

SHEET INDEX:

- 1 OF 4 = COVER
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ABBREVIATIONS:

- BM = BENCHMARK
CB = CATCH BASIN
CINL = DRAINAGE CURB INLET
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
COM. = COMMUNICATION
CONC. = CONCRETE
CPP = CORRUGATED PLASTIC PIPE
C&G = CURB AND GUTTER
D = CENTRAL ANGLE OF CURVE
D.B. = DEED BOOK
DNR = DID NOT RECOVER
ELECS = ELECTRICAL SERVICE BOX
EL = ELEVATION
EP = EDGE OF PAVEMENT
FCIP = FOUND IRON PIPE WITH CAP
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND
FPL = FLORIDA POWER AND LIGHT
HDPE = PLASTIC DRAINAGE PIPE
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
I.P. = IRON PIPE
IR&C = IRON ROD AND CAP
L = LENGTH OF CURVE
MHD = STORM DRAINAGE MANHOLE
MHS = SANITARY SEWER MANHOLE
N&D = NAIL & DISC
NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
(P) = PLAT
PVC = PLASTIC DRAINAGE PIPE
R = CURVE RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SCIR = SET 1/2" IRON ROD W/ CAP #LB 7932
SPV = SPRINKLER HEAD
SWK = SIDEWALK
SEC. = SECTION
TC = TOP OF CURB
TYP. = TYPICAL
U.E. = UTILITY EASEMENT

LINE TYPES:

- BOUNDARY LINE
BOUNDARY ADJACENT / ROW LINE
SECTION LINE
EASEMENT LINE
SUBDIVISION LOT LINE
UNDERLYING SUBDIVISION LOT LINE
PROPOSED EASEMENT LINE
BUILDING SET BACK LINE
UNDERGROUND STORM LINE
UNDERGROUND SANITARY LINE
UNDERGROUND WATER LINE
UNDERGROUND GAS LINE
UNDERGROUND TELEPHONE LINE
OVERHEAD TELEPHONE LINE
OVERHEAD FIBER OPTIC LINE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND CABLE LINE
OVERHEAD CABLE LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
UNSPECIFIED UTILITY LINE
EXISTING MAJOR GROUND CONTOUR
EXISTING GROUND CONTOUR
EXISTING FENCE
EXISTING RAILROAD
VEGETATION LINE
EXISTING WETLAND
EXISTING DITCH CENTERLINE
EXISTING EDGE OF WATER
EXISTING EDGE OF GRAVEL
EXISTING CURB LINE
EXISTING DEPRESSED CURB LINE
EXISTING GUARD RAIL
EXISTING ROAD CENTERLINE
EXISTING SILT FENCE

HATCH TYPES:

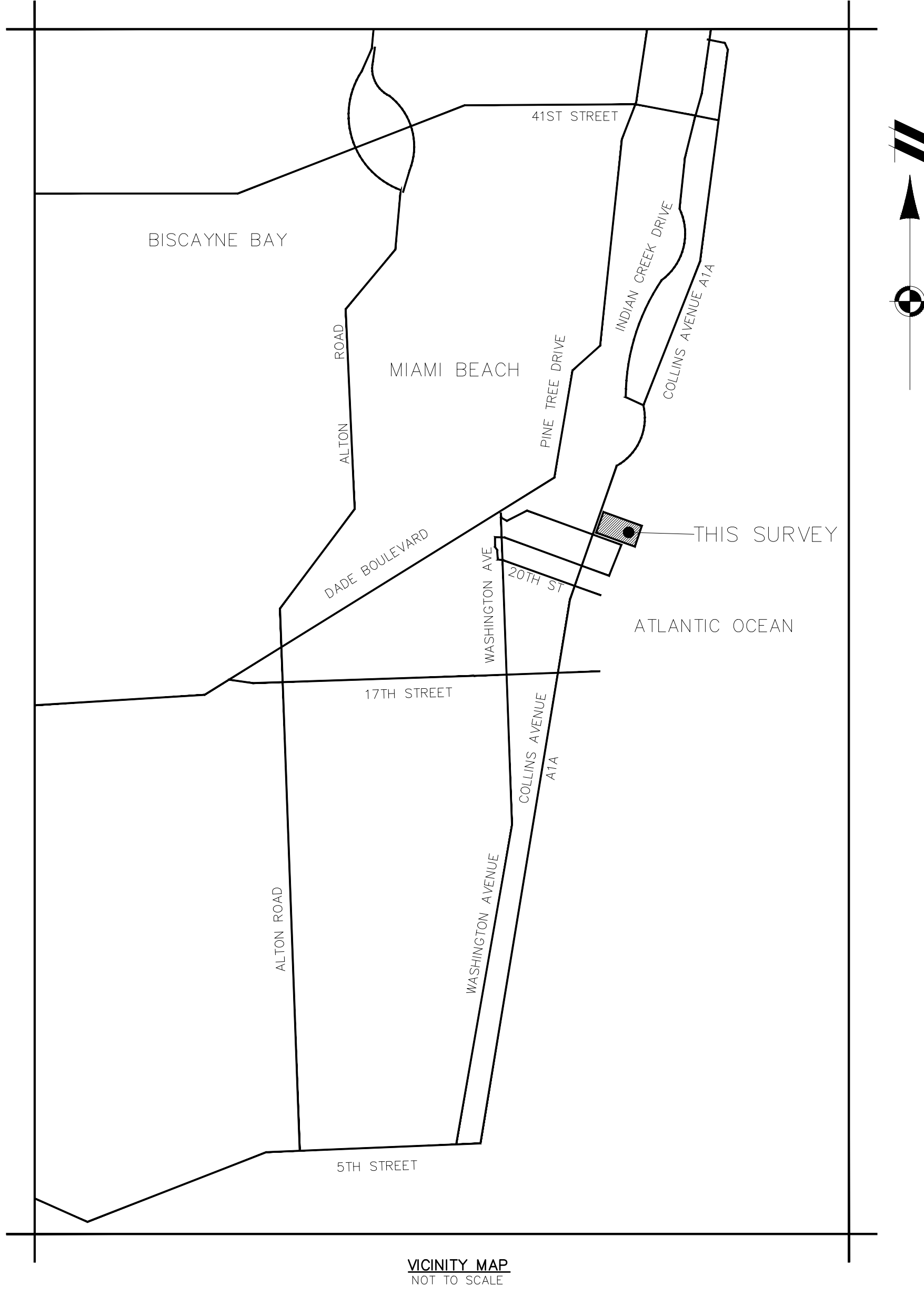
- ASPHALT SURFACE
CONCRETE SURFACE
WOOD SURFACE
TILE SURFACE
BRICK SURFACE

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DEPICT TOPOGRAPHIC FEATURES AND SURFACE ELEVATIONS RELATIVE TO THE SITE BOUNDARY.
2. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM THE DECLARATION OF 2201 COLLINS AVENUE CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 26848, PAGE 2790, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. THE UNDERSIGNED SURVEYOR WAS NOT PROVIDED WITH AN ABSTRACT OF TITLE OR AN OPINION OF TITLE FOR THIS SITE. ADDITIONAL ENCUMBRANCES AND/OR RESTRICTIONS MAY AFFECT THIS PROPERTY.
4. ALL RECORDED REFERENCES NOTED HEREON ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
5. THE BASIS OF BEARINGS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF 23RD STREET (NOW VACATED), HAVING A GRID BEARING OF N70°03'28"W. THE ROTATION FROM THE RECORD LEGAL DESCRIPTION BEARING (N70°02'49"W) TO GRID BEARING IS COUNTERCLOCKWISE 39".
6. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.
7. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011).
8. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
9. REFERENCE BENCHMARKS:
— FLORIDA PERMANENT REFERENCE NETWORK STATION: FLMB (MIAMI BEACH) #601
— MIAMI-DADE COUNTY ENGINEERING DEPARTMENT BENCHMARK: D-160-ADJUSTED, ELEVATION 3.80'
10. SUBSURFACE UTILITIES AND OTHER UNDERGROUND IMPROVEMENTS ARE NOT INCLUDED IN THIS SURVEY.
11. THE LAND DESCRIBED HEREON CONTAINS 168,300 SQUARE FEET OR 3.864 ACRES, MORE OR LESS.
12. ACCORDING TO THE PROPERTY APPRAISER OF MIAMI-DADE COUNTY, THE LAND DESCRIBED HEREON IS IDENTIFIED AS FOLIO NO. 02-3234-218-0001.
13. THE SUBJECT PROPERTY LIES WITHIN FEMA FLOOD ZONE AE (BASE ELEVATION 8) AND FEMA FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 12086C0317L, COMMUNITY PANEL NO. 120651, EFFECTIVE SEPTEMBER 11, 2009.
14. THE COASTAL CONSTRUCTION CONTROL LINE WAS TAKEN FROM THE STATE OF FLORIDA DEPT OF NATURAL RESOURCES MAP, PLAT BOOK 74, PAGE 25. FILE NUMBER 61716.75 DATED SEPTEMBER 1981.

