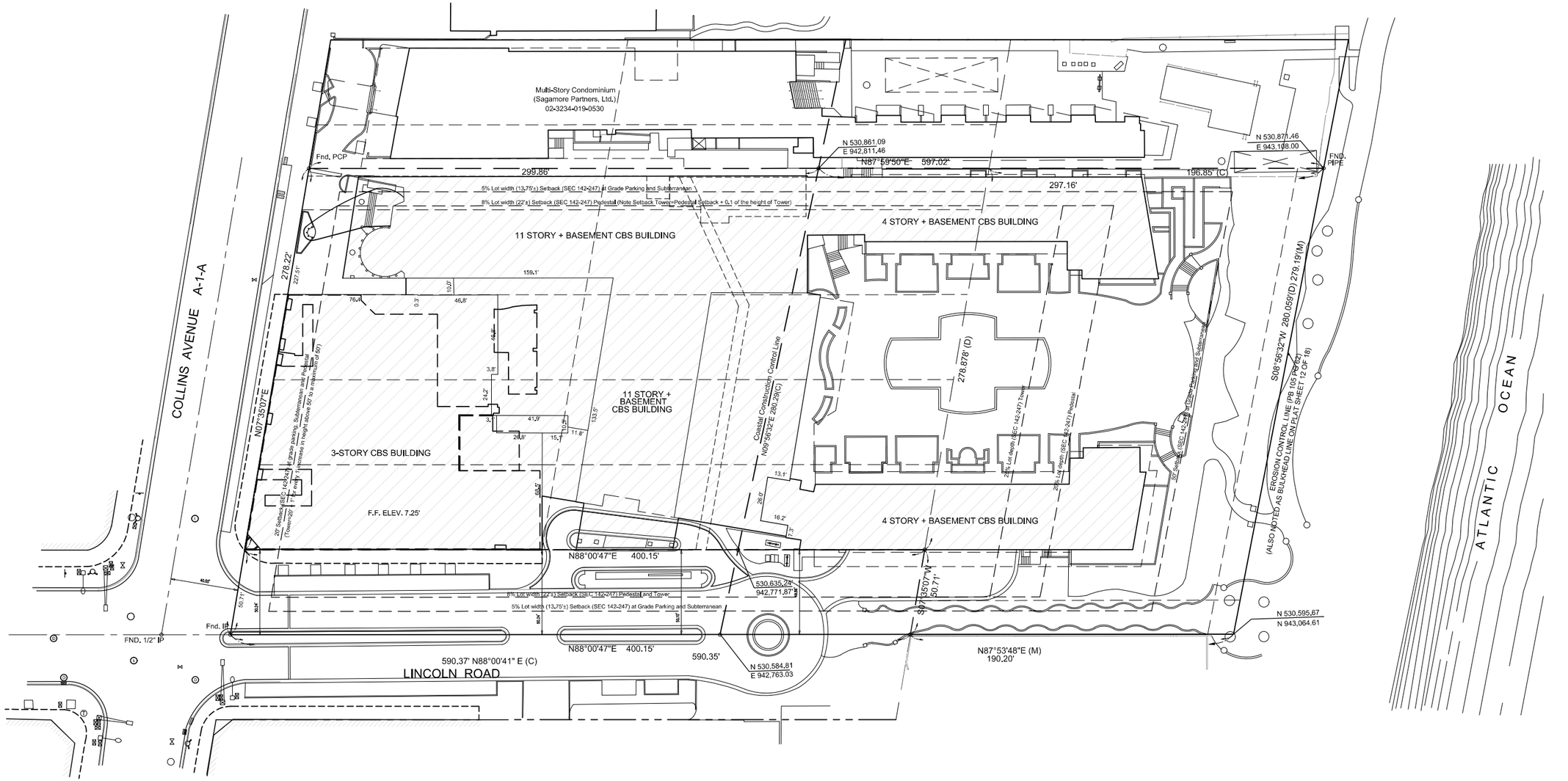
No.	Date	Apvd.	Job No.	Description

Sheet: 1 OF 10
J.N. 58209
Sk. No.
LS-3401

THE RITZ-CARLTON AND THE SAGAMORE HOTEL

Plot Date: 8/10/2021 Saved by: jguamantica
\\Erbweb-10\cad$\Proj\58209 sagamore hotel\!!!DWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

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, las 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:

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. (0 feet if lot width is 50 feet or less); *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 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 lo: 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 restrictons 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:
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.

NOTE

Elevatons 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.

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 Greasetrap
- 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 Market
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

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS — LAND PLANNERS — SURVEYORS & MAPPERS
4957 SW 74th COURT — Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.	F.B. FILE / PLSPSM No. 2891
Chk. by:	TB	Scale:	1" = 30' / Date: 07/14/2021
			Certificaton No. LB761

THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

No.	Date	Apvd.	Job No.	Description

Sheet: 2 OF 10
J.N. 58209
Sk. No.
LS-3401

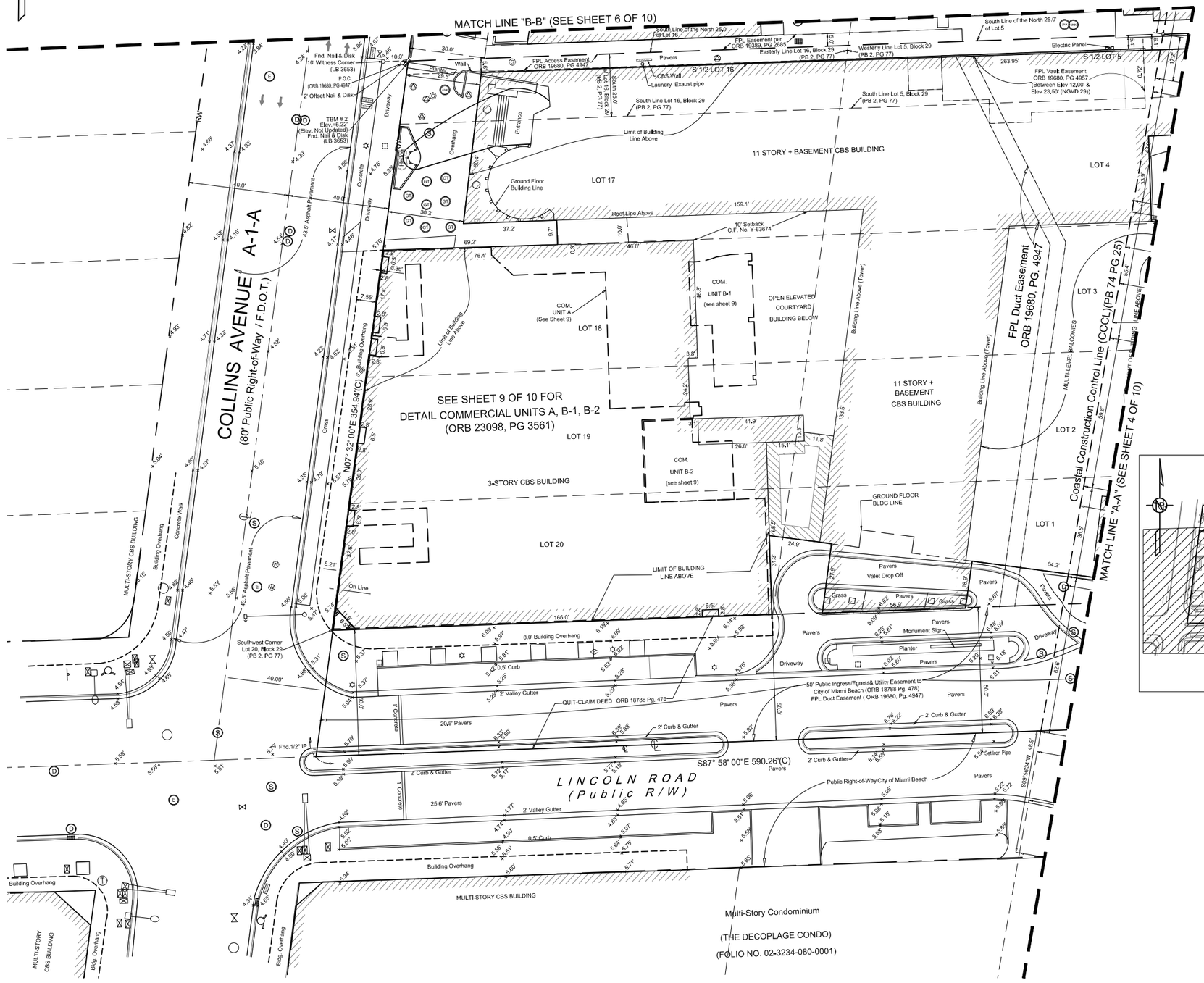
Plot Date: 8/10/2021 Saved by: jgusmanlica
\\Erbsvr2k-10\cad\Proj\58209 sagamore hotel\TIDWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

