



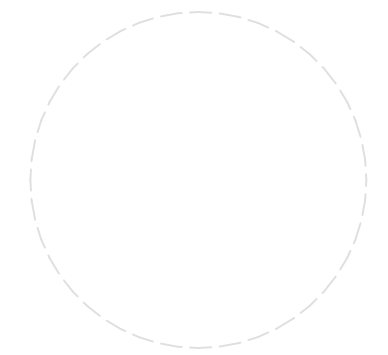
1 375' RADIUS  
SCALE: 1/64" = 1'-0"

LOCATION MAP

312 OCEAN PARK

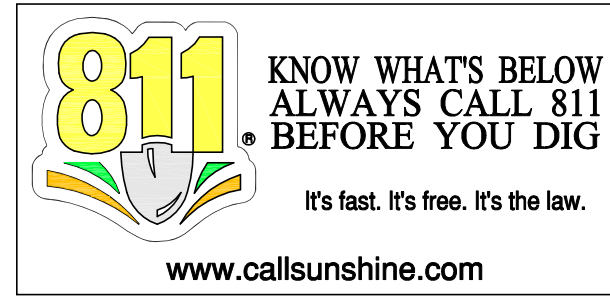
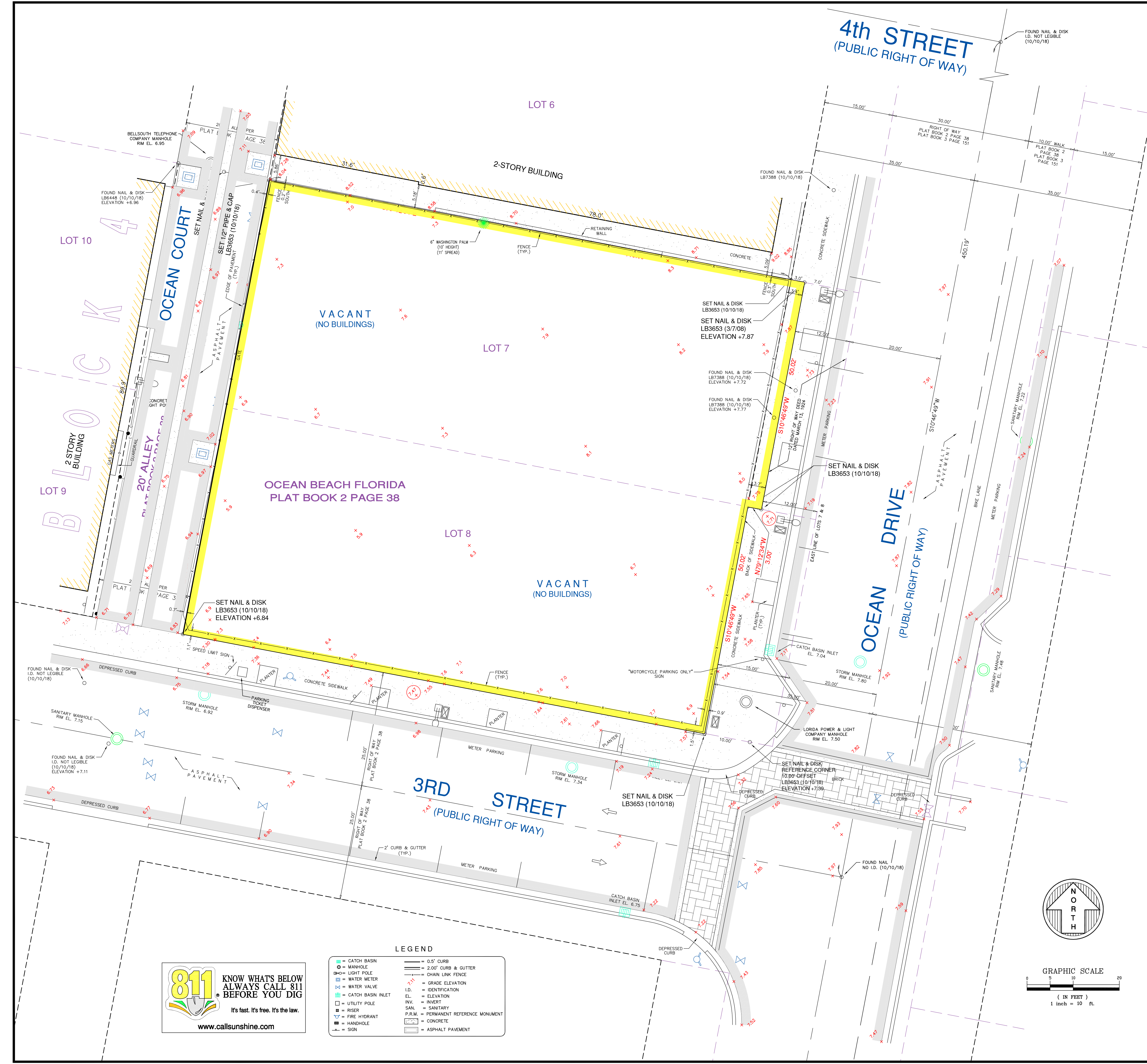
304-312 Ocean Drive, Miami Beach, FL 33139, USA

