



ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929

TREE LEGEND				TREE LEGEND					
TREE #	SIZE	HEIGHT	TYPE	TREE #	SIZE	HEIGHT	TYPE		
4	4"	10'	Silver Buttrwood	114	6 x 3"	18'	12'	Acacia Palm	
5	4"	10'	Silver Buttrwood	115	2 x 4"	14'	10'	Christmas Palm	
6	4"	10'	Silver Buttrwood	116	2 x 4"	14'	10'	Christmas Palm	
7	4"	10'	Silver Buttrwood	117	18"	20'	18"	Dani Palm	
8	4"	10'	Silver Buttrwood	118	18"	20'	18"	Dani Palm	
9	4"	10'	Silver Buttrwood	120	14"	15'	16'	Cabbage Palm	
10	5"	16'	10'	Palm	121	14"	15'	16'	Cabbage Palm
11	5"	16'	10'	Palm	122	14"	15'	16'	Cabbage Palm
12	5"	16'	10'	Palm	123	10"	20'	22'	Coconut Palm
13	5"	16'	10'	Palm	124	10"	20'	22'	Coconut Palm
14	5"	16'	10'	Palm	125	5"	18'	14'	Sago Palm
15	5"	16'	10'	Palm	127	5"	20'	12'	Buttrwood
16	2 x 5"	15'	19'	Christmas Palm	128	5"	20'	12'	Buttrwood
17	2 x 5"	15'	19'	Christmas Palm	129	5"	20'	12'	Buttrwood
18	2 x 5"	15'	19'	Christmas Palm	130	5"	20'	12'	Buttrwood
19	2 x 5"	15'	19'	Christmas Palm	131	5"	20'	12'	Buttrwood
20	2 x 5"	15'	19'	Christmas Palm	132	5"	20'	12'	Buttrwood
21	2 x 5"	15'	19'	Christmas Palm	133	12"	18'	20'	Coconut Tree
22	2 x 5"	15'	19'	Christmas Palm	134	12"	18'	20'	Coconut Tree
23	2 x 5"	15'	19'	Christmas Palm	135	12"	18'	20'	Coconut Tree
24	2 x 5"	15'	19'	Christmas Palm	136	12"	18'	20'	Coconut Tree
25	2 x 5"	15'	19'	Christmas Palm	137	12"	18'	20'	Coconut Tree
26	2 x 5"	15'	19'	Christmas Palm	138	12"	18'	20'	Coconut Tree
27	2 x 5"	15'	19'	Christmas Palm	139	12"	18'	20'	Coconut Tree
28	2 x 5"	15'	19'	Christmas Palm	140	12"	18'	20'	Coconut Tree
29	2 x 5"	15'	19'	Christmas Palm	141	14"	24'	30'	Unknown
30	10"	25'	22'	Coconut Palm	142	12"	24'	25'	Unknown
31	10"	25'	22'	Coconut Palm	143	12"	24'	25'	Unknown
32	12"	22'	18'	Christmas Palm	144	4"	20'	18'	Silver Buttrwood
33	12"	22'	18'	Christmas Palm	145	4"	20'	18'	Unknown
34	4"	10'	10'	Buttrwood	146	10"	20'	20'	Coconut Palm
35	4"	10'	10'	Buttrwood	147	10"	20'	20'	Coconut Palm
36	4"	10'	10'	Buttrwood	148	10"	20'	20'	Coconut Palm
37	4"	10'	10'	Buttrwood	149	10"	20'	20'	Coconut Palm
38	4"	10'	10'	Buttrwood	150	10"	20'	20'	Coconut Palm
39	4"	10'	10'	Buttrwood	151	10"	20'	20'	Coconut Palm
40	4"	10'	10'	Buttrwood	152	10"	20'	20'	Coconut Palm
41	4"	10'	10'	Buttrwood	153	10"	20'	20'	Coconut Palm
42	4"	10'	10'	Buttrwood	154	10"	20'	20'	Coconut Palm
43	4"	10'	10'	Buttrwood	155	10"	20'	20'	Coconut Palm
44	4"	10'	10'	Buttrwood	156	10"	20'	20'	Coconut Palm
45	4"	10'	10'	Buttrwood	157	10"	20'	20'	Coconut Palm
46	4"	10'	10'	Buttrwood	158	10"	20'	20'	Coconut Palm
47	4"	10'	10'	Buttrwood	159	10"	20'	20'	Coconut Palm
48	4"	10'	10'	Buttrwood	160	10"	20'	20'	Coconut Palm
49	4"	10'	10'	Buttrwood	161	10"	20'	20'	Coconut Palm
50	4"	10'	10'	Buttrwood	162	10"	20'	20'	Coconut Palm
51	4"	10'	10'	Buttrwood	163	10"	20'	20'	Coconut Palm
52	4"	10'	10'	Buttrwood	164	14"	24'	12'	Cabbage Palm
53	4"	10'	10'	Buttrwood	165	14"	24'	12'	Cabbage Palm
54	4"	10'	10'	Buttrwood	166	16"	59'	22'	Coconut Palm
55	4"	10'	10'	Buttrwood	167	12"	40'	20'	Coconut Palm
56	4"	10'	10'	Buttrwood	168	10"	18'	18'	Cabbage Palm
57	4"	10'	10'	Buttrwood	169	16"	14'	18'	Cabbage Palm
58	4"	10'	10'	Buttrwood	170	16"	14'	18'	Cabbage Palm
59	4"	10'	10'	Buttrwood	171	16"	14'	18'	Cabbage Palm

