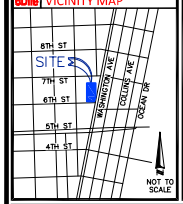
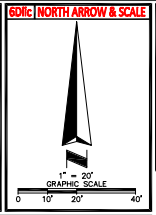
6DIIe VICINITY MAP



6DIIc NORTH ARROW & SCALE



6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	–	MIXED
MINIMUM LOT AREA (SQ.FT.)	–	41,200
MINIMUM FRONTAGE	–	85.29'
MINIMUM LOT WIDTH	–	121.02'
MAX BUILDING COVERAGE	–	62%
MAX BUILDING HEIGHT	–	73.7'
MINIMUM SETBACKS		
FRONT	–	–
SIDE	–	–
REAR	–	–
PARKING REQUIREMENTS:		

ZONING REQUIREMENTS NOT AVAILABLE AT TIME OF SURVEY, AWAITING ZONING REPORT.

NOTES:
MIXED: HOTEL AND RETAIL

5CIII OBSERVED POTENTIAL ENCROACHMENTS

(1) BOLLARDS AND CONCRETE PAD EXTEND INTO RIGHT OF WAY, AS SHOWN.
(2) CBW EXTENDS INTO RIGHT OF WAY, AS SHOWN.
(3) CONCRETE SIDEWALK EXTENDS INTO SUBJECT PARCEL, AS SHOWN.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0319 L (MAP NO. 12086C0319L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE 'AE' DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

6DIId LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		RECOVERED MONUMENT AS NOTED
	PAVER SURFACE		LIGHT POLE
	TILE SURFACE		ELECTRIC METER
X PS	PARKING SPACE		STREET LIGHT HANDHOLE
(R)	RECORD DESCRIPTION		STORM MANHOLE
SQ.FT.	SQUARE FEET		CATCH BASIN
(C)	CALCULATED DATA		DRAIN GRATE
CCG	CONCRETE CURB & GUTTER		SANITARY MANHOLE
LA	LANDSCAPED AREA		CLEANOUT
OH	OVERHANG		FIRE DEPARTMENT CONNECTION
(M)	FIELD MEASURED DATA		FIRE HYDRANT
PLNTR	PLANTER		WATER METER
TW	TREE WELL		WATER HAND HOLE
ORB	OFFICIAL RECORDS BOOK		WATER VALVE
PG	PAGE		MANHOLE (UNKNOWN)
CA	COVERED AREA		GAS METER
CBW	CONCRETE BLOCK WALL		BOLLARD
MF	METAL FENCE		PARKING PAY BOX
N&D	NAIL & DISC	T58	TRAFFIC SIGNAL BOX
NO ID	NO IDENTIFICATION		BUILDING OVERHANG/CANOPY
CC	CONCRETE CURB		METAL FENCE
			CENTER LINE
			RIGHT OF WAY LINE

6CVII PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

VARIANCES RECORDED IN OFFICIAL RECORDS BOOK 24258, PAGE 25, OFFICIAL RECORDS BOOK 29753, PAGE 2209, OFFICIAL RECORDS BOOK 29863, PAGE 983, OFFICIAL RECORDS BOOK 29855, PAGE 4777, OFFICIAL RECORDS BOOK 30774, PAGE 4476, OFFICIAL RECORDS BOOK 30774, PAGE 4660, & OFFICIAL RECORDS BOOK 30777, PAGE 2781. BUILDING RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 19693, PAGE 4153, AS MODIFIED IN OFFICIAL RECORDS BOOK 24941, PAGE 550.

