

Survey Field Work & Shop Drawing Prepared By:

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Providing Precision with Excellence  
Serving South Florida Since 2004

Contact: Diego Herrera - Call Us:786.657.9224  
www.setofplans.com - Email: info@setofplans.com

Certified and Supervised By:

GUILLERMO GUERRERO, P.S.M.

PROFESSIONAL SURVEYOR & MAPPER No. LS-6453

682 E. 21st STREET, HIALEAH, FL. 33013  
PHONE:(305) 333 3328

LOCATION SKETCH

DRAWN BY: IEG

DATE: 07/23/2018

SCALE: 1"=150'

JOB No. 171030 BS

SHEET: 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

PREPARED FOR:

INFINITY, 1200 OCEAN DRIVE, LLC.

1407 BROADWAY, 30TH FLOOR, NEW YORK, NY. 10018

PROPERTY ADDRESS:

1200 OCEAN DRIVE, MIAMI BEACH, FLORIDA, 33139

LEGAL DESCRIPTION:

(FURNISHED BY CLIENT)

LOT 8, BLOCK 17, OF "OCEAN BEACH, FLA., ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 02-3234-008-0420.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S CERTIFICATION:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF 12th STREET, WHICH IS N80°45'21"W.

2. THE EXPECTED USE OF PROPERTY IS COMMERCIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

AREA OF PROPERTY: GROSS AREA: 13,987.05 SQ. FT. AND/OR 0.32 ACRES MORE OR LESS.

NET AREA: 7,405.51 SQ. FT. AND/OR 0.17 ACRES MORE OR LESS.

3. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.

4. THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.

5. IT IS A VIOLATION OF RULE 5J-17-6 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR. FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

6. ALL SET IRON PIPES (S.I.P.) OR SET IRON RODS ARE 18 INCHES IN LENGTH AND 1/2" DIAM.(I.D.) OR No.4 REBAR, RESPECTIVELY, AND HAVE A PLASTIC CAP MARKED: L.S.-5665.

7. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE WELL TDDIW-1 ABANDONED BY JAFFER WELL DRILLING, (SEE SHEET 2 OF 2)

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN

FLOOD ZONE(S): AE

ELEVATION: 8

COMMUNITY: CITY OF MIAMI BEACH

NUMBER: 120651

DATE OF FIRM: SEPTEMBER 11th, 2009

SUFFIX :L

PANEL: 12086C0317

ALL ELEVATIONS SHOWN ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:

LOCATOR: 3225 SW

BENCHMARK NUMBER: X-310-R

ELEVATION: 8.12 (N.G.V.D.) / 6.57 (N.A.V.D.)

LATEST SURVEY DATE: 07/23/2018

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO:

- INFINITY, 1200 OCEAN DRIVE, LLC.

SIGN & SEAL:

07/23/2018

DATE	RECORD OF REVISION	BY	APP.	SURVEYOR'S CERTIFICATE:
07/23/2018	SPOT ELEVATIONS TAKEN FOR ELEVATIONS CERTIFICATE	DH	RC	I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
06/18/2018	BOUNDARY SURVEY	DH	RC	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

GUILLERMO GUERRERO, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
No. L.S.-6453, STATE OF FLORIDA

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## LOCATION SKETCH

DRAWN BY:

IEG

DATE:

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SHEET:

2 OF 2

SCALE:

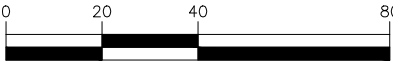
1"=40'

JOB No.