SKETCH OF BOUNDARY SURVEY

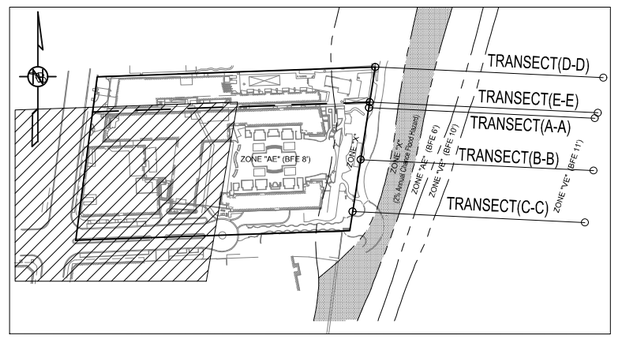
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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
- Monitory Well
- Post
- Manhole Greasetrap

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 Market
N.G.S.	National Geodetic Survey
O.R.B.	Official Record Book
C.F. No.	Clerk's File Number
ESM'T.	Easement
PG.	Page
D.B.	Deed Book
(D)	Deed
(M)	Measure
(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

E.R. Brownell & Associates, Inc.
SURVEYORS & MAPPERS
LAND PLANNERS
CONSULTING ENGINEERS
4957 SW 74th COURT
Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.	F.B. FILE
Chk. by:	TB	Scale:	1" - 20'
		Date:	07/14/2021
		PLS/PSM No.	2891
		Certificaton No.	LB7761

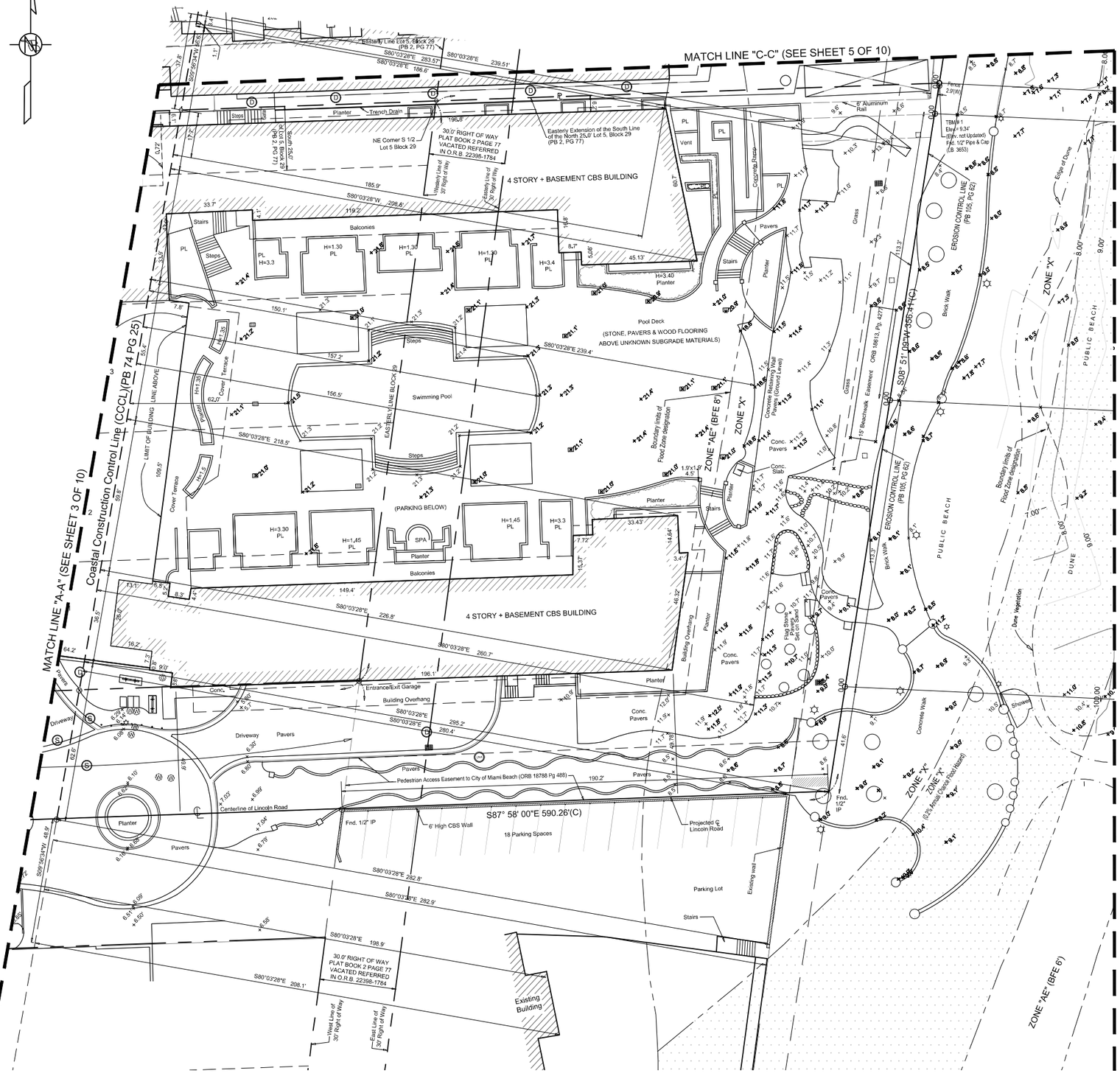
THE RITZ-CARLTON AND THE SAGAMORE HOTEL

No.	Date	Aprvd.	Job No.	Description

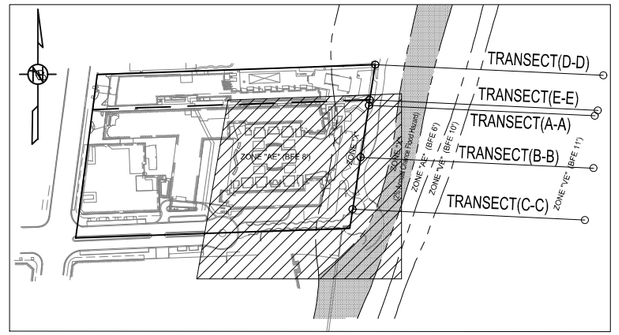
Sheet: 3 OF 10
J.N. 58209
Sk. No.
LS-3401

