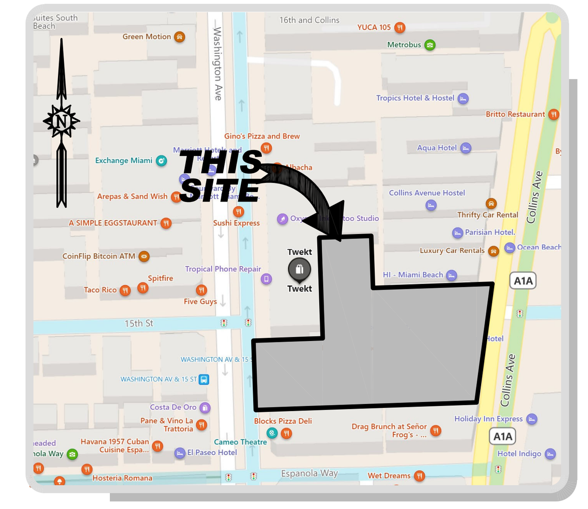
SKETCH OF BOUNDARY SURVEY OF: 1500 COLLINS AVENUE, MIAMI BEACH, FL.

BUILDING FOOTPRINT AREA	
BUILDING 1 =	841.27 SQ, FT.
BUILDING 2 =	159.60 SQ, FT.
BUILDING 3 =	8,592.57 SQ, FT.
BUILDING 4 =	14,763.44 SQ. FT.
TOTAL =	24,356.88 SQ. FT.

APPROXIMATE GROSS BUILDING FLOOR AREA *BUILDING FOOTPRINT AREA X NO. OF STORIES= GROSS FAR	
HADDON HALL POOL PROPERTY	
BUILDING 1 (3 STORY)=	2,523.81 SQ, FT.
BUILDING 2 (3 STORY)=	478.80 SQ, FT.
CAMPTON BUILDING PROPERTY	
BUILDING 3 (2 STORY)=	17,185.14 SQ, FT.
HADDON HALL HOTEL PROPERTY	
BUILDING 4 (3 STORY)=	44,290.32 SQ. FT.
TOTAL GROSS FAR =	64,478.07 SQ. FT.

SCALE: 1" = 20'

