SKETCH OF RIGHT-OF-WAY SURVEY

LOCATION MAP
Scale 1"=100'

LEGAL DESCRIPTION:

Right-of-Way along Lincoln Road from Collings Avenue ±1128' to the Mean High Water Line Right-of-Way

SURVEYORS' 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 that 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 additional GPS control points (designation name C-269-X and FIFTY AZ MK 1971) the same provided on the Table A as shown. All coordinates and distances as shown are based on the US Survey foot.

The accuracy obtained for all horizontal 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 62, 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 Florida on June 15, 1976.

The Coastal Construction Control line (CCCL) as shown 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 Florida Department of Natural Resources (now known as the Department of Environmental Protection) on January 15, 1982 were used in the location of the CCCL. The PRM(s) 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, Florida, described on drawing page Number SM-93F, Erosion Control line and Coastal Construction Control Line, dated April 1993.

Right of Way as shown is based on the recorded Plat and the 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.

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.

There are no easements or setback restrictions appearing on the said plat of FISHER'S FIRST SUBDIVISION OF ALTON 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 June 10, 2022 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" =20' or smaller. ***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
DiLido Beach Resort LLC
DiLido Beach Resort Land LLC.

This is to certify to the herein named firm and/or persons, that in my professional opinion, this AS-BUILT SURVEY is true and correct based on our field Survey dated June 10, 2022. I further certify that this map or plat meets the Standard of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Section 5J-17.051 for the purposes detailed herein and is a "SURVEY" as defined in Section 5J-17.050(11).

Dated this: January 12, 2023 (Revised as noted)

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

THOMAS BROWNELL LICENSE No. 2891 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Thomas Brownell
Executive Vice President
Professional Land Surveyor #2891
State of Florida

The survey map and notes and/or report or the copies thereof, consisting of 3 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 3. 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 — LAND PLANNERS — SURVEYORS & MAPPERS
4957 SW 74th COURT — Miami, Florida, 33155
305-860-3866 (PHONE) — workrequest@erbrownell.com — 305-860-3870 (FAX)

Drawn by:	JG/JEG	Ref.	F.B.	FILE	PLS/PSM No. 2891
Chk. by:	TB	Scale:	1" = 20'	Date: 06/10/2022	Certification No. LB761

LINCOLN ROAD
PUBLIC RIGHT-OF-WAY

No.	Date	Apvd.	Job No.	Description
1	1-12-23	TB	58482	Additional Elevations

Sheet: 1 OF 3
J.N. 58482
Sk. No.
M-3138

Plot Date: 1/16/2023 Saved by: jjarros
O:\Projects\58482-S100 LINCOLN RD\DGN\58482-S100 (LINCOLN RD) RW SURVEY 6-10-22.dwg

SKETCH OF RIGHT-OF-WAY SURVEY

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

LINCOLN ROAD
(Public R/W)

COLLINS AVENUE A-1-A
(80' Public Right-of-Way / F.D.O.T.)

S87° 58' 00"E 590.26'(C)

N= 530,635.24
E= 941,771.87

N= 530,584.81
E= 942,763.03

FPL Duct Easement
ORB 19680, PG. 4947

50' Public Ingress/Egress& Utility Easement to City of Miami Beach (ORB 18788 Pg. 476)
FPL Duct Easement (ORB 19680 Pg. 4947)

QUIT-CLAIM DEED ORB 18788 Pg. 476

50' Public Right-of-Way City of Miami Beach

Coastal Construction Control Line (CCCL)(PB 74 PG 25)

Costal Construction Control Line to
"E" to "F" (Harbor Line) = 175.00'(
"E" to face of Bulkhead Line = 174
"E" to the Erosion Control Line = 1

MATCH LINE "A-A" (SEE SHEET 3 OF 3)

LOT 19 | LOT 20 | LOT 1 | LOT 2 | LOT 8 | LOT 9 | LOT 10 | LOT 11

3-STORY CBS BUILDING
F.F. ELEV. 7.25'

11 STORY + BASEMENT CBS BUILDING

4 STORY + BASEMENT CBS BUILDING

MULTI-STORY CBS BUILDING

14 Story Apartment Building
(THE DECOPLAGE CONDO)
(FOLIO NO. 02-3234-080-0001)
(O.R.B. 15739, PG. 1067)

GROUND FLOOR BLDG LINE

LIMIT OF BUILDING LINE ABOVE

Building Line (Tower)

Cover Terrace

Balconies

(PARKING BELOW)

Entrance/Exit Garage

Projected Easterly Line of Block 75 (PB 2, PG 77)

Southwest Corner Lot 20, Block 29 (PB 2, PG 77)

Fnd.1/2" IP

Fnd. 1/2" IP

6' High CBS Wall

18 Parking Spaces

1.50' Wall Height

20' Pedestrian Access Easement to City of Miami Beach (ORB 18788 Pg 476)

Centerline of Lincoln Road

East line of Lincoln Rd R/W

West Line of CU-31

CU-31

Asphalt Pavement

Valet Drop Off

Port Cochere

Monument Sign

Grass

Pavers

Planter

Driveway

Conc.