BOUNDARY AND TOPOGRAPHIC SURVEY

OF
THE W SOUTH BEACH
2201 COLLINS AVENUE, MIAMI BEACH, FL



SYMBOL LEGEND:

- BENCHMARK
RECOVERED SURVEY MONUMENT
SURVEY MONUMENT NOT RECOVERED
EXISTING CONCRETE ROW MARKER
SITE CONTROL POINT
EXISTING CURB INLET
EXISTING STORM MANHOLE/CATCH BASIN
EXISTING SANITARY MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING UTILITY MANHOLE
EXISTING WATER MANHOLE
EXISTING CULVERT
EXISTING DOWN SPOUT
EXISTING SANITARY CLEAN OUT
EXISTING WATER BBOX
EXISTING WATER VALVE
EXISTING HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WELL
EXISTING WATER METER
EXISTING GAS METER
EXISTING GAS RISER
EXISTING GAS VALVE
EXISTING TELEPHONE RISER
EXISTING FIBER OPTIC RISER
EXISTING TELEPHONE HAND HOLE
EXISTING FIBER OPTIC HAND HOLE
EXISTING TRAFFIC SIGNAL HAND HOLE
EXISTING CABLE RISER
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC METER
EXISTING ELECTRIC RISER
EXISTING ELECTRIC HAND HOLE
EXISTING UNDERGROUND GAS LINE WARNING SIGN
EXISTING UNDERGROUND PIPELINE WARNING SIGN
EXISTING UNDERGROUND COMMUNICATIONS WARNING SIGN
EXISTING UNDERGROUND FIBER OPTIC WARNING SIGN
EXISTING UNDERGROUND ELECTRIC LINE WARNING SIGN
EXISTING UNDERGROUND WATER LINE WARNING SIGN
EXISTING UNDERGROUND WATER MARKER
EXISTING UNDERGROUND GAS MARKER
EXISTING UNDERGROUND FIBEROPTIC MARKER
EXISTING UNDERGROUND TELEPHONE MARKER
EXISTING UNDERGROUND CABLE MARKER
EXISTING UNDERGROUND ELECTRIC MARKER
EXISTING WETLAND MARKER
EXISTING UNDERGROUND STORM SEWER MARKER
EXISTING UNDERGROUND SANITARY SEWER MARKER
EXISTING UNDERGROUND UNKNOWN MARKER
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING FENCE POST
EXISTING SIGN
EXISTING BOLLARD
EXISTING TRAFFIC SIGNAL
EXISTING LIGHT POLE
EXISTING GROUND LIGHT
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING SHRUB
EXISTING SOIL BORING
EXISTING MONITORING WELL
EXISTING AIR CONDITIONING UNIT
EXISTING MAILBOX
EXISTING ROAD STRIPES
EXISTING FLAG POLE
UNKNOWN TERMINUS