5EI "SCHEDULE B - SECTION 2" ITEMS

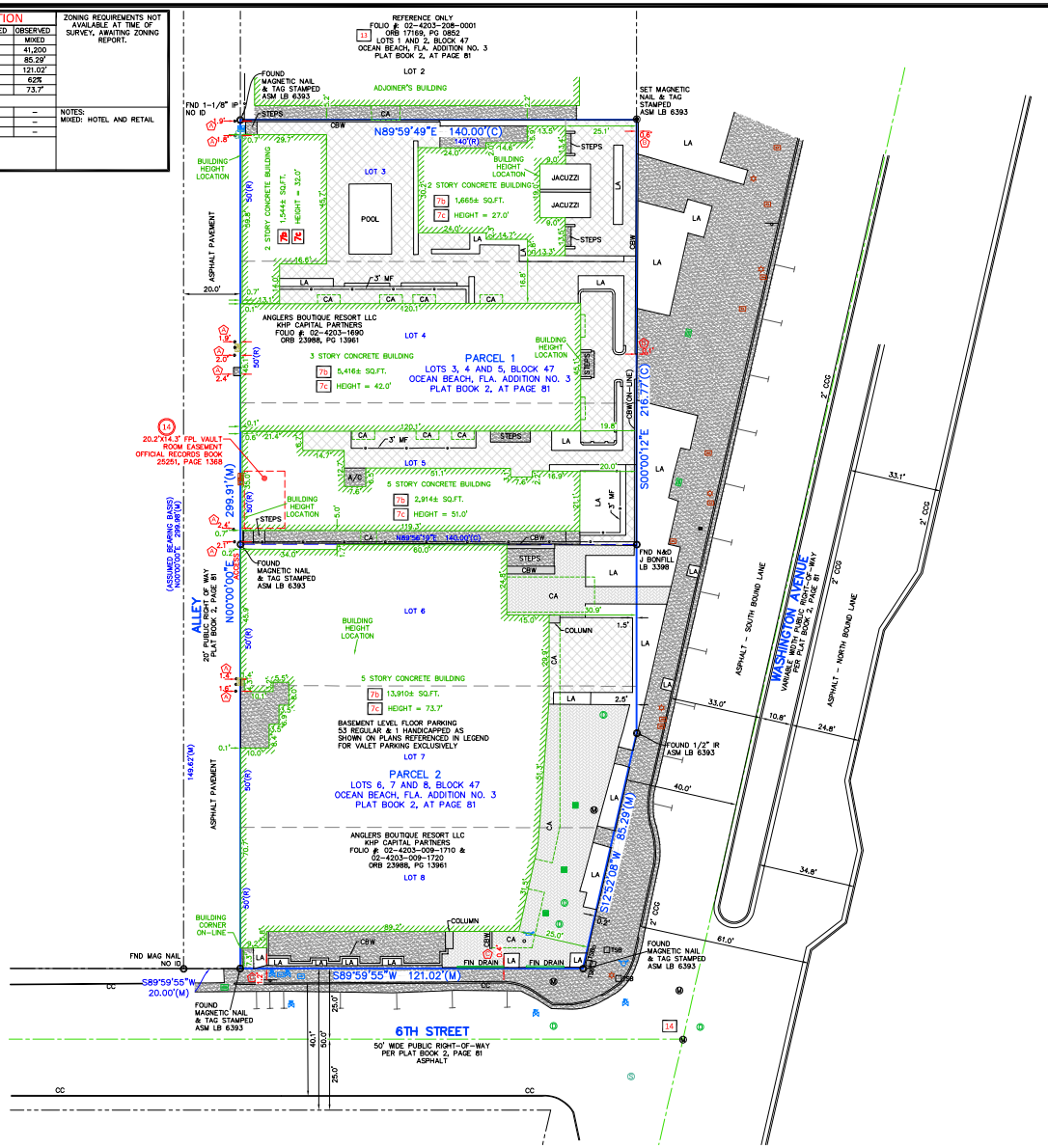
(10) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(11) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(12) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(13) — TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE RECORDED JUNE 21, 2006 IN OFFICIAL RECORDS BOOK 24652, PAGE 403. (AFFECTS, NOTHING TO PLOT.)
(14) — EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 4, 2007 IN OFFICIAL RECORDS BOOK 25251, PAGE 1368. (AFFECTS, AS SHOWN.)
(15) — TERMS AND CONDITIONS OF MIAMI-DADE COUNTY HISTORIC PRESERVATION BOARD RESOLUTION NO. 2010-01 RECORDED MARCH 19, 2010 IN OFFICIAL RECORDS BOOK 27220, PAGE 3767. (AFFECTS, NOTHING TO PLOT.)
(16) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(17) — TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 19693, PAGE 4153. (AFFECTS, NOTHING TO PLOT.)
(18) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(19) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(20) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(21) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(22) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(23) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY
(24) — ITEM INTENTIONALLY DELETED BY TITLE COMPANY