Plot Date: 8/10/2021 Saved by: jguimarrica
\\Erbrwdc2\c-10\cad\Proj\58209 sagamore hotel\TIDWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

SKETCH OF BOUNDARY SURVEY



KEY PLAN



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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:
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
- Monitory Well
- Manhole Greasetrap
- 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 Market
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

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS — SURVEYORS & MAPPERS
LAND PLANNERS
4957 SW 74th COURT — Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALF/JG	Ref.	F.B. FILE
Chk. by:	TB	Scale:	1" = 20'
P.S/PSM No.	2891		
Date:	07/14/2021	Certificaton No.	LB761

THE RITZ-CARLTON AND THE SAGAMORE HOTEL

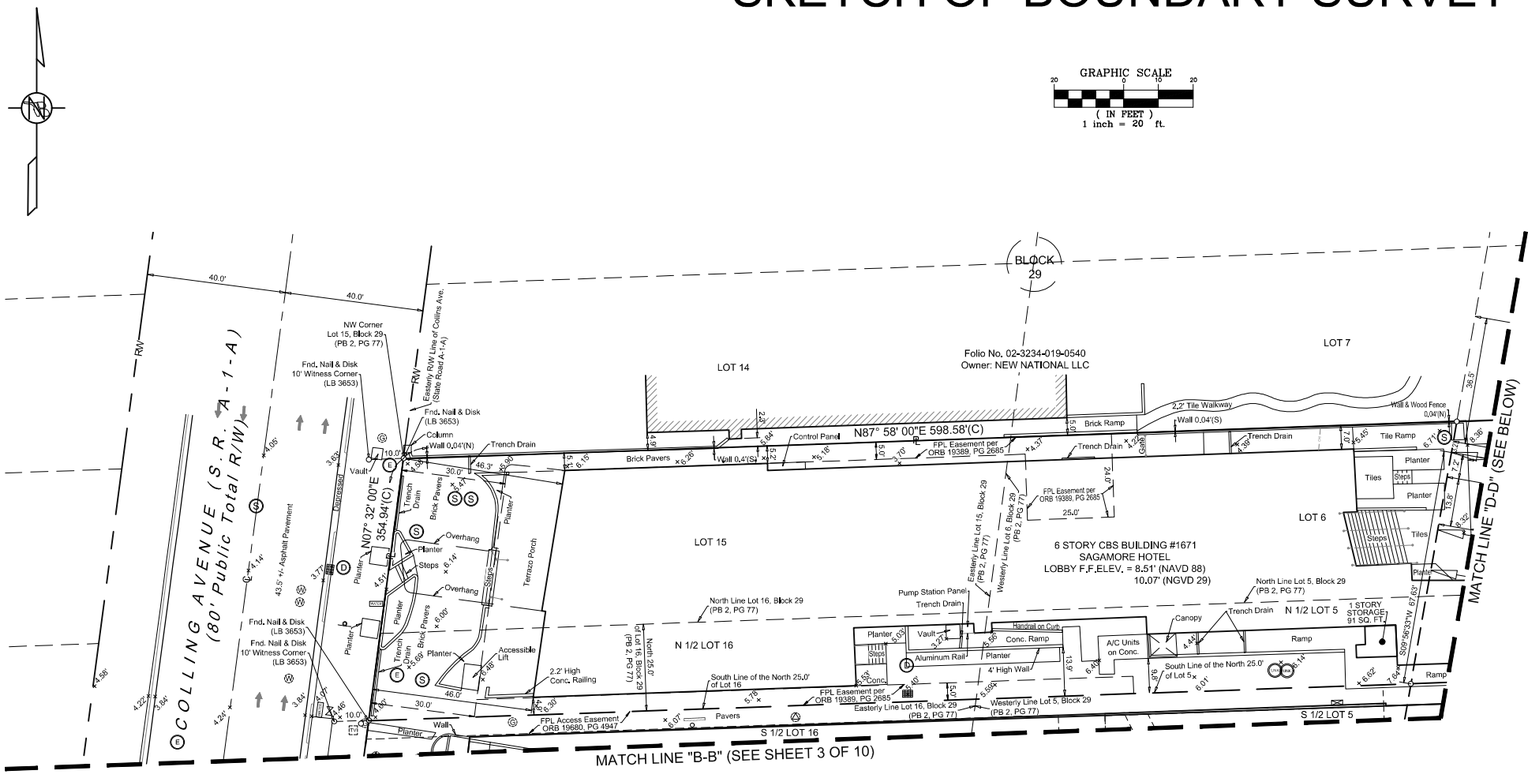
No.	Date	Apvd.	Job No.	Description

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

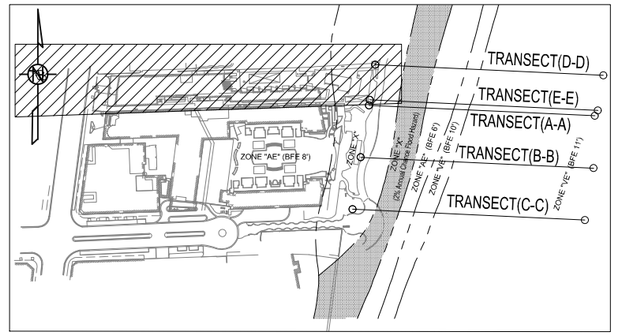
Plot Date: 8/10/2021 Saved by: jguimarrtica
\\Erbrw2k-10\cad\Proj\58209 sagamore hotel\TIDWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

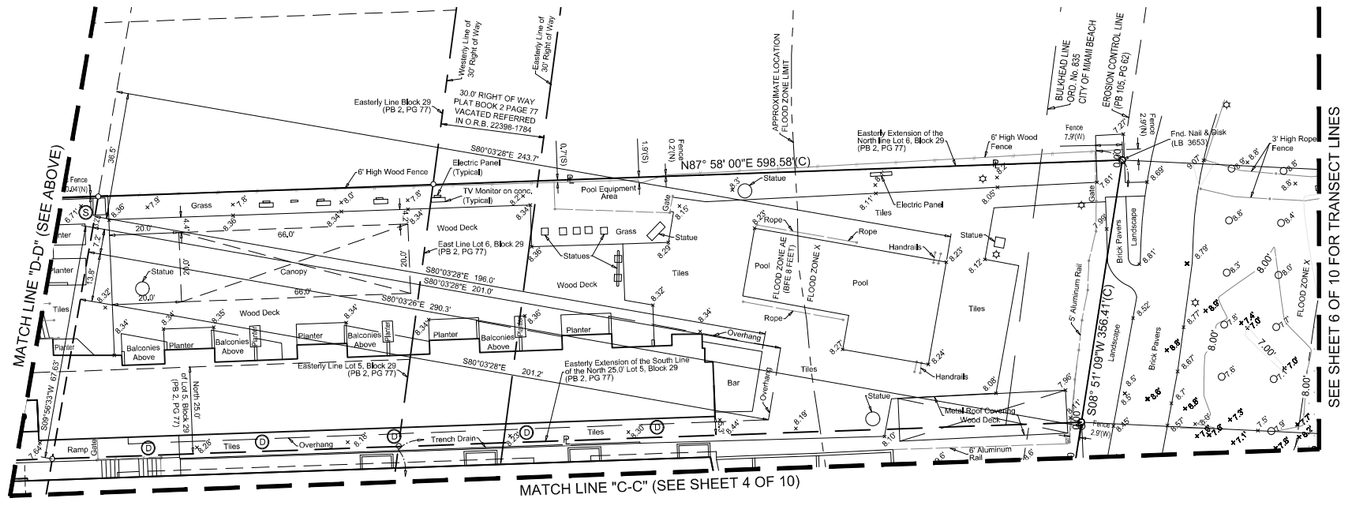
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