LEGAL DESCRIPTION:

BEGIN (P.O.B.) AT THE NORTHEASTERLY CORNER OF 22ND STREET (FORMERLY KNOWN AS OCEAN AVENUE) AND COLLINS AVENUE, AS SAID STREET AND AVENUE ARE SHOWN ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND RUN SOUTH 70°02'49.4" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 22ND STREET, A DISTANCE OF 564.715 FEET TO A POINT ON THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, RECORDED IN PLAT BOOK 105, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 18°28'10.4" EAST ALONG THE SAID EROSION CONTROL LINE, A DISTANCE OF 240.081 FEET TO A POINT; THENCE CONTINUE ALONG THE EROSION CONTROL LINE NORTH 19°20'59.4" EAST A DISTANCE OF 60.003 FEET; THENCE RUN NORTH 70°02'49.4" WEST ALONG THE NORTHERLY PROPERTY LINE, A DISTANCE OF 557.868 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE; THENCE SOUTH 19°57'10.6" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING (P.O.B.)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" INCLUDING ALL ASSOCIATED PAGES, WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, AS PROMULGATED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

Daniel C Laak

DANIEL C. LAAK, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5118
STATE OF FLORIDA
FLORIDA LICENSED BUSINESS NO. LB 7832

SURVEY DATE: 07-18-2025

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DANIEL C. LAAK, PSM, USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.



Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER THE OWNER OR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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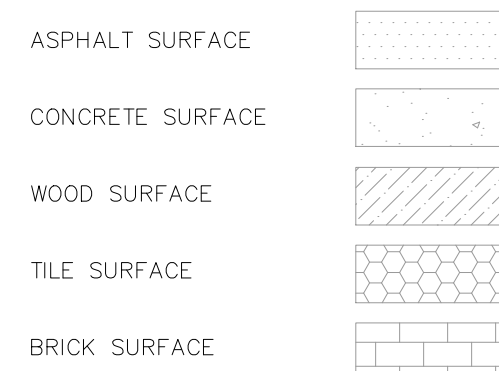
TOWNSHIP 53 SOUTH
RANGE 42 EAST
MIAMI BEACH
MIAMI-DADE COUNTY, FL

CLIENT: 2201 COLLINS AVE PROPCO LLC
THE W SOUTH BEACH
BOUNDARY AND TOPOGRAPHIC SURVEY
2201 COLLINS AVENUE, MIAMI BEACH, FL
COVER SHEET

DATE: 7-18-2025
REVISIONS
12-1-2025 UPDATED TO REFLECT ADDITIONAL BEACH SHOTS

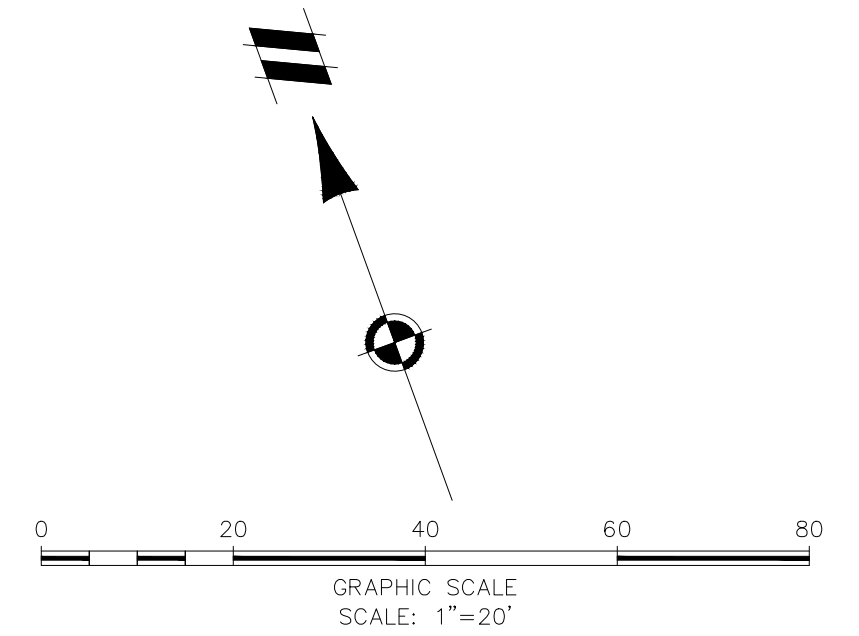
DR. AR CH. DCL
P.M. WJR
JOB 25005241
SHEET NO.
1 OF 4