312  
OCEAN PARK  
SOUTH BEACH

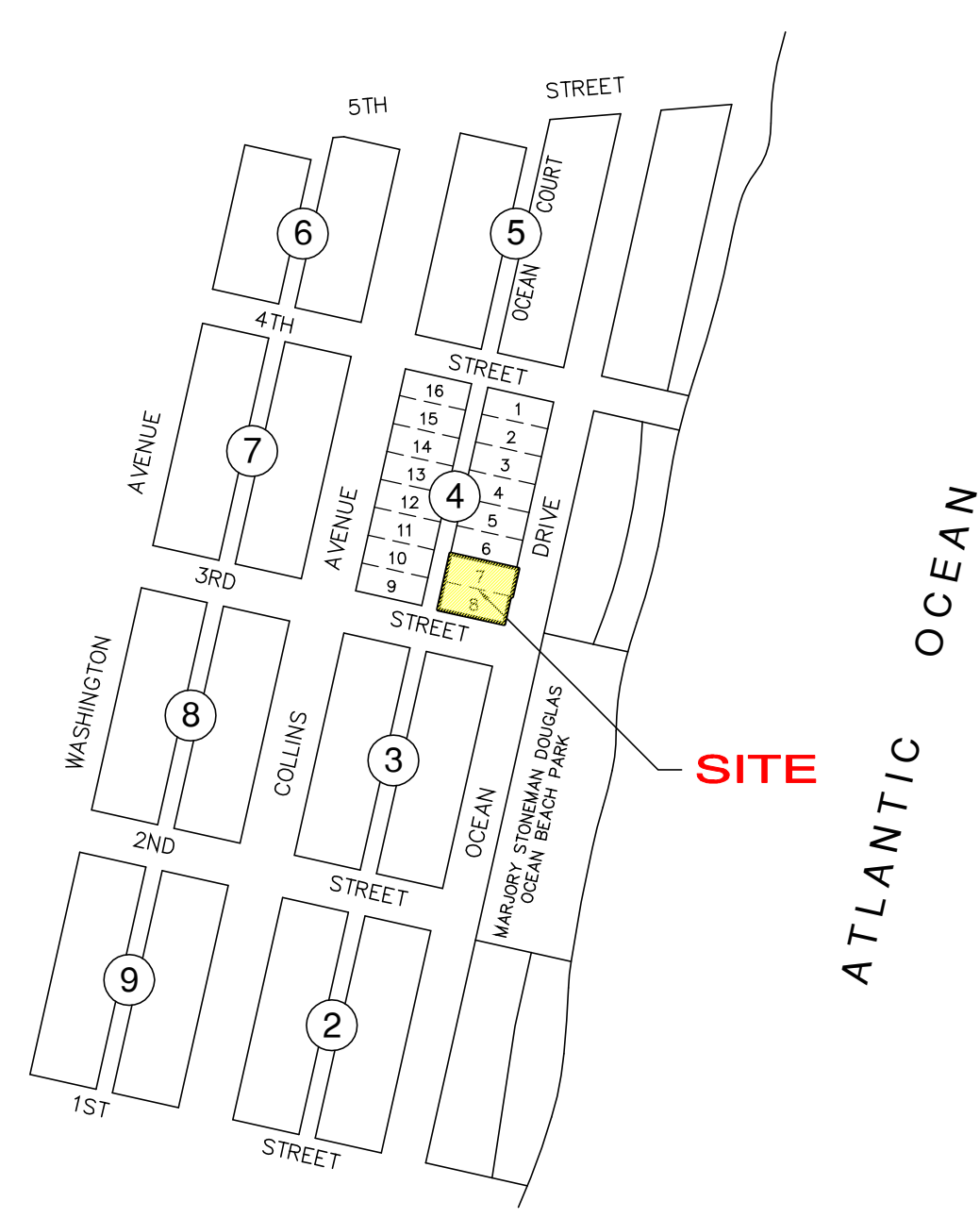
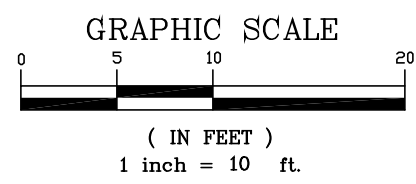
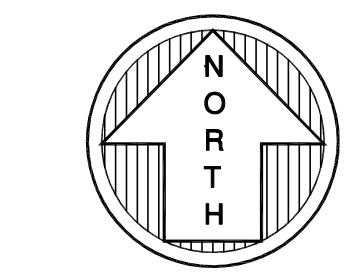




