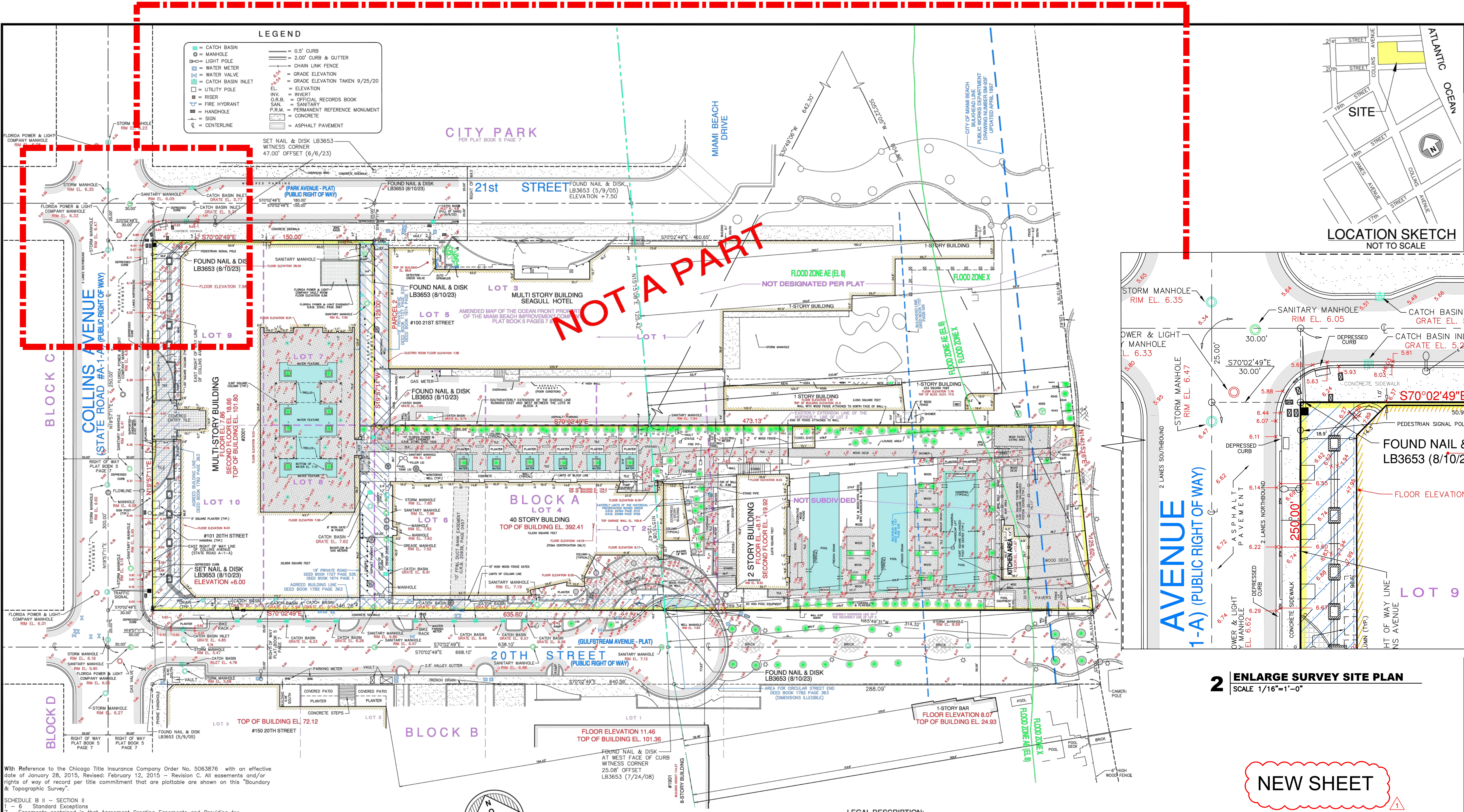


**SETAI HOTEL
2001 COLLINS AVE
FILE#HPB24-0612
FINAL SUBMITTAL
DATED 07-07-2024**

RECENT SIGNED AND SEALED SURVEY

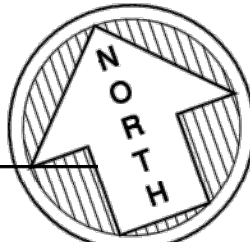


With Reference to the Chicago Title Insurance Company Order No. 5063876 with an effective date of January 28, 2015, Revised: February 12, 2015 - Revision C. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