GRAPHIC SCALE



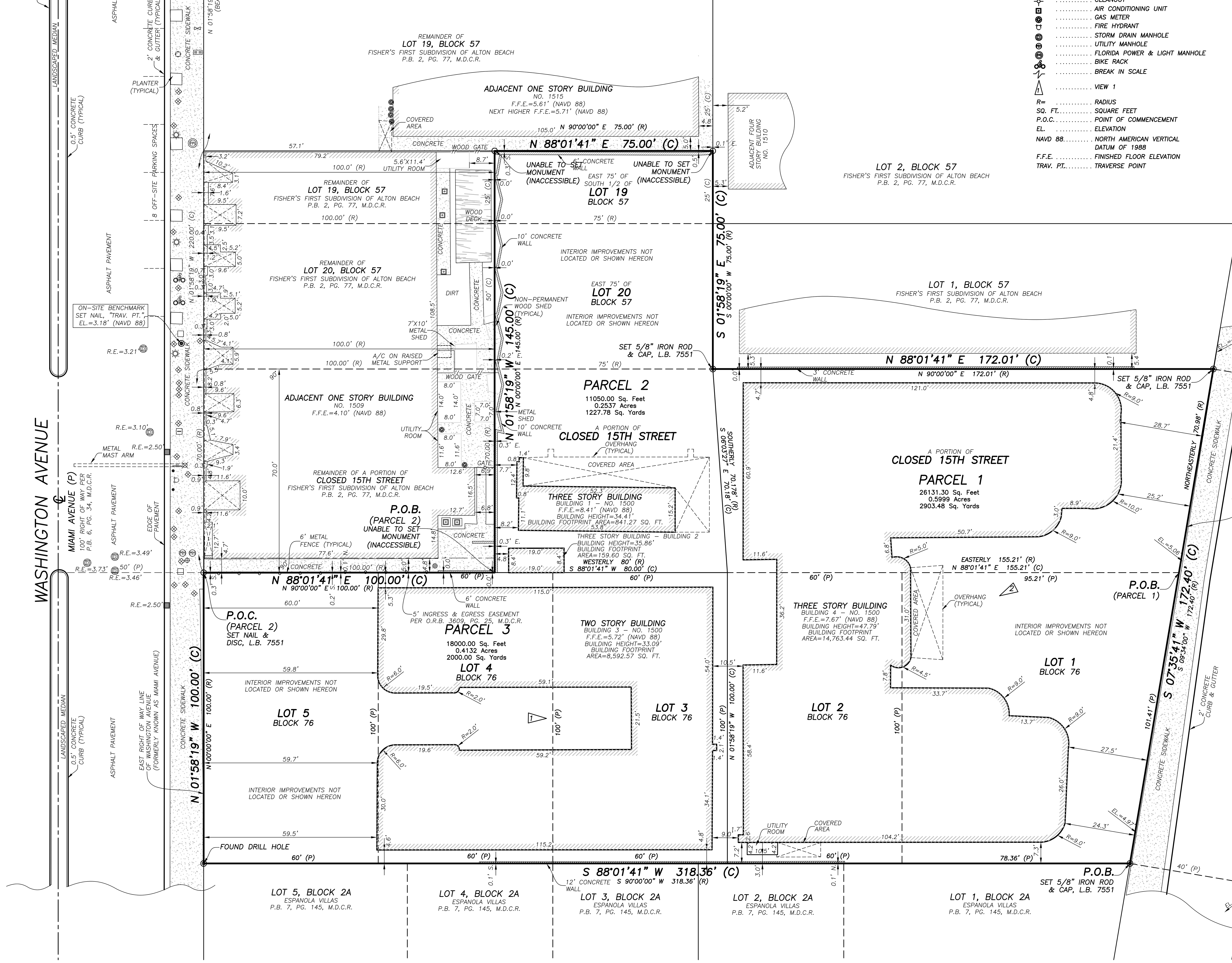
LOCATION MAP
NOT TO SCALE

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE

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
R=	RADIUS
SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT
EL.	ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
F.F.E.	FINISHED FLOOR ELEVATION
TRAV. PT.	TRAVERSE POINT



LEGAL DESCRIPTION:

PARCEL 1:

LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY–SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS A VENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST COMER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHEAST COMER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 172.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHWEST COMER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 1 OF BLOCK 7 6 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 15 5 .21 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

COMMENCING AT THE NORTHWEST COMER OF LOT 5, BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT, SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY–FIVE (145) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF AL TON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY–FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2, OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY–FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY COMER OF LOT 20, OR THE SOUTHWESTERLY COMER OF LOT 1, OF SAID BLOCK 57; THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 04° 05' 08.2", A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY COMER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 94° 05' 08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE EASEMENT DESCRIBED ON PAGE 2 OF THAT CERTAIN DEED FROM DANIEL I. TARADASH TO HADDON HALL CORP., DATED MAY 12, 1952, FILED JUNE 13, 1952 IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA, BUT SUBJECT TO THE TERMS OF SUCH EASEMENT.

AND

PARCEL 3:

LOTS 3, 4, AND 5, IN BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA.

THE ABOVE PARCELS 1, 2 AND 3 ARE ALSO DESCRIBED AS:

METES AND BOUNDS DESCRIPTION:

ALL OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, ALL OF LOT 4 AND ALL OF LOT 5 OF BLOCK 76, A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF BLOCK 57, AND A PORTION OF THE VACA TED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS A VENUE " D" , ALL OF FISHER'S FIRST SUBDIVISION OF AL TON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 76; THENCE S 90°00' 00" W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 76, FOR 318.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 00°00' 00" E, ALONG THE WESTERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; SAID WESTERLY LINE OF BLOCK 76 BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON A VENUE, FORMERLY KNOWN AS MIAMI A VENUE; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET; THENCE N 00°00' 00" E, ALONG A LINE BEING PARALLEL WITH AND 100.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, FOR 145.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 19, BLOCK 57; THENCE N 90°00' 00" E, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 19, FOR 75.00 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID BLOCK 57; THENCE S 00°00' 00" W, ALONG THE EASTERLY LINE OF SAID SOUTH 1/2 OF LOT 19 AND THE EASTERLY LINE OF LOT 20, FOR 75.00 FEET TO THE SOUTHEAST CORNER OF LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 57; SAID EASTERLY LINES BEING COINCIDENT WITH THE WESTERLY LINE OF LOT 2 AND THE WESTERLY LINE LOT 1, OF SAID BLOCK 57; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS AVENUE " D" , FOR 172.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLLINS A VENUE; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 57; THENCE S 09°34' 00" W, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COLLINS A VENUE AND THE EASTERLY LINE OF BLOCK 76, FOR 172.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BLOCK 76 AND THE POINT OF BEGINNING.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.01°58'19"W., ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI–DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.

9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1–800–432–4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

10. THE PROPERTY SHOWN HEREON CONTAINS 1.27 ACRES (55,181 SQUARE FEET), MORE OR LESS.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

14. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "W 16" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS LOCATED AT THE NORTHEAST INTERSECTION OF WASHINGTON AVENUE AND 16TH STREET. ELEVATION=4.00' (NAVD 88).

15. THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS 1.55'.

16. BUILDING FOOTPRINT GROSS AREA FORMULA AS PROVIDED BY CLIENT.

THIS SURVEY IS CERTIFIED TO:

XK DVELOPMENT HOLDINGS, LLC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA LICENSE NUMBER 6080 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Javier De La Rocha
Date: 2023.09.21
12:01:00 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
ECS LAND SURVEYORS, INC.
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY SURVEY
LOTS 1 THRU 5, BLOCK 76
A PORTION OF LOTS 19 & 20, BLOCK 57
TOGETHER WITH A PORTION OF
CLOSED 15TH STREET OF FISHER'S FIRST
SUBDIVISION OF ALTON BEACH
PLAT BOOK 2, PAGE 77, M.D.C.R.
1500 COLLINS AVENUE, MIAMI BEACH, FL 33139

CLIENT: XK DEVELOPMENT HOLDINGS LLC
DATE: 09/15/23
DRWN BY J.E.C.
CHK'D BY JDLR
LAST FIELD DATE: 09/13/23
REVISIONS
JOB NO. ECS3469
SHEET NO. 01 OF 01