\\DWG\001232.dwg, 12/10/2018 9:45:55 AM, dcmj



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



LOCATION SKETCH  
SCALE: 1" = 600'

**LEGAL DESCRIPTION:**

Lot 8, less the Southeastly 15 feet thereof, in Block 4, of OCEAN BEACH, FLORIDA, according to the plat thereof, as recorded in Plat Book 2, at Page 38, of the Public Records of Miami-Dade County, Florida.

and

Lot 7, less the Easterly 12 feet thereof, in Block 4, of OCEAN BEACH, FLORIDA, according to the plat thereof, as recorded in Plat Book 2, at Page 38, of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

- This site lies in Section 3, Township 54 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 abstracted for easements and/or rights-of-way of records per Commonwealth Land Title Insurance Company Commitment No. 864-644617, effective August 29, 2000. All easements and/or rights-of-way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- Bearings hereon are referred to an assumed value of S 10°46'49" W for the West right of way line of Ocean Drive, and evidenced by found nail & disk and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Beach Mark No. D-146, Elevation +8.80, located by Pk nail and brass washer in concrete bulnose (West of intersection) at 5th Street (On center line) and Ocean Drive (46' West of center line).
- Grade of the property, per the definition of grade in the City of Miami Beach Code of Ordinances, is the average city sidewalk elevation at the centerline of the front of the property, which for the property is the average of the 7.71' elevation on Ocean Drive and the 7.47' elevation on 3rd Street. Therefore, the grade of the property is 7.59' NGVD. (see spot elevations circled on the survey)
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0319L, 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 11,657 square feet, or 0.268 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.
- Legal description shown hereon per title commitment.

**SURVEYOR'S CERTIFICATION:**

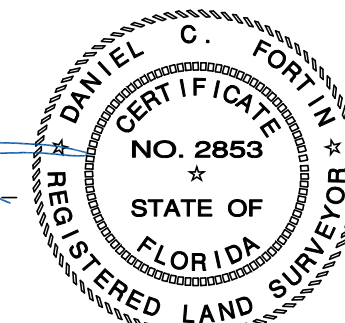
I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on September 26, 2000 and last updated on October 10, 2018, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 10, 2018.

\*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper\*

FORTIN, LEAVY, SKILES, INC., LB3653

By:

Daniel C. Fortin, For The Firm  
Surveyor and Mapper, LS2853  
State of Florida.



This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

MAP	MAP	DWF	MAP	MAP	CEM
181414	181399	080281	050995	050775	
AMEND TO SHOW SIDEWALK ELEVATIONS	UPDATE SURVEY (10/10/18) RLL	UPDATE SURVEY (3/7/08) - RLL	AMEND TITLE COMMITMENT NOTE	UPDATE SURVEY (5/11/03) S.D	
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

