

PROJECT LOCATION MAP
SCALE: 1 INCH = 20 FEET



LEGAL DESCRIPTION

FROM OFFICIAL RECORDS BOOK 28786 PAGE 1580 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LOTS 1 THROUGH 8 INCLUSIVE, AND THE 16.00 FOOT ALLEY ALL IN BLOCK 21 OF THE AMENDED MAP OF THE
OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 6, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON JUNE 16, 2023. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON JUNE 17, 2023.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- MONUMENT GRIBES DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (I.E., N.0.2° = NORTH 0.2°).
- ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.01 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 (TENTH) OF A FOOT.
- THIS MAP IS EXTENDED TO BE OBSERVED AT A SCALE OF 1"=20' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- TYPE OF SURVEY: TOPOGRAPHIC AND BOUNDARY SURVEY PER CHAPTER 54-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THERE ARE NO INHERENT GAPS, GORES OR HATS TO THE SURVEYED PROPERTY.
- ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL. IN THIS REGARD:
- THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PROVIDED BY THE UNDERGROUND UTILITIES SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
- THE THREE IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK, IF SPECIFIED, IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAST HEIGHT. SPECIES NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- DRAINAGE AND SEWER PIPE SIZES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATIONS OR OTHER FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS (UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES).
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS (PIPERES, OR FOUNDATIONS). UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE, AND SURFACE UTILITY LOCATIONS BY THE FIRM OF RETELMASON AND SURVEY OF THAT INFORMATION COMPILED BY RETELMASON, DRAINAGE AND SEWER PIPE SIZES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED.
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 54-17 FROM BEING MET.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

REFERENCE SURVEY CONTROL

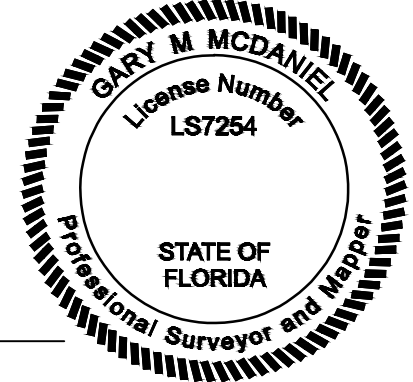
- SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, L8172" NORthing: 53704.13 EASTing: 44442.83 ELEV: 1.99
- SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, L8172" NORthing: 53703.24 EASTing: 44443.85 ELEV: 1.78
- HORIZONTAL CONTROL WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE-MINUTE OBSERVATIONS.
- THE HORIZONTAL COORDINATES SHOWN ON THIS MAP ARE GRID COORDINATES RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, FLORIDA EAST ZONE.
- ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1959 (NGVD59) IS CALCULATED BY THE FOLLOWING CONVERSION FORMULA: NAVD88 + 1.55 = NGVD59.
- RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.3" ± BASED ON TOTAL STATION TRIANGULAR METHODS AND REAL TIME KINEMATIC GPS METHODS.
- THE FEATURES SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE U.S. STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 AND 2011 ADJUSTMENT, FLORIDA EAST ZONE, REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK.
- ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL-HIGH RISK LINEAR: 1 FOOT IN 15,000 FEET.

LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

●	BENCHMARK (FOUND/SET)	ENG.	ENGINEERING
○	IRON PIPE (FOUND/SET)	MDC	MIAMI-DADE COUNTY
○	IRON ROD FOUND	(C)	CALCULATED BEARING/DISTANCE
○	NAIL & WASHER (FOUND/SET)	(D)	DEED BEARING/DISTANCE
○	FIN AND CAP (FOUND/SET)	(M)	MEASURED BEARING/DISTANCE
○	BOLLARD	(P)	PLATTED BEARING/DISTANCE
○	LIGHT POLES	FT	FEET
○	ASPHALT PAVEMENT	FND	FOUND MONUMENT
○	BUILDING - BUILDING OVERHANG	R/W	RIGHT-OF-WAY
○	CONCRETE	BM	BENCHMARK
○	SIDWALK PAVERS	ELEV	ELEVATION
○	DIRT	N:	NORTHING (STATE PLANE GRID COORDINATE)
○	GRASS	E:	EASTING (STATE PLANE GRID COORDINATE)
○	EASEMENT BOUNDARY	GPS	GLOBAL POSITIONING SYSTEM
○	PROPERTY BOUNDARY	LB	LICENSED BUSINESS
○	ADJOINING PROPERTY BOUNDARY	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
○	RIGHT OF WAY LINE	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
○	UTILITY BOX/FEDESTAL (AS IDENTIFIED)	NAD83	NORTH AMERICAN DATUM OF 1983
○	UTILITY METER (AS IDENTIFIED)	A	ARC LENGTH
○	UTILITY MARKER	CB	CHORD BEARING
○	UNDERGROUND VAULT	CL	CHORD LENGTH
○	CATCH BASIN	D	DELTA ANGLE
○	MANHOLE (AS IDENTIFIED)	R	RADIUS
○	UTILITY VALVE (AS IDENTIFIED)	N.T.	NON-TANGENT CURVE
○	BUILDING OVERHANG	D.B.	DEED BOOK
○	FIRE HYDRANT	No.	NUMBER
○	STANDPIPE	O.R.B.	OFFICIAL RECORD BOOK
○	PARKING METER	PG.	PAGE
○	PALM TREE	P.B.	PLAT BOOK
○	SHRUB	AVE	AVENUE
○	DECIDUOUS TREE	RD	ROAD
○	SIGN	RR	RAILROAD
○	GATE	ST	STREET
○	FENCE	BC	BOTTOM OF CURB
○	GUARD RAIL CABLE	BW	BOTTOM OF WALL
○	LANDSCAPE AREA	C.B.S.	CONCRETE BLOCK STRUCTURE
○	BUILDING OUTLINE	EP	EDGE OF PAVEMENT
○	BUILDING OVERHANG	FF	FINISHED FLOOR
○	UNDERGROUND COMMUNICATION LINE	TC	TOP OF CURB
○	UNDERGROUND ELECTRIC LINE	TW	TOP OF WALL
○	UNDERGROUND WATER LINE	GR	GRATED INLET
○	UNIDENTIFIED UNDERGROUND UTILITY	INV	INVERT ELEVATION
○	SANITARY GRAVITY MAIN		

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY MAP COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 475.027, FLORIDA STATUTES.



GARY M. MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LST264
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER L8172, STATE OF FLORIDA.

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOGRAPHIC PRIVATE KEY AND DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

Date	Description	No.
06/17/25	UPDATE TO SHOW	ML
07/25/23	UPDATE TO SHOW	DA
07/16/23	UPDATE TO SHOW	DA
05/22/23	UPDATE TO SHOW	DA
	UNDEGROUND UTILITIES	DA
		No.

LANGAN
Langan Engineering and Environmental Services, Inc.
1221 Brickell Ave., Suite 1800
Miami, FL 33131

Project
AMAN Hotel - Miami Beach

Project No.
300295501

Project Title
TOPOGRAPHIC SURVEY PLAN

Project No.
300295501

Date
10-04-2022

Drawn By
IR

Checked By
BM

Project No.
300295501

Date
10-04-2022

Drawn By
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TOPOGRAPHIC SURVEY PLAN

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