

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
CL	CENTERLINE
WB	WIRE PULL BOX
CB	CATCH BASIN
DR	DRAIN
MLP	METAL LIGHT POLE
CSSP	CROSSWALK SIGNAL POLE
MB	METAL BOLLARD
WM	WATER METER
SN	SIGN
WV	WATER VALVE
TB	TRASH BIN
SB	SEWER BOX
PM	PARKING METER
ML	METAL LID
TSP	TRAFFIC SIGNAL POLE
CN	CLEANOUT
ACU	AIR CONDITIONING UNIT
GM	GAS METER
FH	FIRE HYDRANT
SDM	STORM DRAIN MANHOLE
UM	UTILITY MANHOLE
FPLM	FLORIDA POWER & LIGHT MANHOLE
BR	BIKE RACK
BIS	BREAK IN SCALE
VIEW 1	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.

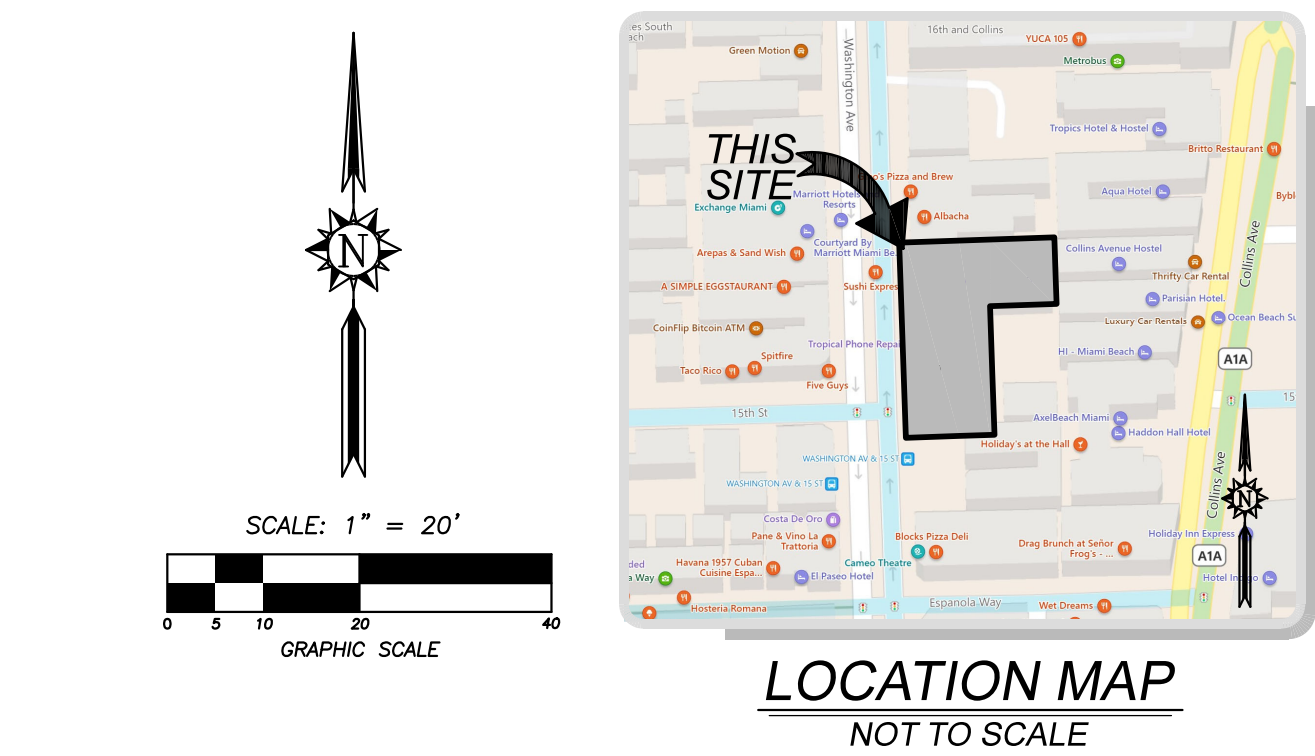
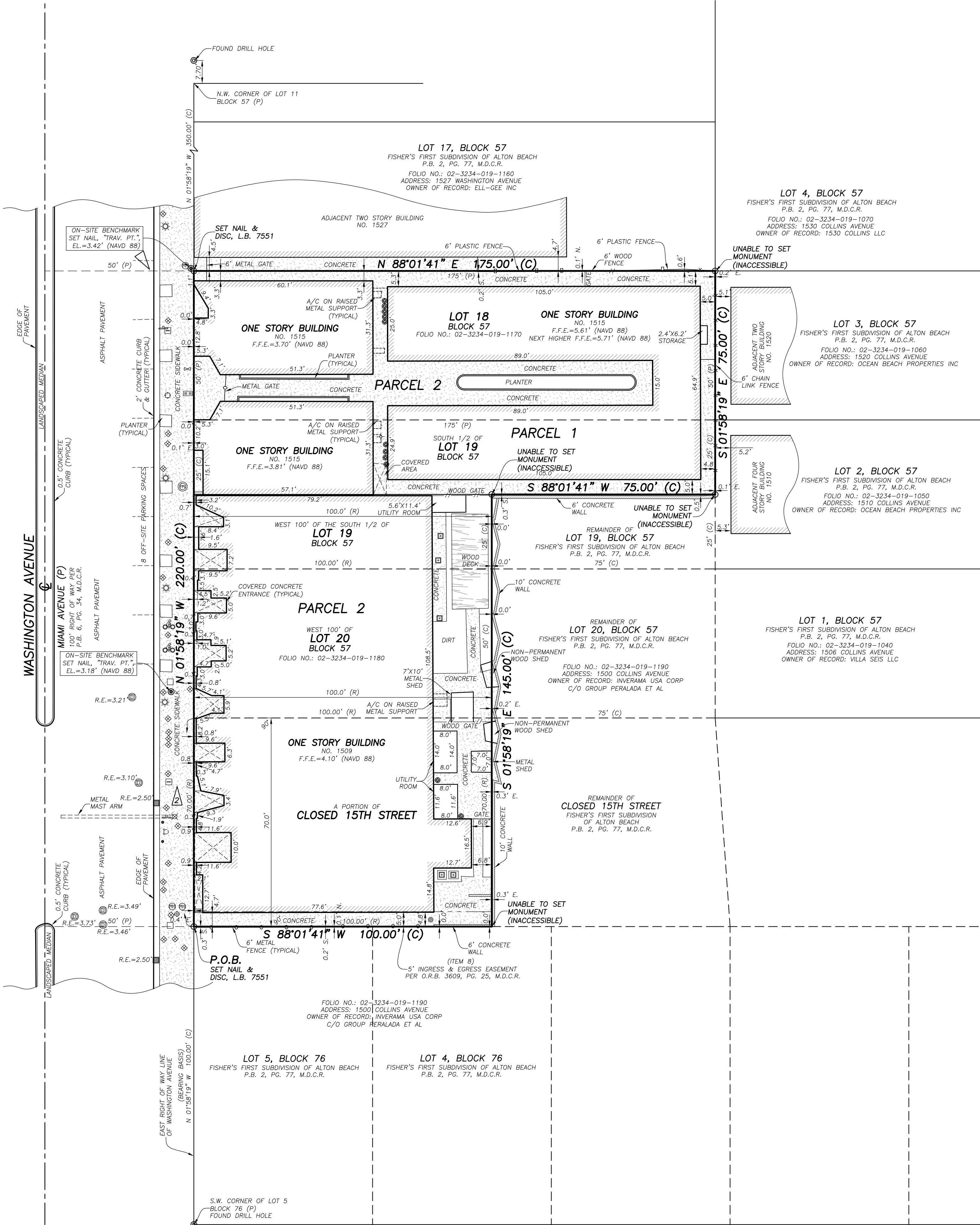
ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT FOR LIGHT AND AIR IN FAVOR OF HADDON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3898, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCEL 2), THE EASEMENT DESCRIBED 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.