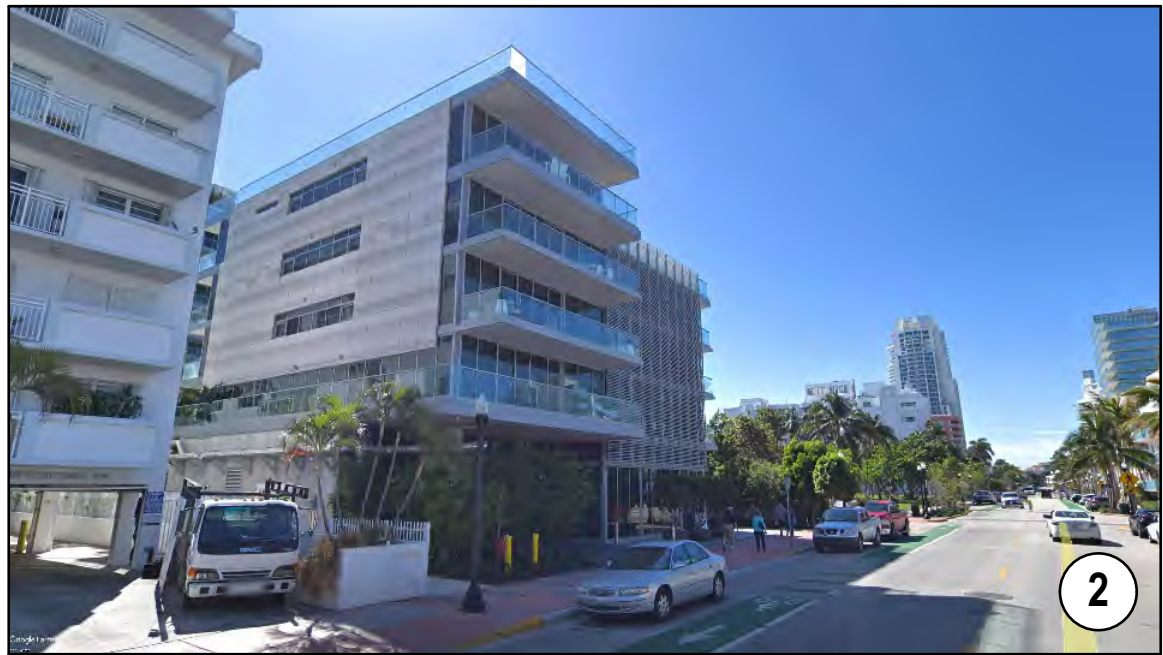
**BOUNDARY & TOPOGRAPHIC SURVEY**  
304 & 312 OCEAN DRIVE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	9/18/00
Scale	1"=10'
Drawn By	MAP
GAD No.	001232
Plotted	12/5/18 7:16a
Ref. Dwg.	2099D-108
Field Book	524/58-59 JWL
Job No.	001232
Dwg. No.	2000D-177
Sheet	1 of 1