KEY PLAN





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

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 Greasetrap
- 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 Market
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

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS — SURVEYORS & MAPPERS
LAND PLANNERS
4957 SW 74th COURT
Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.	F.B. FILE
Chk. by:	TB	Scale:	1" = 20'
		Date:	07/14/2021
		P.S.P.S.M. No.	2891
		Certificate No.	LB761

THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

No.	Date	Description

Sheet: 5 OF 10
J.N. 58209
Sk. No.
LS-3401

Plot Date: 8/10/2021 Saved by jguamantica
\Erbrod~1\Data9\Proj\58209 sagamore hotel\!!!DWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

SKETCH OF BOUNDARY SURVEY

DESCRIPTION	ELEVATION NAVD 88	REMARKS
	MHW (ft)	Distance from MIAMI BEACH
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 hereon 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 I, Section 161.053(5)(a)2. 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 hereon.

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

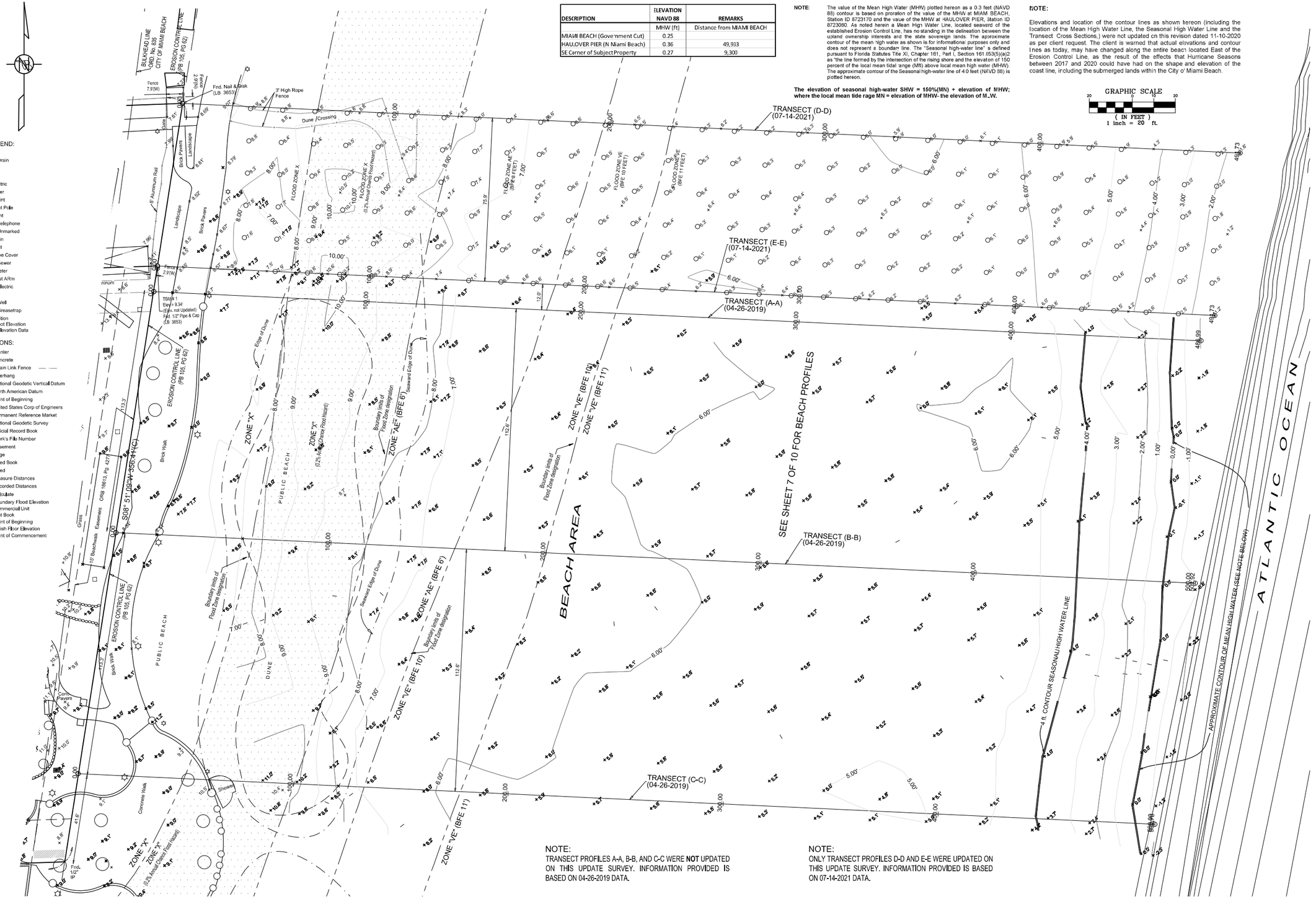
NOTE: Elevations and location of the contour lines as shown hereon (including the location of the Mean High Water Line, the Seasonal High Water Line and the Transect Cross Sections,) were not updated on this revision dated 11-10-2020 as per client request. The client is warned that actual elevations 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.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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 Greasetrap
- Spot Elevation
- Ground Spot Elevation
- Prorated Elevation Data

ABBREVIATIONS:

PLT.	Planter
CONC.	Concrete
C.L.F.	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 Market
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



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.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS — LAND PLANNERS — SURVEYORS & MAPPERS
4957 SW 74th COURT
Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.:	F.B. FILE
Chk. by:	TB	Scale:	1" = 20'
		Date:	07/14/2021
		P.S.P.S.M. No.	2891
		Certification No.	LB761