LEGAL DESCRIPTION:
 Lots 1 thru 8 and the 16.00 foot foot alley. Bounded on the West by the Easterly line of Lots 5 thru 8; Bounded on the East by the Westerly line of Lots 1 thru 4; Bounded on the North by the Southerly line of 40th Street; and Bounded on the South by the Northerly line of 39th Street; All in Block 31, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5 at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida.

AND ALSO:
 A parcel of land lying east of the Mean High Water Line as shown on AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY according to the plat thereof as recorded in Plat Book 5 at Pages 7 and 8 and lying west of the Erosion Control Line as shown on establishment of EROSION CONTROL LINE according to the plat thereof as recorded in Plat Book 105 at Page 62, both being of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1, Block 31 of said AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; thence S 82°31'35" E along the South line of said Lot 1 for 140 feet more or less to the point of intersection with the aforesaid Mean High Water Line, said point being the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S 82°31'35" E along the Easterly projection of the previously described line for 103 feet more or less to a point on said Erosion Control Line; thence N 07°00'08" E along said Erosion control Line for 200.23 feet to a point of intersection with the Easterly projection of the North line of Lot 4, Block 31 of said AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; thence N 82°33'43" W along the previously described Easterly projection of said North line of Lot 4 for 96 feet more or less to a point of intersection with said Mean High Water Line; thence meander Southerly along said Mean High Water Line for 200 feet more or less to the POINT OF BEGINNING.

The above described property contains 71,680 square feet, more or less, or 1.646 acres, more or less.

- SURVEYOR'S NOTES:**
- This site lies in Section 26, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
 - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
 - Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
 - Bearings hereon are referred to an assumed value of N 07°27'38" E for the East right of way line of Collins Avenue, and evidenced by found nail & disk.
 - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. B-313 Elevation +4.33, located on September 12, 2011 by USC&G brass disk on top of concrete ramp directly over a catch basin at 36th Street (81.7' South of South curb) and Highway A-1-A (Collins Avenue) (57.8' East of East curb).
 - Lands shown hereon are located within an area having a Zone Designations X and AE (EL 7) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12080-0366, for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - Lands shown hereon containing 71,680 square feet, or 1.646 acres, more or less.
 - Roof overhang not located unless otherwise shown.
 - Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
 - All horizontal control measurements are within a precision of 1:10,000.
 - This map is intended to be displayed at the graphic scale shown hereon or smaller.
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
 - The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
 - Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:
 I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 21, 2000, and last updated on June 9, 2017, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.0' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	HANDHOLE		ASPHALT PAVEMENT
	SIGN		

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY OF COURTYARD MARIOTT CADILLAC HOTEL
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

MAP	IC	MAP	IC
DATE SURVEY (6/9/17)	11/27/17	DATE SURVEY (6/9/17)	11/27/17
UPDATE SURVEY (6/9/17)	11/27/17	UPDATE SURVEY (6/9/17)	11/27/17
AMEND TO SHOW BENCHMARK B-313	11/08/21	AMEND TO SHOW BENCHMARK B-313	11/08/21
UPDATE SURVEY (9/16/11)	11/08/21	UPDATE SURVEY (9/16/11)	11/08/21

Original Date: 12/21/00
 Scale: 1" = 20'
 Drawn By: MAP
 CAD No.: 001581
 Plotted: 6/16/17 3:44p
 Ref. Dwg.: 007064
 Field Book 615/75 SJD
 532/10 & FLD.SHT. RLL
 Job No.: 001581
 Dwg. No.: 2000D-224-NGVD
 Sheet: 1 of 1

PROPERTY OWNER: BETA EPSILON/ CADILLAC LLC