MULTI-FAMILY  
6 STORY



MULTI-FAMILY  
12 STORY



MULTI-FAMILY  
6 STORY



MULTI-FAMILY  
3 STORY



HOTEL  
4 STORY



MARJORY STONEMAN DOUGLASS PARK



MULTI-FAMILY  
3 STORY



MULTI-FAMILY  
2 STORY



MULTI-FAMILY  
7 STORY



MULTI-FAMILY  
2 STORY



MULTI-FAMILY  
2 STORY



MULTI-FAMILY  
2 STORY



MULTI-FAMILY  
4 STORY

## CONTEXT IMAGES

## 312 OCEAN PARK

304-312 Ocean Drive, Miami Beach, FL 33139, USA

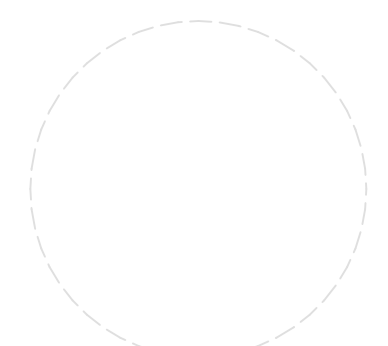
### Revisions

### Owner Information

#### MULTIPLAN

## 312 OCEAN PARK SOUTH BEACH

### Consultant

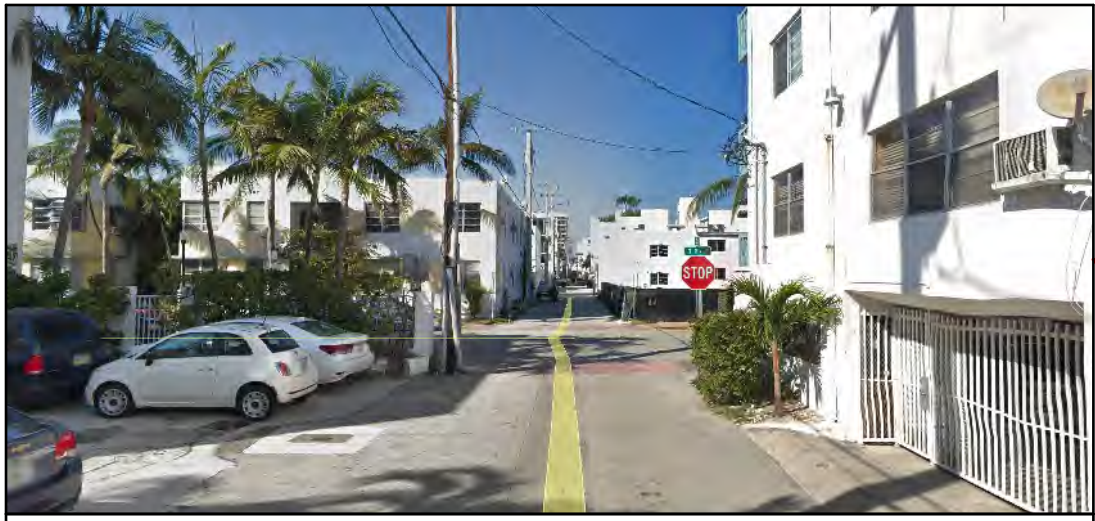


### PLANNING & ZONING FINAL SUBMITTAL

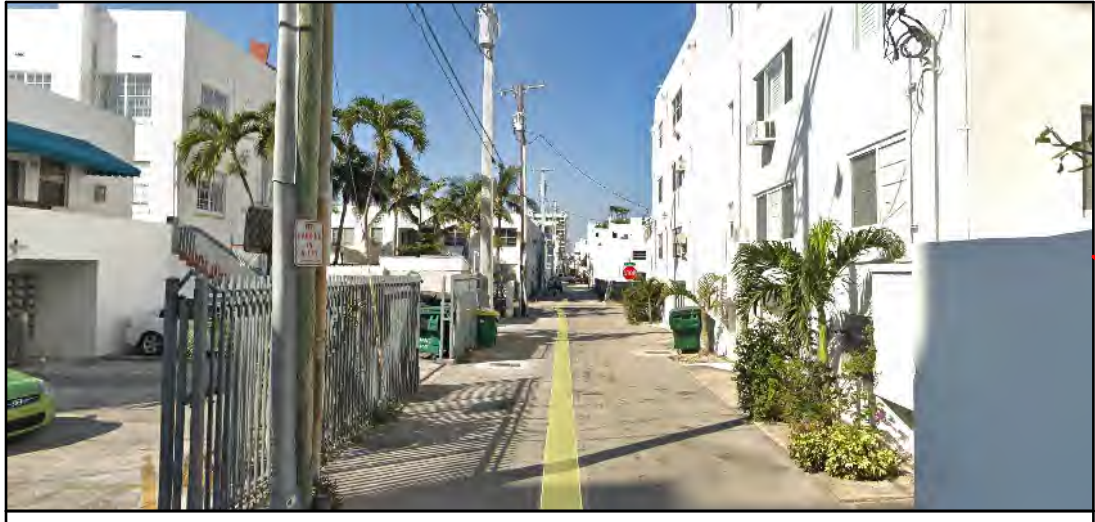
Date  
12/10/2018  
Scale  
AS SHOWN  
Project No.  
1816  
Sheet Name  
CONTEXT STUDY  
Sheet No.  
A-005