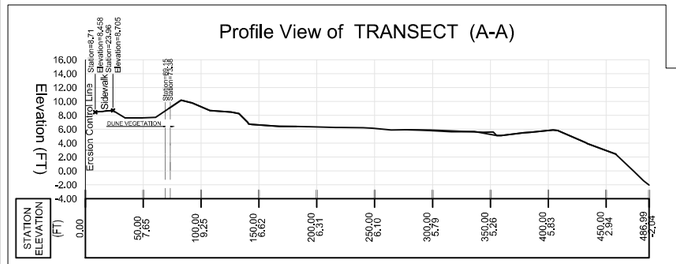
THE RITZ-CARLTON AND THE SAGAMORE HOTEL

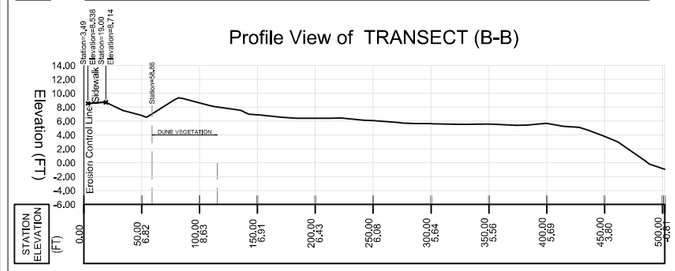
No.	Date	Aprvd.	Job No.	Description

Sheet: 6 OF 10
J.N. 58209
Sk. No.
LS-3401

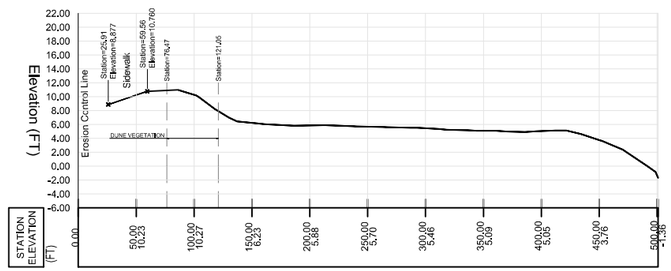
Plot Date: 8/10/2021 Saved by: jajuarrantza
\\Erbnas5-10\conf$\Proj\58209 sagamore hotel\!!DWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

SKETCH OF BOUNDARY SURVEY

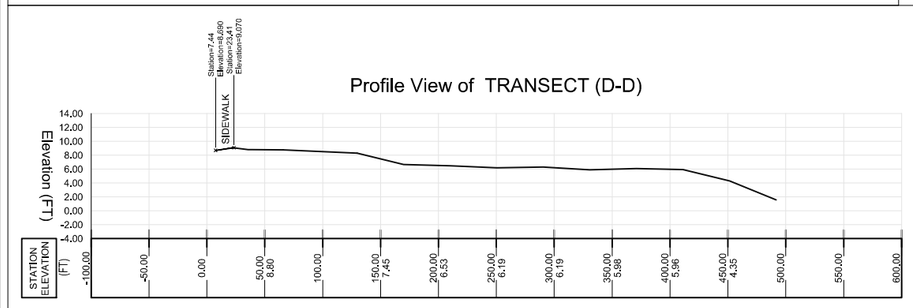




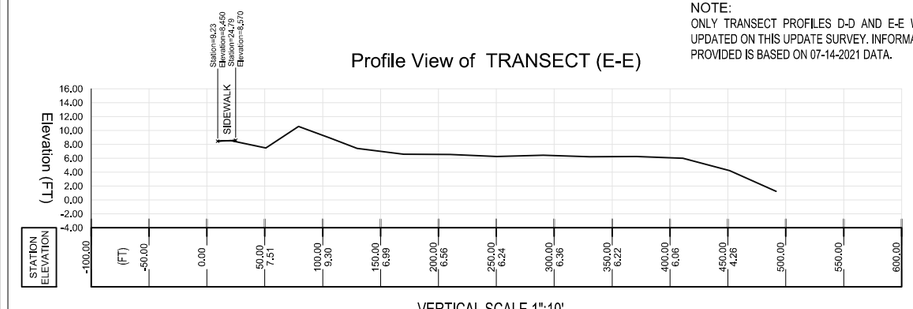
NOTE:
TRANSECT PROFILES A-A, B-B, AND C-C WERE **NOT** UPDATED ON THIS UPDATE SURVEY. INFORMATION PROVIDED IS BASED ON 04-26-2019 DATA.



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



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



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

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 revison 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 tha: 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.



E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS & MAPPERS
4957 SW 74th COURT Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)
Drawn by: JET/ALR/JG Ref.: F.B. FILE P.S.P.S.M. No. 2891
Chk. by: TB Scale: AS SHOWN Date: 07/14/2021 Certification No. LB761

THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

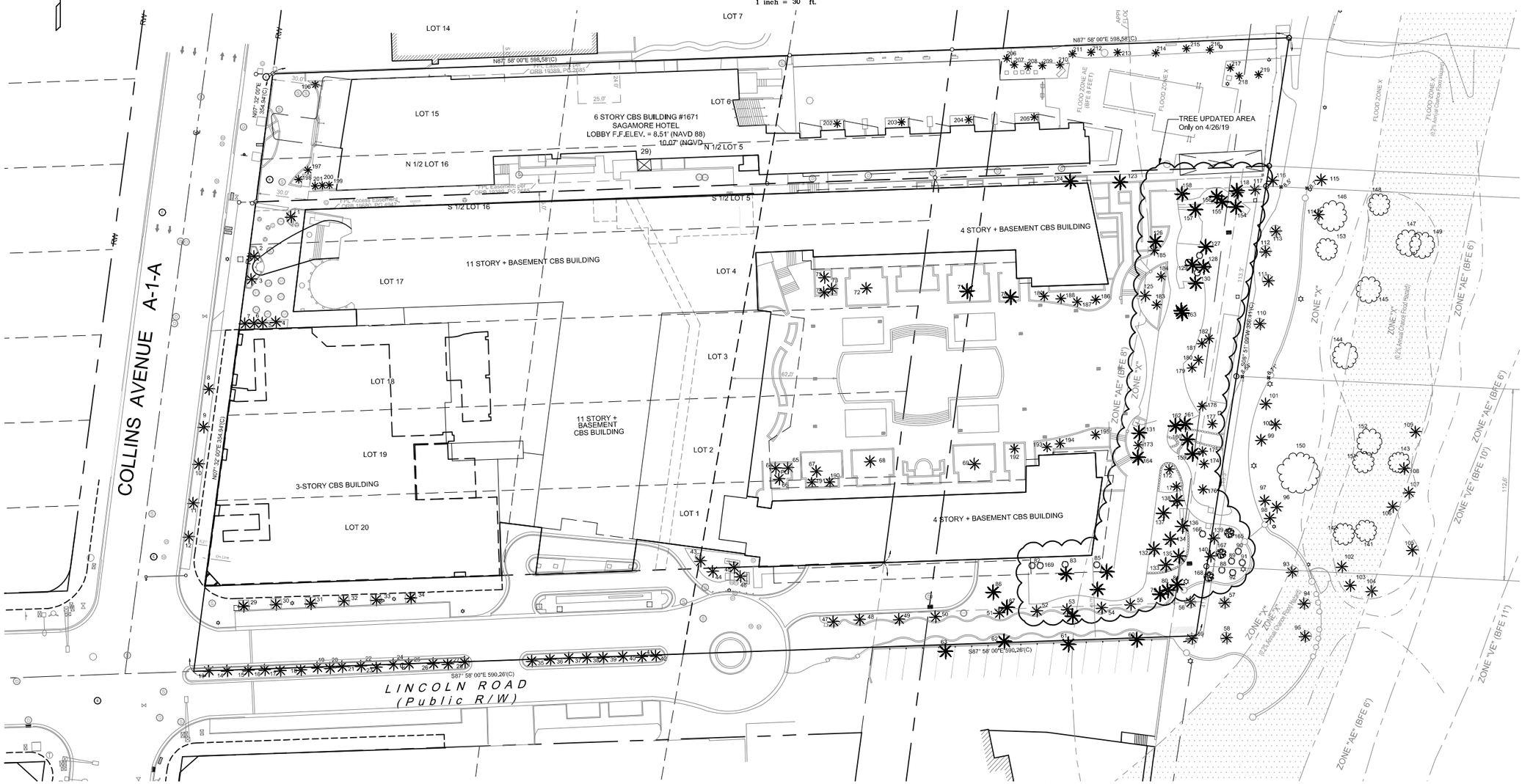
No.	Date	Aprvd.	Job No.	Description

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

Plt. Date: 8/10/2021 Saved by: jajuanantica
\\Erbrown5-10\conf$\Proj\58209 sagamore hotel\!!DWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
1	*Cocos nucifera*	Coconut Palm	0.6	15	20
2	*Phoenix Canariensis*	Canary Island Palm	1.2	20	22
3	*Phoenix Canariensis*	Canary Island Palm	1.3	22	22
4 - 7	*Cocos nucifera*	Coconut Palm	0.5	12	20
9 - 11	*Cocos nucifera*	Coconut Palm	0.7	30	20
12	*Cocos nucifera*	Coconut Palm	0.7	25	20
13	*Cocos nucifera*	Coconut Palm	0.7	20	20
*4 - 16	*Cocos nucifera*	Coconut Palm	0.7	22	20
17	*Cocos nucifera*	Coconut Palm	0.6	18	20
*8 - 20	*Cocos nucifera*	Coconut Palm	0.6	20	20
21	*Cocos nucifera*	Coconut Palm	0.6	18	20
22	*Cocos nucifera*	Coconut Palm	0.6	20	20
23	*Cocos nucifera*	Coconut Palm	0.7	22	20
24 - 28	*Cocos nucifera*	Coconut Palm	0.7	22	20
29 - 34	*Phoenix Canariensis*	Canary Island Palm	1.3	22	20
35	*Cocos nucifera*	Coconut Palm	0.6	30	20
36 - 37	*Cocos nucifera*	Coconut Palm	0.6	25	20
38 - 39	*Cocos nucifera*	Coconut Palm	0.6	20	20
40	*Cocos nucifera*	Coconut Palm	0.6	22	20
41	*Cocos nucifera*	Coconut Palm	0.6	18	20
42	*Cocos nucifera*	Coconut Palm	0.7	20	20
43, 44, 46	*Cocos nucifera*	Coconut Palm	0.6	25	20
45	*Cocos nucifera*	Coconut Palm	0.6	18	20
47 - 49	*Phoenix Canariensis*	Canary Island Palm	23	22	20
50 - 63	*Phoenix Canariensis*	Canary Island Palm	14	25	20
64, 65	*Cocos nucifera*	Coconut Palm	0.7	25	20

Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
66	*Cocos nucifera*	Coconut Palm	0.7	20	20
67	*Cocos nucifera*	Coconut Palm	0.7	20	20
68, 69	*Phoenix Canariensis*	Canary Island Palm	1.3	25	20
70	*Cocos nucifera*	Coconut Palm	0.7	22	20
71, 72	*Phoenix Canariensis*	Canary Island Palm	1.3	25	20
73, 75	*Cocos nucifera*	Coconut Palm	0.7	30	20
74	*Cocos nucifera*	Coconut Palm	0.7	22	20
79 - 82	*Cocos nucifera*	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)
145	*Cocos nucifera*	Coconut Palm	0.8	25	25
139	*Cocos nucifera*	Coconut Palm	0.7	38	30
140	*Cocos nucifera*	Coconut Palm	0.7	42	30
141	*Cocos nucifera*	Coconut Palm	0.6	45	30
142	*Cocos nucifera*	Coconut Palm	0.7	50	30
143	*Cocos nucifera*	Coconut Palm	0.7	48	25
144	*Cocos nucifera*	Coconut Palm	0.6	20	25
146	*Cocos nucifera*	Coconut Palm	0.7	35	30
147	*Cocos nucifera*	Coconut Palm	0.8	45	30
148	*Cocos nucifera*	Coconut Palm	0.8	25	25
149	*Cocos nucifera*	Coconut Palm	0.8	20	30

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

Tree No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
52	*Roystones regia*	Royal Palm	16	25	14
53	*Roystones regia*	Royal Palm	16	20	14
54	*Roystones regia*	Royal Palm	16	22	14
55	*Roystones regia*	Royal Palm	16	22	14
79	*Thrinax radiata*	Florida Thatch Palm	4	12	5
80	*Thrinax radiata*	Florida Thatch Palm	4	12	5
81	*Thrinax radiata*	Florida Thatch Palm	4	12	5
82	*Washingtonia robusta*	Washington Palm	10	35	10
83	*Washingtonia robusta*	Washington Palm	10	35	10
85	*Washingtonia robusta*	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	*Cocos nucifera*	Coconut Palm	10	25	12
117	*Cocos nucifera*	Coconut Palm	8	25	12
118	*Cocos nucifera*	Coconut Palm	8	25	12
125	*Cocos nucifera*	Coconut Palm	10	25	16
126	*Cocos nucifera*	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	*Cocos nucifera*	Coconut Palm	10	25	10
132	*Cocos nucifera*	Coconut Palm	8	25	12
133	*Cocos nucifera*	Coconut Palm	8	25	12
134	*Cocos nucifera*	Coconut Palm	8	25	12
135	*Cocos nucifera*	Coconut Palm	10	30	16

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

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.

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

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
- 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 Greasetrap
- 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 Market
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

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS & MAPPERS
4957 SW 74th COURT Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.	F.B. FILE
Chk. by:	TB	Scale:	1" = 30'
		Date:	07/14/2021
		P.S.P.S.M. No.	2891
		Certificaton No.	LB761