171030 BS

NOT VALID WITHOUT SHEET 1 OF 2

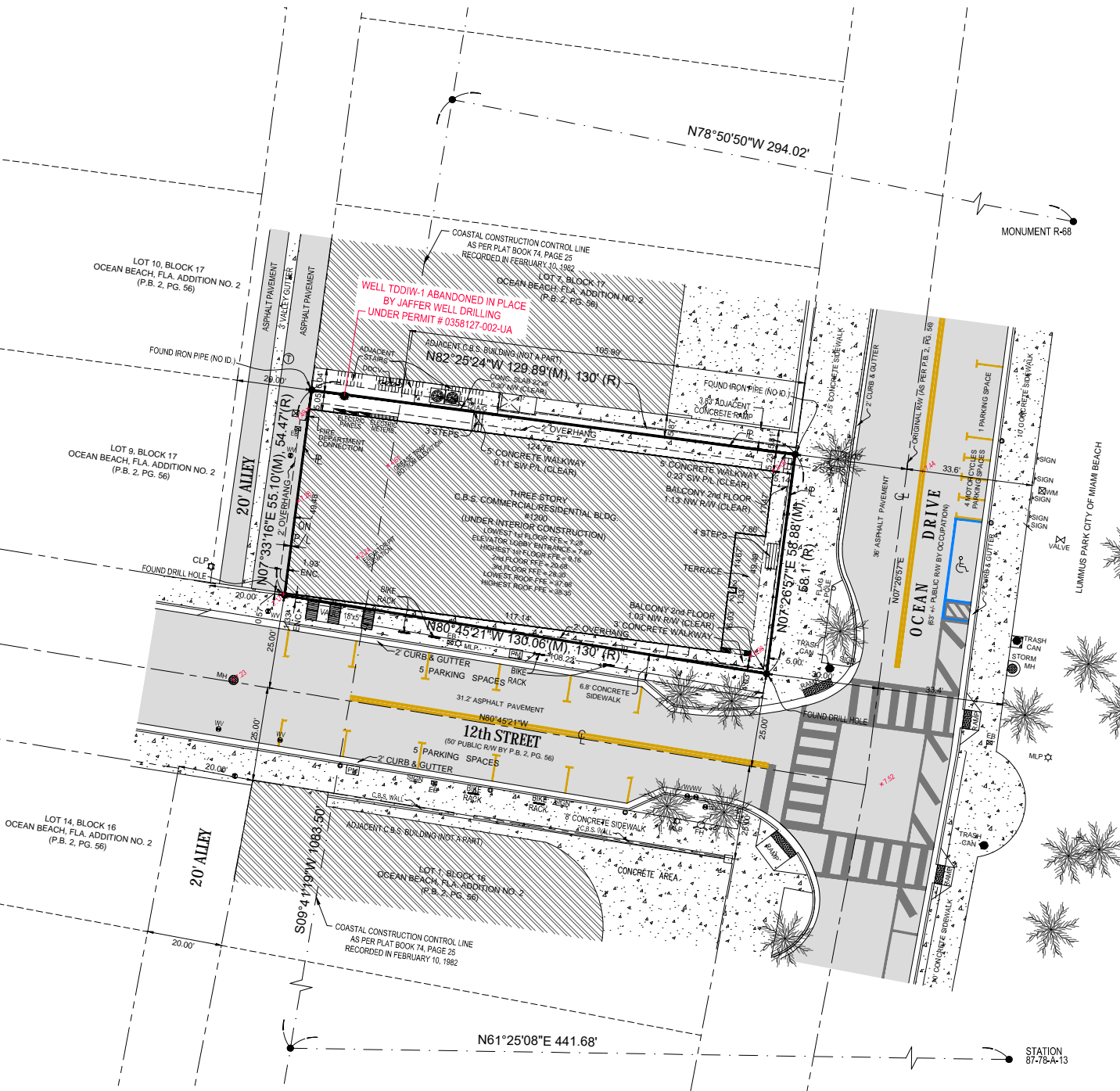
## GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.

# PLAN



## LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
A/C BLDG.	⊗	AIR CONDITIONING UNIT	GYA ID.	—	GUY ANCHOR IDENTIFICATION	P.B.	—	PLAT BOOK	SAN.	⊗	SANITARY MANHOLE
BS. MH	⊗	BUILDING SOUTHWEST MANHOLE	IF	—	IRON FENCE	+/-	—	PLUS OR MINUS	S.S.	⊗	SEWER STORM MANHOLE
(C)	⊗	CALCULATED	F.F.E.	—	FINISH FLOOR ELEVATION	P.C.	—	POINT OF CURVATURE	SEC.	+	SECTION
C.B.S.	⊗	CONCRETE BLOCK STUCCO	FIP	—	FOUND IRON PIPE	P.C.P.	—	PERMANENT CONTROL POINT	SQ. FT.	+	SQUARE FOOTAGE
CB	⊗	CATCH BASIN	FPL MH	⊗	FLORIDA POWER & LIGHT MANHOLE	P.K.N.	—	PARKER KALON NAIL	S.V.	+	SEWER VALVE
CL	⊗	CLEAR	L.A. R/W	—	LIMITED ACCESS RIGHT-OF-WAY	P.	—	PROPERTY LINE	S.V.	+	SEWER VALVE
CLP	⊗	CONCRETE LIGHT POLE	L.B.	—	LOCAL AUTHORITY NUMBER	P.O.B.	—	POINT OF BEGINNING	U.E.	—	UTILITY EASEMENT
CLC	⊗	CONCRETE	LP	—	LIGHT POLE	P.O.C.	—	POINT OF COMMENCEMENT	WELL	⊗	WELL
CLF	⊗	CHAIN LINK FENCE	MH	⊗	MANHOLE	P.T.	—	POINT OF TANGENCY	WF	⊗	WOOD FENCE
CL	⊗	CENTERLINE	(M)	—	MEASURED	P.R.C.	—	POINT OF REVERSE CURVATURE	WPP	⊗	WOOD POWER POLE
D.M.E.	⊗	DRAINAGE AND MAINTENANCE EASEMENT	N	—	MONUMENT LINE	P.R.M.	—	PERMANENT REFERENCE MONUMENT	WM	⊗	WOOD WATER METER
EM	⊗	ELECTRIC METER	N&D	—	NAIL & DISC	(R)	—	RADIUS	WV	⊗	WOOD VALVE
EL.	⊗	EXISTING ELEVATION	N&TT	—	FOUND NAIL & TIN-TAB	(R & M)	—	RECORD & MEASURED			
E.N.C.	⊗	ENCROACHMENT	N.G.V.D.	—	NATIONAL GEODETIC VERTICAL DATUM	RES. No.	—	RESIDENCE NUMBER			
FH	⊗	FIRE HYDRANT	OHV	—	OVERHEAD WIRE LINE	R/W	—	RIGHT-OF-WAY			
G	⊗	GENERATOR	O.R.B.	—	OFFICIAL RECORD BOOK	S.I.P.	—	SET IRON PIPE			