

ATLANTIC OCEAN

LEGAL DESCRIPTION:

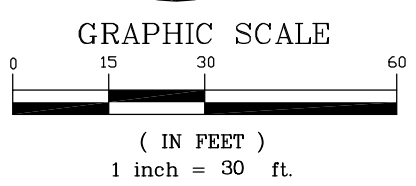
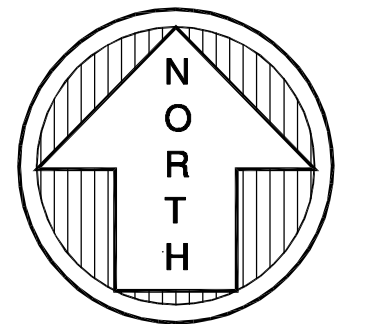
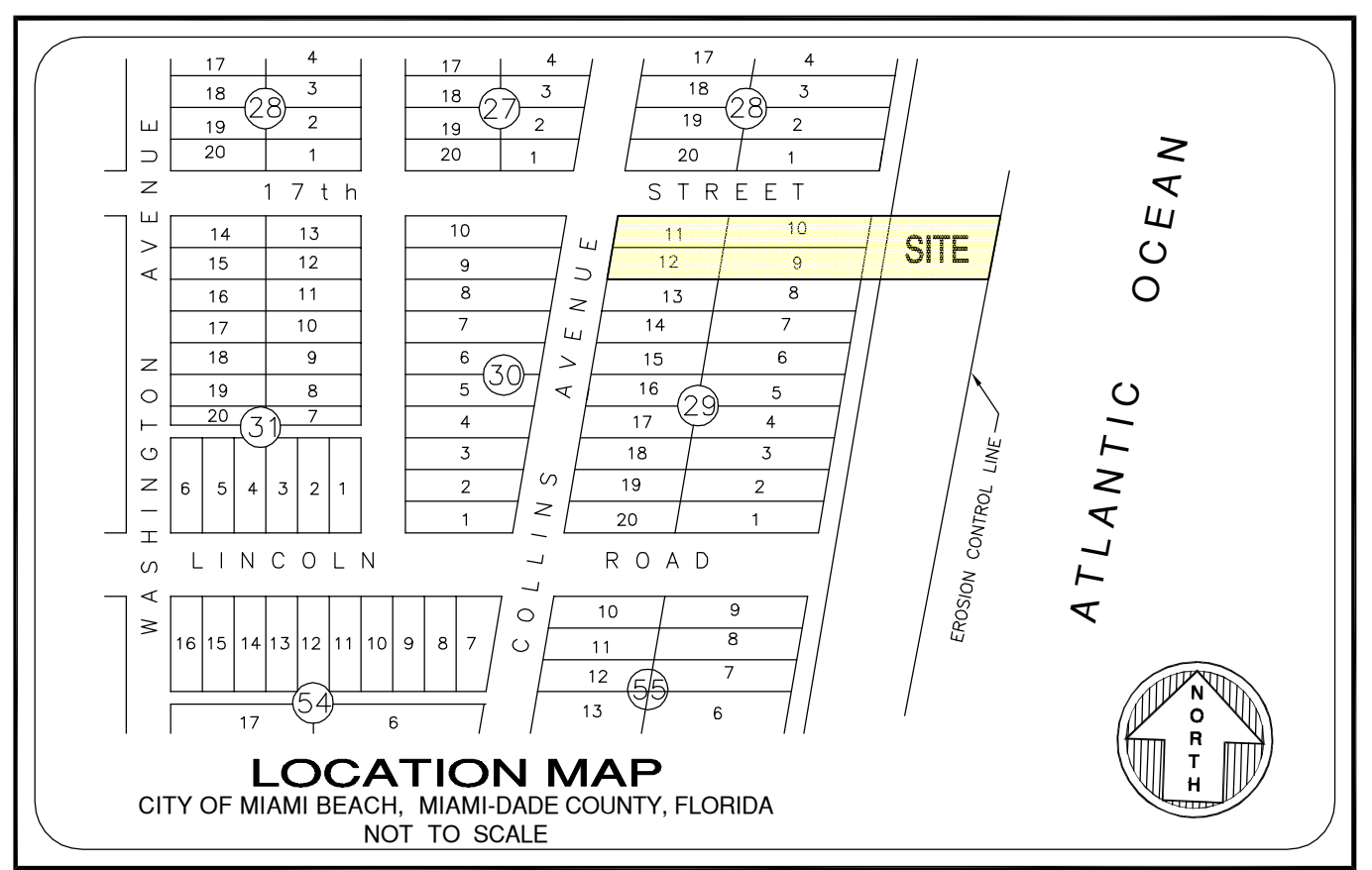
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11 AND 12, IN BLOCK 29, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, A SUBDIVISION OF DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF DULY RECORDED UPON THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 77 THEREOF;