Conc. Pavers

Concrete Walk

Building Overhang

Bldg. Overhang

On Line

0.5' Curb

2' Valley Gutter

2' Curb & Gutter

1' Concrete

20.5' Pavers

5.6' Pavers

40.00'

166.0'

8.0' Building Overhang

Grass

Balconies

Planter

Pavers

Driveway

Conc.

Conc. Pavers

Asphalt Pavement

Building Overhang

Bldg. Overhang

Valley Gutter

0.5' Curb

SKETCH OF RIGHT-OF-WAY SURVEY

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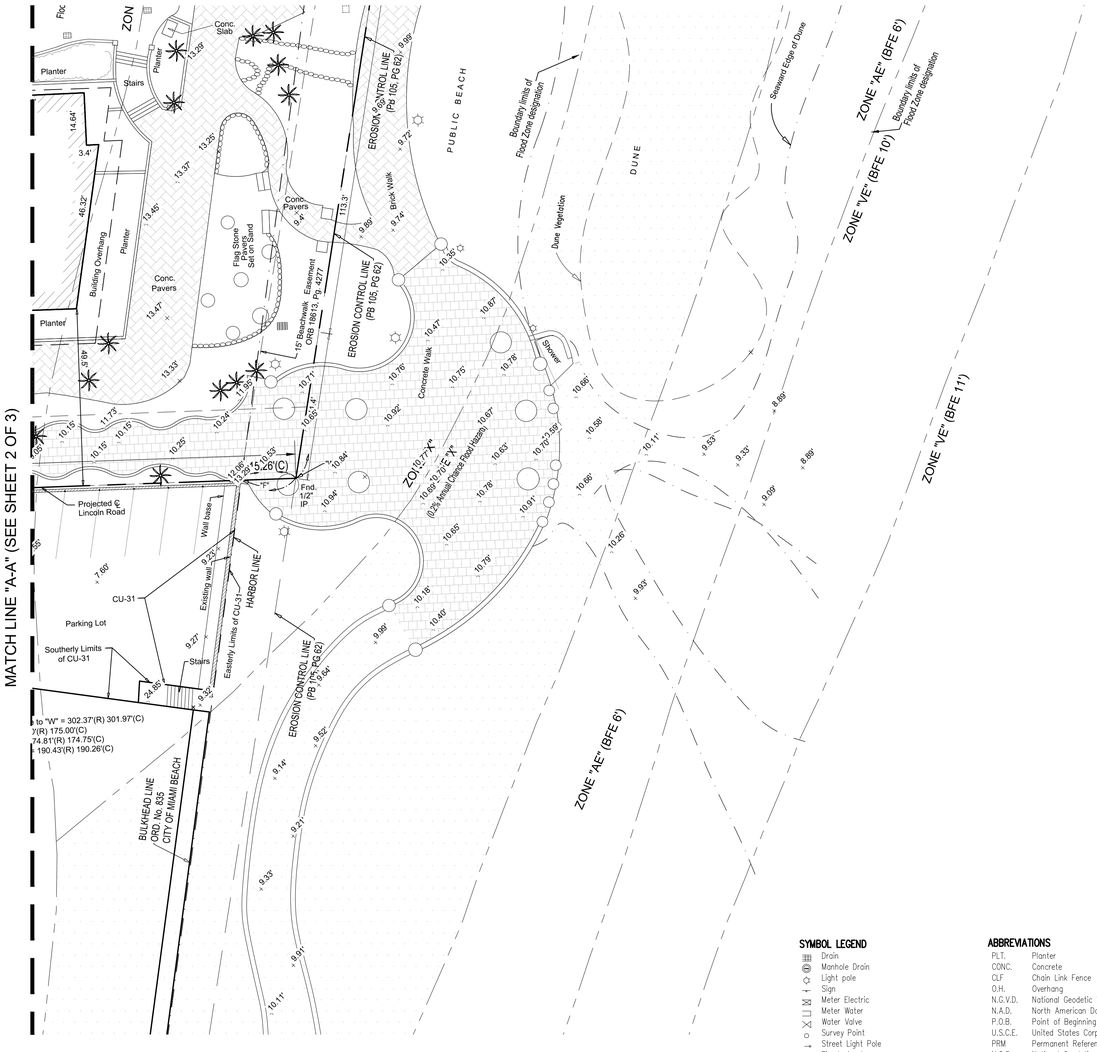
(IN FEET)
1 inch = 20 ft.



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

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PUBLIC RIGHT-OF-WAY

No.	Date	Apvd.	Job No.	Description
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Sheet: 3 OF 3
J.N. 58482
Sk. No.
M-3138

Plot Date: 1/18/2023 Saved By: jgarvin
G:\PROJ\58482-S100 LINCOLN RD\DWG\58482-S100 LINCOLN RD) RW SURVEY 6-10-22.dwg