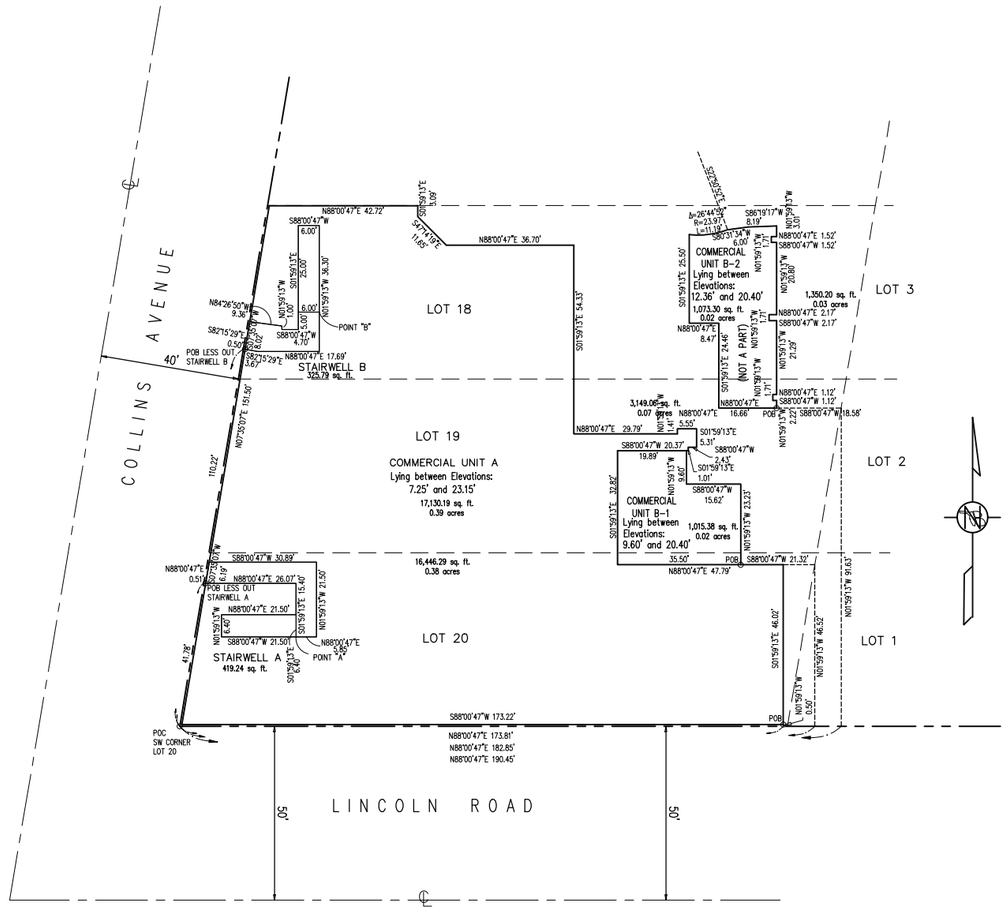
THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

No.	Date	Aprvd.	Job No.	Description

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

P:\ Date: 8/10/2021 Saved by: jjoannellos
\\Erbfiles5-10\cad$\Proj\58209 sagamore hotel\TIDWGS\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

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.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS & MAPPERS
4957 SW 74th COURT Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.	F.B. FILE
Chk. by:	TB	Scale:	AS SHOWN
P.S./P.S.M. No.	2891		
Date:	07/14/2021	Certification No.	LB7161

THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

No.	Date	Description

Sheet: 9 OF 10
J.N. 58209
Sk. No.
LS-3401

Plot Date: 8/10/2021 Saved by jguamantica
\Enbrad1-10\cad9\Proj\58209 sagamore hotel\!!!DWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg

SKETCH OF BOUNDARY SURVEY

TABLE A (RECORD INFORMATION)

DESIGNATION/ STATION		USGS QUAD	PID	SPC FL EAST (X) Ft (Record)) EASTING	SPC FL EAST (Y) Ft (Record) NORTHING	SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N) LATITUD	(W) LONGITUD	DATUM	DESCRIPTION
C-269-X	GPS CONTROL	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	N/A	AC3450	944,164.320	538,032.980	1.000036290	0° 22' 52.3"	25° 48' 40.35901"	-080° 07' 28.47955"	NAD 83 (1990)	AZIMUTH MARK DISC (R)
PRM 87-78-A-12	CCCL	N/A	N/A	943,503.639	532,900.315	1.000035853	0° 22' 48.2719"	25° 47' 49.5684"	-080° 07' 36.0817"	NAD 83 (1990)	NO RECOVER (R)
PRM 87-78-A-13	CCCL	N/A	N/A	942,535.563	527,216.661	1.000035217	0° 22' 42.71726"	25° 46' 53.3405"	-080° 07' 47.0839"	NAD 83 (1990)	NO RECOVER (R)

Note: Recorced 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 Corpscon 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 (X) Ft (Measure) EASTING	SPC FL EAST (Y) Ft (Measure) NORTHING	SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N) LATITUD	(W) LONGITUD	DATUM	DESCRIPTION
C-269-X	GPS CONTROL	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	AC3450	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	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	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	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 ∅1/2" (M)
POINT #2	CCCL & N Prop. Line	N/A	N/A	942,811.458	530,861.085	1.00003540	0° 22' 44.80"	25° 47' 29.417"	-080° 07' 43.8021"	NAD 83 (90)	SET IRON PIPE ∅1/2" (M)
POINT # 3	NE Property Corner	N/A	N/A	943,108.000	530,871.458	1.00003559	0° 22' 46.21"	25° 47' 29.500"	-080° 07' 40.5572"	NAD 83 (90)	FOUND IRON PIPE ∅1/2" (M)
POINT # 4	SE Property Corner	N/A	N/A	943,064.614	530,595.665	1.00003556	0° 22' 45.96"	25° 47' 26.771"	-080° 07' 41.0518"	NAD 83 (90)	FOUND IRON PIPE ∅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 1966: AT MIAMI, AT MIAMI, ABOUT 5.3 MILE SOUTH ALONG THE FLORIDA EAST COAST RAILROAD FROM THE CROSSING OF SW 6TH STREET, (U.S. HIGHWAY 41), NEAR THE CROSSING OF CORAL WAY (SW. 13TH STREET), 46.4 FEET EAST OF THE EAST RAIL, 51 FEET WEST OF THE WEST CURB OF SW. 1 ST 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)	(06-07-12) ADJUSTED
NAD 83(2011) EPOCH	=	2010.00	
NAVD 88 ORTHO HEIGHT	=	5.037 (meters)	16.53 (feet) ADJUSTED

GEOID HEIGHT	-	-25.514 (meters)	GEOID12B
NAD 83(2011) X	-	976,795.873 (meters)	COMP
NAD 83(2011) Y	-	-5,663,876.269 (meters)	COMP
NAD 83(2011) Z	-	2,755,292.455 (meters)	COMP
LAPLACE CORR	-	-3.69 (seconds)	DEFLEC12B
DYNAMIC HEIGHT	-	5.029 (meters)	16.50 (feet) COMP
MODELED GRAVITY	-	979,029.4 (mgal)	NAVD 88
OBS GRAVITY	-	979,028.8 (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	518,453.399	280,718.273	MT	1.00002160 +0 20 59.1
SPC FL E	519,859.19	920,993.15	sFT	1.00002160 +0 20 59.1
UTM 17	-2,849,531.317	580,691.732	MT	0.99968040 +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 0.99968040 = 0.99968362

Network accuracy estimates per FGDC Geospatial Positioning Accuracy Standards:

	FGDC (95% conf. cm)	Standard deviation (cm)	ConfNE	
	Horiz Ellip	SD_N SD_E	SD_n	(unitless)
NETWORK	6.63 6.06	2.24 2.84	4.62	+1.1857909?

Data were taken from NGS web site
http://www.ngs.noaa.gov/cgi-bin/ds_mark.prl?PidBox=AC2164

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 SOUTHEAST OF THE JUNCTION OF INTERSTATE 195 AND STATE ROAD 112, 29 FEET SOUTH OF LIGHTPOLE NO. 16040-24, 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.