ALSO THAT TRACT OF LAND SHOWN ON PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 29 AS SHOWN ON PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF DULY RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID BLOCK 29 OF THE AFORESAID PLAT AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 136.896 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE CENTER LINE OF 17TH STREET; THENCE RUN EASTERLY ALONG THE CENTER LINE OF 17TH STREET, EXTENDED, A DISTANCE OF 204.17 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID CENTER LINE OF 17TH STREET EXTENDED EASTERLY OF THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE RECORDED IN PLAT BOOK 105, PAGE 62, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE RUN SOUTHERLY ALONG THE SAID EROSION CONTROL LINE, A DISTANCE OF 137.485 FEET TO THE INTERSECTION OF THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF REFERENCED LOT 9, THENCE RUN WESTERLY ALONG THE EASTERLY EXTENSION OF LOT 9, A DISTANCE OF 200.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT, HOWEVER, THAT CERTAIN PORTION OF SUCH LAND AS WAS APPROPRIATED AND TAKEN BY THE CITY OF MIAMI BEACH, FLORIDA, IN THAT CERTAIN EMINENT DOMAIN OR CONDEMNATION PROCEEDING A FINAL JUDGMENT FOR WHICH WAS RECORDED IN DEED BOOK 3106, PAGE 96, WHICH COVERS THAT PORTION OF THE PREMISES LYING NORTHERLY OF THE NORTHERLY LINE OF SAID BLOCK 29 EXTENDED EASTERLY TO THE EROSION CONTROL LINE RECORDED IN PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		IDENTIFICATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		OFFICIAL RECORDS BOOK
	FIRE HYDRANT		DESCRIPTION
	HANDHOLE		PERMANENT REFERENCE MONUMENT
	SIGN		CONCRETE
			ASPHALT PAVEMENT

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 07°36'29" E for the East Right-of-Way line of Collins Avenue (State Road A1A), and evidenced by set nail & disk and set nail & disk (10' offset).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. A-371, Elevation +5.38 (N.G.V.D. 1929), located on May 7, 2019 at the intersection of 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation X & AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.12086C0317L, for Community No. 120551, dated September 11, 2009, and index map revised September 11, 2009, relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 60,244 square feet, or 1.383 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic Survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landowner of the established Erosion Control Line shall remain the property of the upland owner.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on August 12, 2021 and last updated on December 15, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on December 15, 2025.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653 Digitally signed by Daniel C Fortin
 DN: c=US, o=Unaffiliated, dnQualifer=A01410C0000019A07A
 660C5000E2729, cn=Daniel C Fortin
 Date: 2025.12.23 09:56:38 -05'00'

By: Daniel C. Fortin Jr., For The Firm
 Professional Surveyor and Mapper, LSP435
 State of Florida.

PROPERTY OWNER: BEACH HOTEL ASSOCIATES LLC

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of service not to be reproduced in whole or in part without the Express WRITTEN Permission of Same.

5	250729	UPDATE SURVEY (12/18/25) PP	DANJR	
4	250367	AS-BUILT PAVED LINE & FENCE ON 17TH(6/17/25)PP		
3	250093	AS-BUILT SANITARY MANHOLE INVERTS(2/28/25) TC		
2	220924	UPDATE SURVEY (10/19/22) S.H	MAP	
1	210830	ADD BEACH DUNE ELEVATIONS (10/13/21) TMC	DWF	
No.	O.N.	Revision Description		

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
 1685 COLLINS AVENUE
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	8/12/21
Scale	1"=30'
Drawn By	MAP
CAD No.	970020
Plotted	11/13/23 3:56p
Ref. Dwg.	2950-303
Field Book	SJD
FLD.SHTS. & 524/64-65	
Job No.	210501
Dwg. No.	2021-094-NGVD
Sheet	1 of 1