NOT FOR CONSTRUCTION



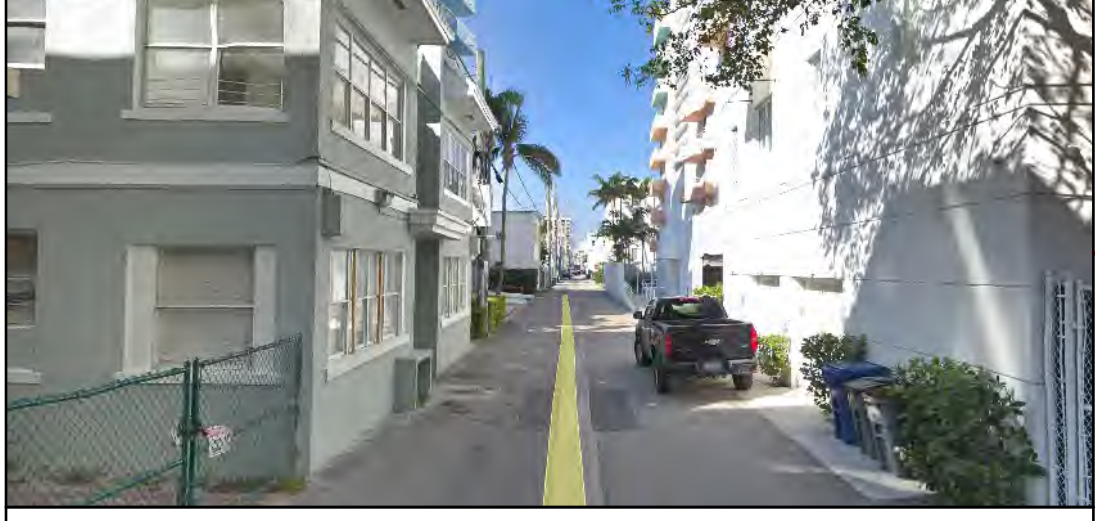
WEST PROPERTY: 33.8' SETBACK  
EAST PROPERTY: 5' SETBACK



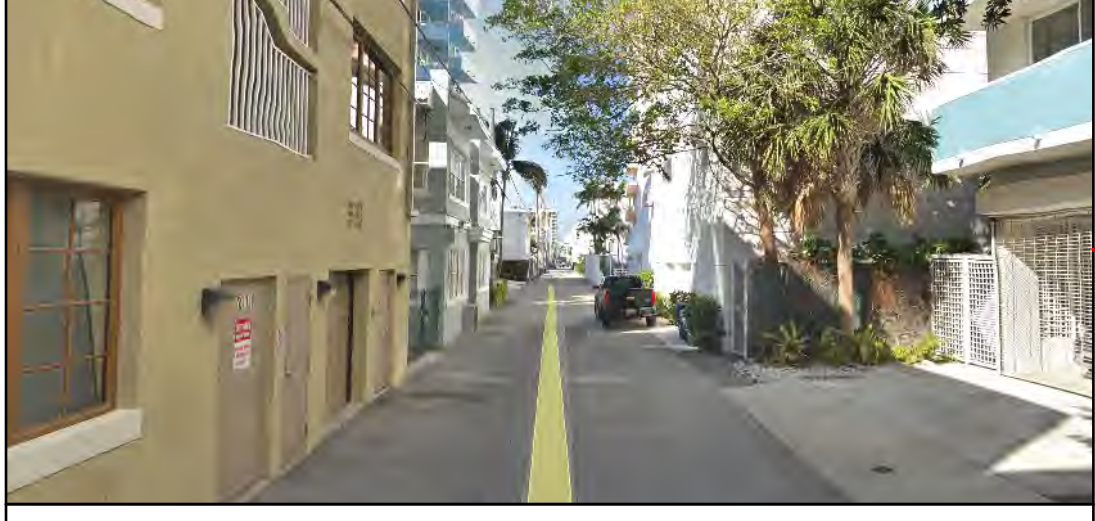
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EAST PROPERTY: 5.0' SETBACK