LEGAL DESCRIPTION:

PER SCHEDULE A, 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.

PARCEL 1:

LOT 18 AND THE NORTH ONE-HALF OF LOT 19, BLOCK 57, 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.

PARCEL 2:

THE WEST 100 FEET OF LOT 20 AND THE WEST 100 FEET OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, 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.

TOGETHER WITH THAT PORTION OF CLOSED 15TH STREET LYING TO THE SOUTH AND ADJACENT THERETO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF THE AFOREMENTIONED SUBDIVISION; THENCE RUN 70.00 FEET NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE RUN EAST 100.00 FEET, ALONG THE SOUTH LINE OF LOT 20; THENCE RUN SOUTH 70.00 FEET, 100.00 FEET EAST OF AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE RUN WEST 100.00 FEET, ALONG THE NORTH LINE OF LOTS 4 AND 5, BLOCK 76, OF THE AFOREMENTIONED SUBDIVISION TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF CLOSED 15TH STREET SET FORTH AND FURTHER DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30834, PAGE 3786, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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), 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.
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 0.63 ACRES (27,625 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. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. 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).
17. 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'.
18. THE SURVEYOR WAS UNABLE TO OBTAIN INVERT AS-BUILT INFORMATION FOR THE DRAINAGE STRUCTURES DUE TO HEAVY TRAFFIC AND PARKED CARS COVERING THE STRUCTURES.

SURVEYOR'S CERTIFICATE:

TO: XK CAPPELLI VENTURES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, AND 17, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2023.

DATE OF PLAT OR MAP: AUGUST 31, 2023.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSLANDSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



ALTAINSPS LAND TITLE SURVEY

LOT 18 & 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.

CLIENT: XK DEVELOPMENT
HOLDINGS LLC
DATE: 08/31/23

DRAWN BY J.E.C.
CHK'D BY JDLR
LAST FIELD DATE: 08/31/23

REVISIONS

JOB NO.
ECS3455

SHEET NO.

01

or

01