

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **1509 & 1515 WASHINGTON AVENUE, MIAMI BEACH, FL.**

LEGEND:

M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
A/C	AIR CONDITIONING UNIT
I.D.	IDENTIFICATION
(C)	CALCULATED
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORDS
(R)	DENOTES DISTANCE BASED ON RECORD INFORMATION
⊕	CENTERLINE
⊕	WIRE PULL BOX
⊕	CATCH BASIN
⊕	DRAIN
⊕	METAL LIGHT POLE
⊕	CROSSWALK SIGNAL POLE
⊕	METAL BOLLARD
⊕	WATER METER
⊕	SIGN
⊕	WATER VALVE
⊕	TRASH BIN
⊕	SEWER BOX
⊕	PARKING METER
⊕	METAL LID
⊕	TRAFFIC SIGNAL POLE
⊕	CLEANOUT
⊕	AIR CONDITIONING UNIT
⊕	GAS METER
⊕	FIRE HYDRANT
⊕	STORM DRAIN MANHOLE
⊕	UTILITY MANHOLE
⊕	FLORIDA POWER & LIGHT MANHOLE
⊕	BIKE RACK
⊕	BREAK IN SCALE
⊕	VIEW 1



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS EIGHT (8) OFF-SITE PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

SURVEYOR'S REFERENCES:

1. PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. MIAMI-DADE COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
3. MIAMI-DADE COUNTY PROPERTY APPRAISER'S NETWORK.
4. COMMITMENT FOR TITLE INSURANCE ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

ZONING INFORMATION:

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DEDICATIONS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT SET FORTH AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UNRECORDED LEASE AGREEMENT BY AND BETWEEN FIRST AMERICAN TELECOMMUNICATIONS CORPORATION (LESSEE) AND WASHINGTON GARDENS, INC. (LESSOR) AS EVIDENCED BY THE NOTICE OF FILING LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18274, PAGE 4145, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT FOR LIGHT AND AIR IN FAVOR OF HADDON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3898, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCEL 2), THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3952, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PROPERTY OWNER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3933, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SUCH AGREEMENT ESTABLISHES AND PROVIDES FOR COVENANTS, CONDITIONS, TERMS, RESTRICTIONS, FEES AND OBLIGATIONS. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANT IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3915, THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEMS 14 AND 15. NOT A MATTER OF SURVEY.