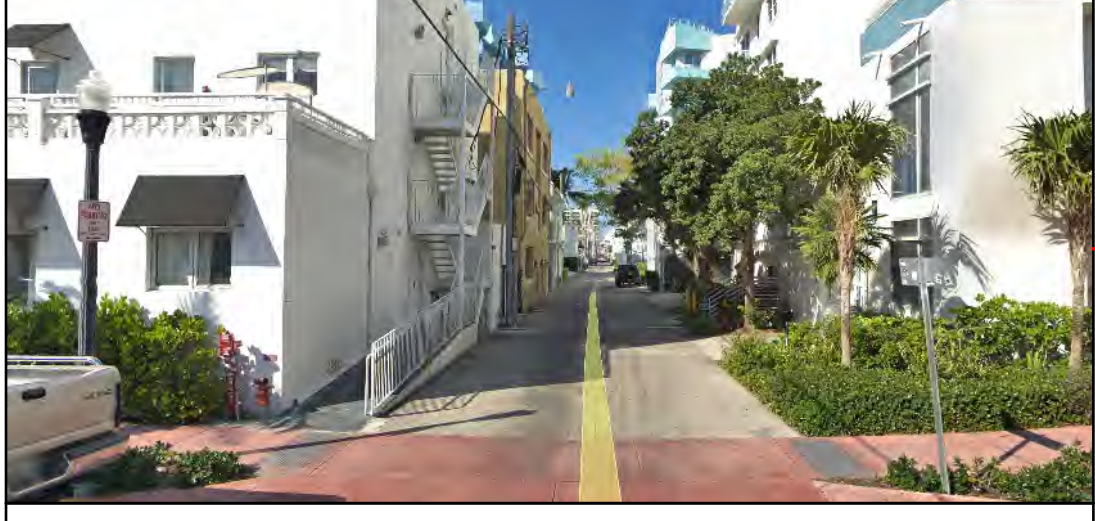
WEST PROPERTY: 13.0' SETBACK  
EAST PROPERTY: 0.0' SETBACK



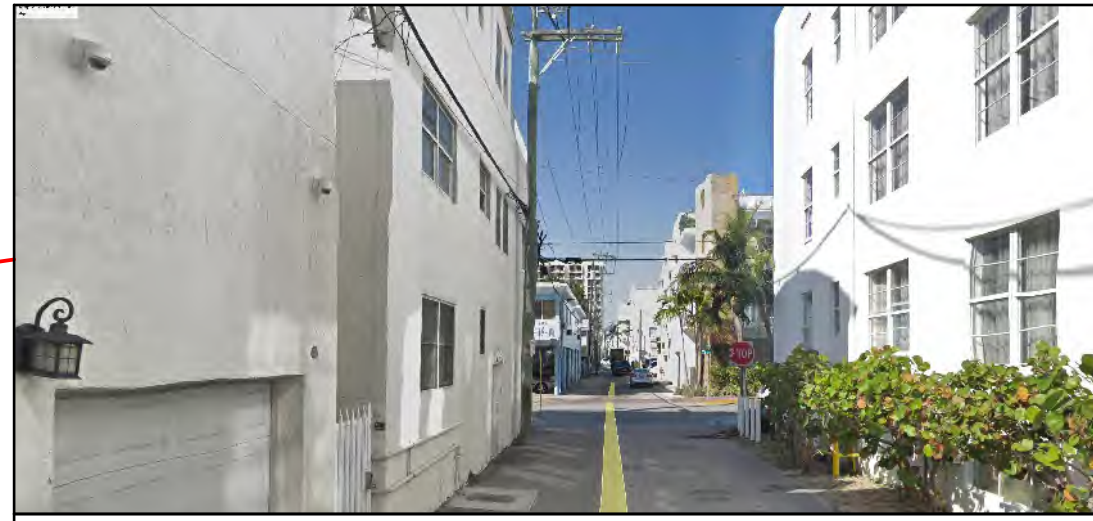
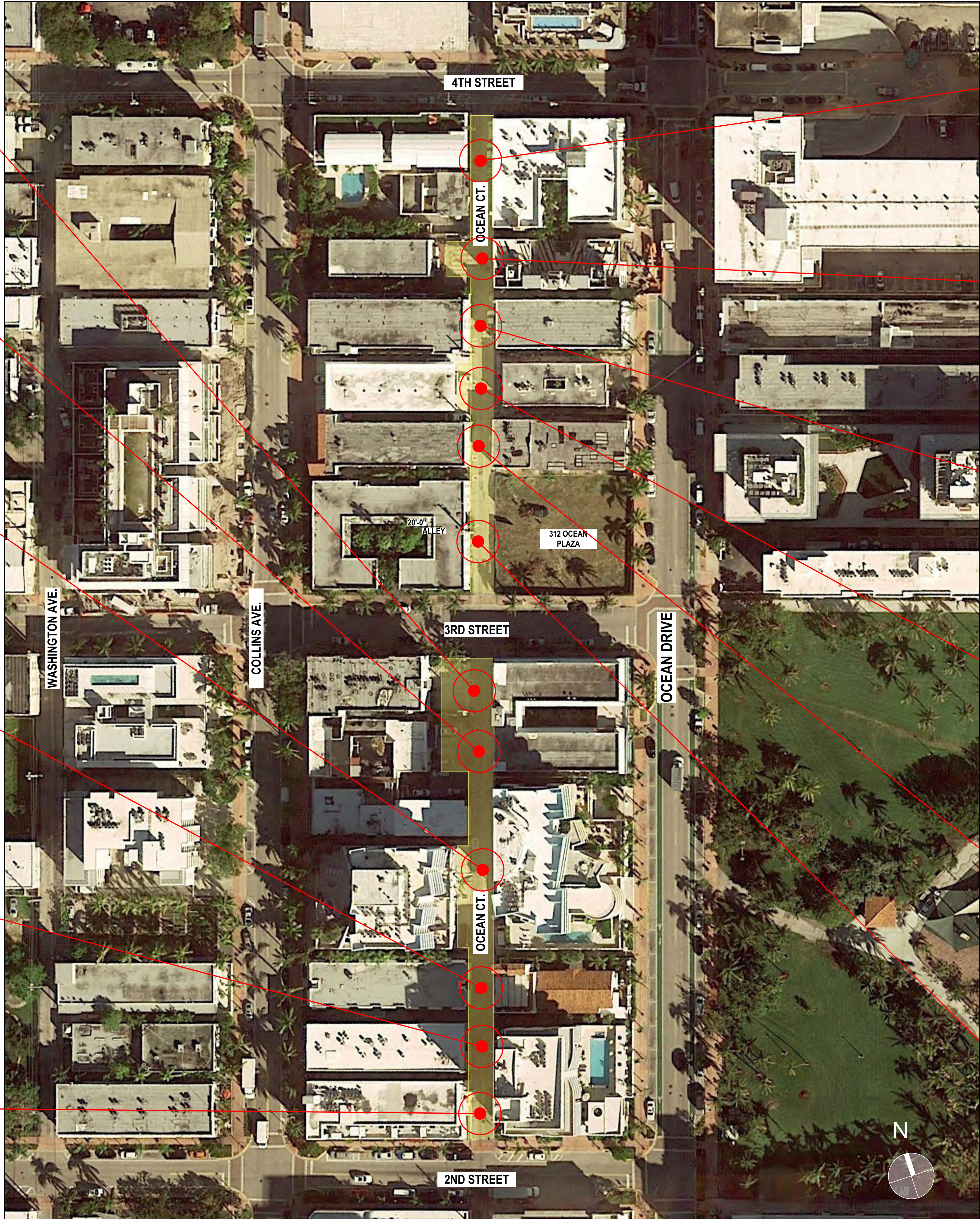
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EAST PROPERTY: 3.6' SETBACK