- SCHEDULE B II - SECTION II
1 - 6 Standard Exceptions
7. Easements contained in that Agreement Creating Easements and Providing for Restrictions on the Property recorded in Deed Book 1727, Page 535, together with and as affected by that Agreement recorded in Deed Book 1974, Page 1, (PARCEL 1) Affects the West 9.6 feet of Lot 5 and other land. Surveyor was advised that only the access easement on the Westerly 9.6 feet of Lot 5 is an exception, and the balance of the provisions of the listed agreements had been eliminated.
8. Agreement between Arlin, Inc. and Universal Corporation and Oxford Gardens, Inc. recorded in Deed Book 1782, Page 363. (PARCEL 1) Affects Setai and other properties, shown on survey.
9. Easement(s) in favor of Florida Power and Light Company set forth in instrument(s) recorded in O.R.B. 20939, Page 457. (PARCEL 1) Affects Setai parcel and shown on survey.
10. Easement(s) in favor of Florida Power and Light Company set forth instrument(s) recorded in O.R.B. 21521, Page 3067. (PARCEL 1) Affects Setai parcel and shown on survey.
11. Order of the Historic Preservation Board of the City of Miami Beach, Florida filed in O.R.B. 20764, Page 2113. (PARCEL 1) Affects parcel and shown on survey.
12. Easement in favor of Florida Power & Light recorded on October 30, 2003 in O.R.B. 21780, Page 1529, of the Public Records of Miami-Dade County, Florida. (PARCEL 1) Affects parcel and shown on survey.
13. Terms, covenants, conditions, easements, restrictions, reservations and other provisions according to that certain Declaration of Condominium, and the exhibits and attachments thereto, SETAI RESORT & RESIDENCES, A CONDOMINIUM, in O.R.B. 21981, page 2159, and as amended in O.R.B. 23517, Page 2194, and Second Amendment in O.R.B. 23822, Page 4758, and Third Amendment recorded in O.R.B. 24023, Page 4697, as may be further amended. (PARCEL 1) These instruments affect the parcel by subdividing the property into Common Area, Limited Common Area and Condominium units. No individual Condo units, Common Area or Limited Common Area are shown on this survey.
14. Board of Adjustment of the City of Miami Beach Order recorded in O.R.B. 21842, Page 74. (PARCEL 1) Affects parcel but not subject to location. Blanket title document.
15. Order of the City of Miami Beach Historic Preservation Board as recorded in O.R.B. 22489, Page 4759. (PARCEL 1) Affects parcel and shown on survey.

1 SURVEY SITE PLAN

SCALE 1/32"=1'-0"



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 and/or easements recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 19°57'11" E for the East right of way line of Collins Avenue and evidenced by set nail & disk and found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark D-160, Elevation +5.35. Located on East side of Collins Avenue & South of 22nd Street.
- Lands shown hereon are located within an area having a Zone Designations X & AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is 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 97,421 square feet, or 2.236 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.
- 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.
- Trees shown are surveyed for their horizontal location and/or size.
- Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

LEGAL DESCRIPTION:

All of SETAI RESORT & RESIDENCES, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 21981, page 2159, of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time. Said Condominium being formerly described as follows:

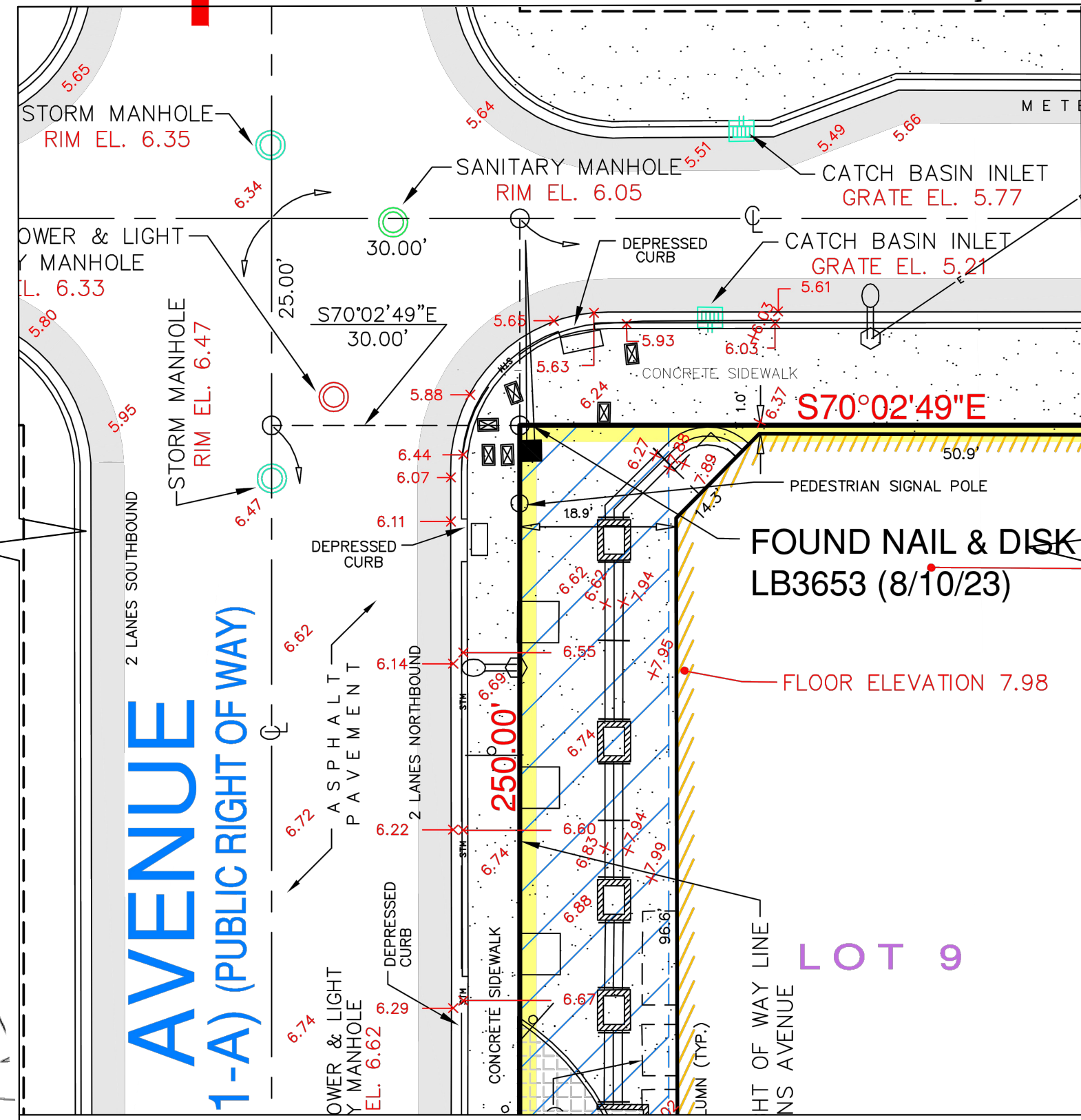
Lots 2, 4, 6, 7, 8, 9 and 10, Block "A", AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5 at Page 7 of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT

1701; 1703; 1705; 1706; 1707; 1801; 1802; 1803; 1804; 1805; 1808; 1901; 1902; 1903; 1904; 1905; 1906; 1907; 1908; 2201; 2202; 2203; 2204; 2205; 2206; 2207; 2208; 2102; 2104; 2105; 2106; 2107; 2201; 2202; 2203; 2204; 2205; 2206; 2207; 2208; 2301; 2302; 2303; 2304; 2305; 2307; 2308; 2401; 2402; 2403; 2404; 2405; 2406; 2407; 2408; 2501; 2502; 2503; 2504; 2505; 2506; 2507; 2508; 2601; 2602; 2603; 2604; 2605; 2607; 2608; 2701; 2702; 2703; 2704; 2705; 2706; 2707; 2708; 2801; 2802; 2803; 2805; 2806; 2807; 2808; 2801; 2802; 2804; 2905; 2906; 2907; 2908; 3001; 3002; 3003; 3004; 3005; 3006; 3007; 3008; 3101; 3102; 3103; 3104; 3105; 3106; 3107; 3201; 3202; 3203; 3204; 3205; 3206; 3207; 3208; 3301; 3302; 3303; 3304; 3305; 3306; 3307; 3308; 3401; 3403; 3404; 3405; 3406; 3501; 3503; 3504; 3505; 3506; 3601; 3603; 3606; 3609; 3701; 3706; 3708; 3801; 3803; 3804; 3806; PH VILLA A; PH VILLA B; PH VILLA C; TH-B; TH-C; TH-D; PH SUITE A; PH SUITE D; PH-SC.

2 ENLARGE SURVEY SITE PLAN

SCALE 1/16"=1'-0"



NEW SHEET

FORTIN, LEAVY, SKILES, INC., LB3653

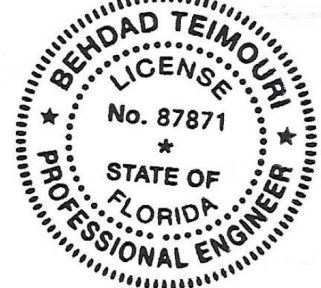
By: Daniel C. Fortin Jr., For The Firm Surveyor and Mapper, LS6435 State of Florida.

Digitally signed by Daniel C Fortin
DN: c=US, o=Florida,
dnQualifier=A01410D000001867E5
31E56000A6E7A, cn=Daniel C Fortin
Date: 2023.09.05 10:11:36 -04'00'



SFL PRIVATE PROVIDER
ENGINEERING FIRM
11042 NW 18TH DRIVE
PLANTATION, FL 33322
Phone: (305) 842-9996
ENGINEERING BUSINESS
BEHDAD TEIMOURI P.E.
LIC #87871

Digitally
signed by
Behdad
Teimourigharb
Date:
2023.12.27
18:12:22
-05'00'



ALUMINUM RETRACTABLE
CANOPY FOR
SETAI HOTEL @
2001 Collins Ave.,
Miami Beach, FL 33139

Date
10/16/2023

Description
BUILDING COMMENTS

Revision #
A

FLOOR PLAN

Date 10 / 12 / 2023

Project Number

23586

Sheet

A-4

Scale

As Shown

Drawn By

HH

DESIGN IS BASED ON FBC 2020, 7TH EDITION