OF
THE W SOUTH BEACH
2201 COLLINS AVENUE, MIAMI BEACH, FL



SURVEYPROJECTS - ATWELL202525056041 2201 COLLINS AVE PROPOC- W HOTEL- BOUNDARY & TOPO SURVEYDWG\SURVEY\25052541-12-1-2025.DWG SHEET 2 BOUNDARY 12/11/2025 9:29 AM WARREN ROLLE

OF
THE W SOUTH BEACH
2201 COLLINS AVENUE, MIAMI BEACH, FL



ASPHALT SURFACE

CONCRETE SURFACE

WOOD SURFACE

TILE SURFACE

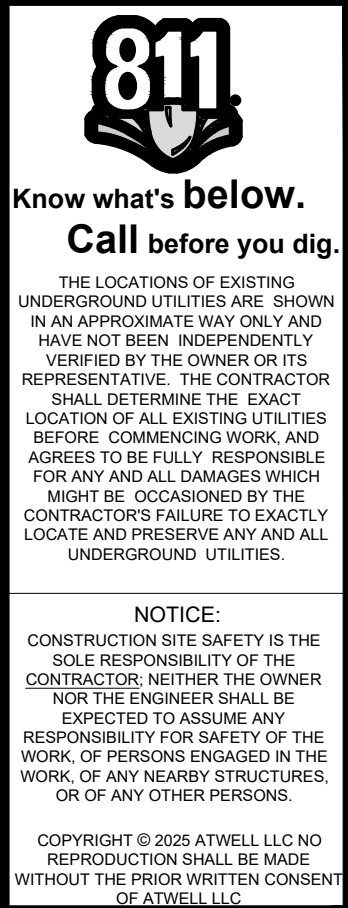
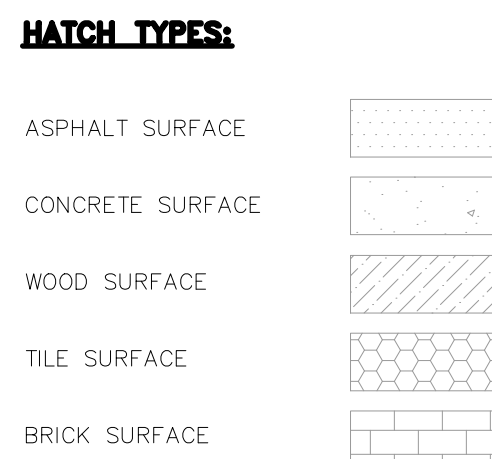
BRICK SURFACE

CONTINUED SEE SHEET 4

AMENDED MAP OF THE OCEAN FRONT PROPERTY
OF THE MIAMI BEACH IMPROVEMENT COMPANY
BLOCK 2
(P.B. 5, PG. 7)

AR	CH. DCL
1. WJR	
B 25005241	
EET NO.	
3 OF 4	

OF
THE W SOUTH BEACH
2201 COLLINS AVENUE, MIAMI BEACH, FL



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TOWNSHIP 53 SOUTH
RANGE 42 EAST
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MIAMI-DADE COUNTY, FL

CLIENT 2201 COLLINS AVE PROPCO LLC
THE W SOUTH BEACH
BOUNDARY AND TOPOGRAPHIC SURVEY
2201 COLLINS AVENUE, MIAMI BEACH, FL
BOUNDARY SURVEY

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