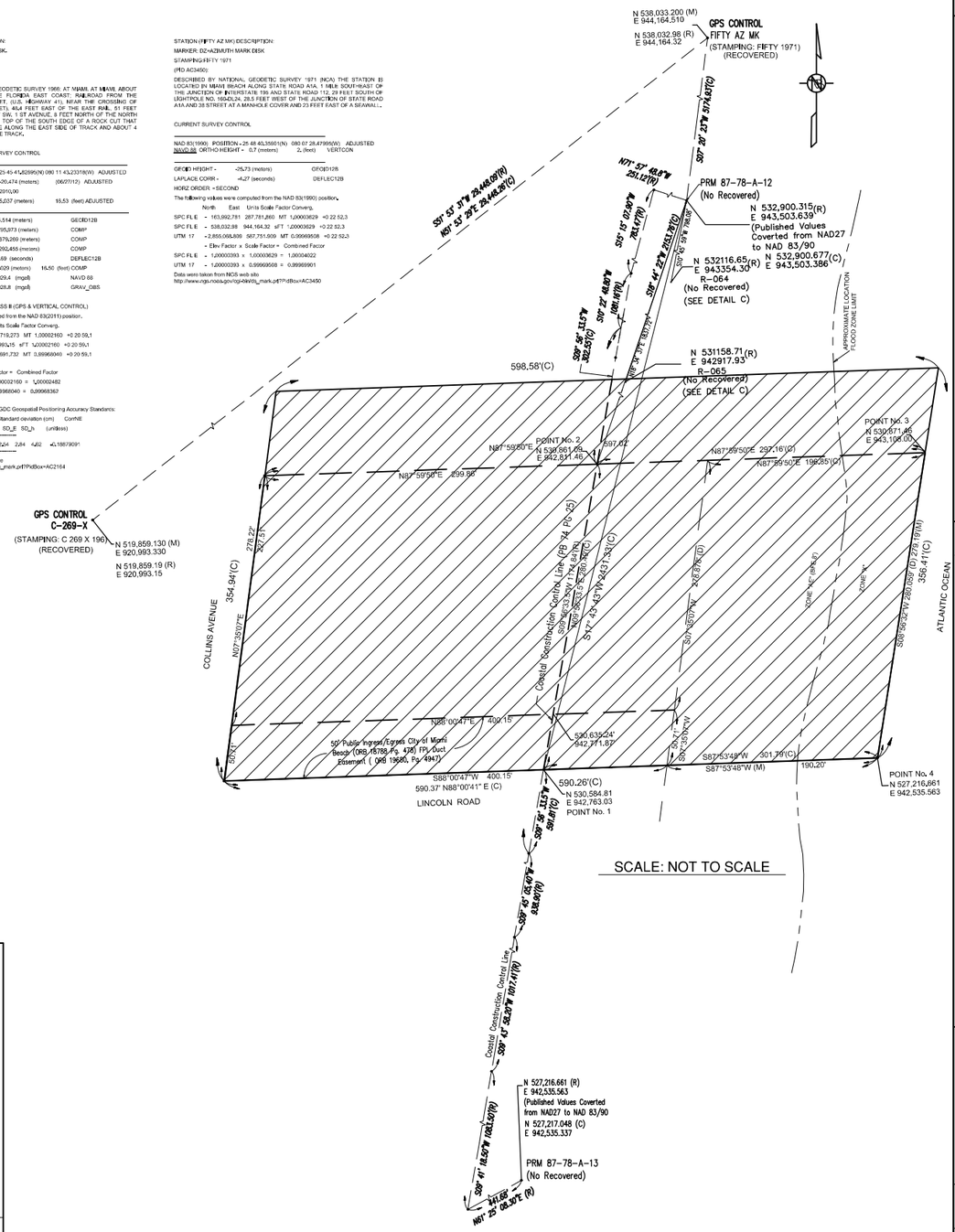
CURRENT SURVEY CONTROL

NAD 83(1990) POSITION= 25 48 40.35901(N) 080 07 28.47955(W) ADJUSTED
NAVD 88 ORTHO HEIGHT = 0.7 (meters) 2. (feet) VERTCON

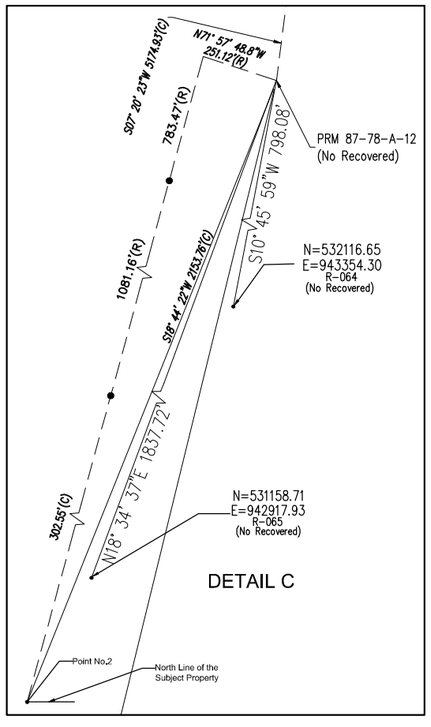
GEOID HEIGHT - -25.73 (meters) GEOID12B
LAPLACE CORR - +4.27 (seconds) DEFLEC12B
HORZ ORDER - SECOND
The following values were computed from the NAD 83(1990) position.

	North	East	Units Scale Factor	Converg.
SPC FL E	163,992.781	287,781.260	MT	1.00003629 +0 22 52.3
SPC FL E	538,032.98	944,164.32	sFT	1.00003629 +0 22 52.3
UTM 17	2,855,068.809	587,751.009	MT	0.99969508 +0 22 52.3

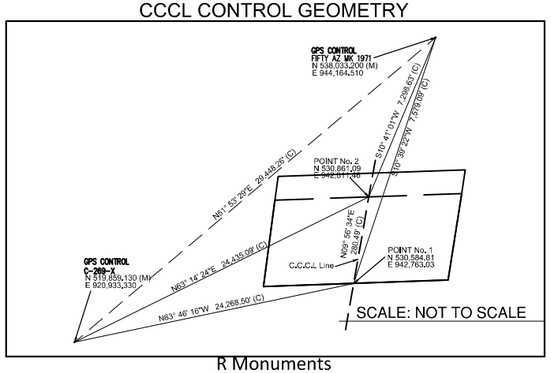
- Elev Factor x Scale Factor = Combined Factor
SPC FL E = 1.00000393 x 1.00003629 = 1.00004022
UTM 17 = 1.00000393 x 0.99969508 = 0.99969901
Data were taken from NGS web site
http://www.ngs.noaa.gov/cgi-bin/ds_mark.prl?PidBox=AC3450



SCALE: NOT TO SCALE



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.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
LAND PLANNERS
SURVEYORS & MAPPERS
4957 SW 74th COURT
Miami, Florida, 33155
305-860-3866 (PHONE) workrequest@erbrownell.com 305-860-3870 (FAX)

Drawn by:	JET/ALR/JG	Ref.:	F.B. FILE	P.S/PSM No.	2891
Chk. by:	TB	Scale:	AS SHOWN	Date:	07/14/2021

Certification No. LB761

THE RITZ-CARLTON
AND
THE SAGAMORE HOTEL

No.	Date	Description

Apvd.: Job No.:

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

Plt: Date: 8/10/2021 Saved by: jguamantica
\Echo2~1\Data2\Proj\58209 sagamore hotel\!!!DWG\58209 LS-3401 BOUNDARY SURVEY SAGAMORE & RITZ CARLTON HOTEL 07-15-21 FINAL.dwg