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6BVII	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6BVI	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6CVI	RECORDED EASEMENTS/RESTRICTIONS PROVIDED BY INSURED	10	"TABLE A" DIVISION/PARTY WALLS
5BIII	ACCESS TO PROPERTY	6DIIc	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5CIII	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6DIId	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5EI	"SCHEDULE B – SECTION 2" ITEMS	6DIIe	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6DIIg	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	TABLE "A" ZONING INFORMATION	6DIIi	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6BI	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
		7b	"TABLE A" BUILDING AREA		
6BIV	BEARING BASIS	7c	"TABLE A" BUILDING HEIGHT		

TABLE OF REFERENCES

OFFICIAL RECORDS BOOK 23442, PAGE 5000
OFFICIAL RECORDS BOOK 28922, PAGE 3783
OFFICIAL RECORDS BOOK 23988, PAGE 13961
PLAT BOOK 2, AT PAGE 81
BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN FOR "ANGLER'S HOTEL", PAGE A4.00, BY NICHOLS, BROSCH, WURST, WOLFE & ASSOCIATES, INC., BEING LAST REVISED ON 11/01/2016.



8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JS	DRAWING SCALE	1" = 20'
.	.	.	03/06/24	CONTINUED SURVEY	WRT	DRAWN BY	WRT	QC BY	LG 03/06/24
.	.	.	.	.	.	DRAWING NAME	2420309-49109 MIAMI FL.DWG		
.	.	.	.	.	.				

6BVI TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 7374556 4018014798E, HAVING AN EFFECTIVE DATE OF 01/14/2019, REVISION NUMBER REV. 0-01/30/2019.

SHEET 1 OF 1

6BI TITLE DESCRIPTION

PARCEL 1

LOTS 3, 4 AND 5, BLOCK 47, OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

LOTS 6, 7 AND 8, BLOCK 47, OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6DIIg SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA

41,200± SQUARE FEET 0.946± ACRES

6BIV BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF A 20' WIDE ALLEY, WHICH IS ASSUMED TO BEAR N00°00'00"E.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 53 HANDICAP = 1 TOTAL = 54
PLAN: BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN FOR "ANGLER'S HOTEL", PAGE A4.00, BY NICHOLS, BROSCH, WURST, WOLFE & ASSOCIATES, INC., BEING LAST REVISED ON 11/01/2016. (VALET PARKING EXCLUSIVELY)

5BIII ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO WASHINGTON AVENUE & 6TH STREET, EACH A DEDICATED PUBLIC STREET OR HIGHWAY AND DIRECT PHYSICAL ACCESS TO 20' ALLEY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6BVII CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: CHICAGO 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 10/18/2022 AND UPDATED ON 02/20/2024.
DATE OF PLAT OR MAP: 03/06/2024.

THOMAS ANTHONY ENGLISH
3/7/24
DATE

PROFESSIONAL SURVEYOR & MAPPER NO: LS6930
STATE OF: FLORIDA
PROJECT NO: 2420309-49109

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

6DIIk 2

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
660 WASHINGTON AVENUE
MIAMI-DADE COUNTY MIAMI, FLORIDA

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONWIDE DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
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