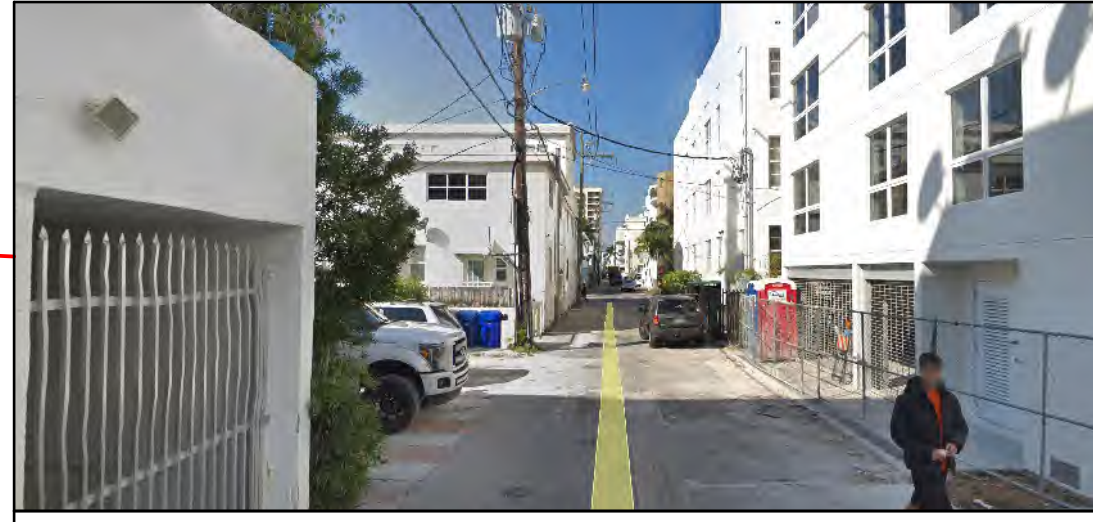
WEST PROPERTY: 0.1' SETBACK  
EAST PROPERTY: 11.4' SETBACK



WEST PROPERTY: 0.1' SETBACK  
EAST PROPERTY: 11.2' SETBACK



WEST PROPERTY: 0.2' SETBACK  
EAST PROPERTY: 3.1' SETBACK



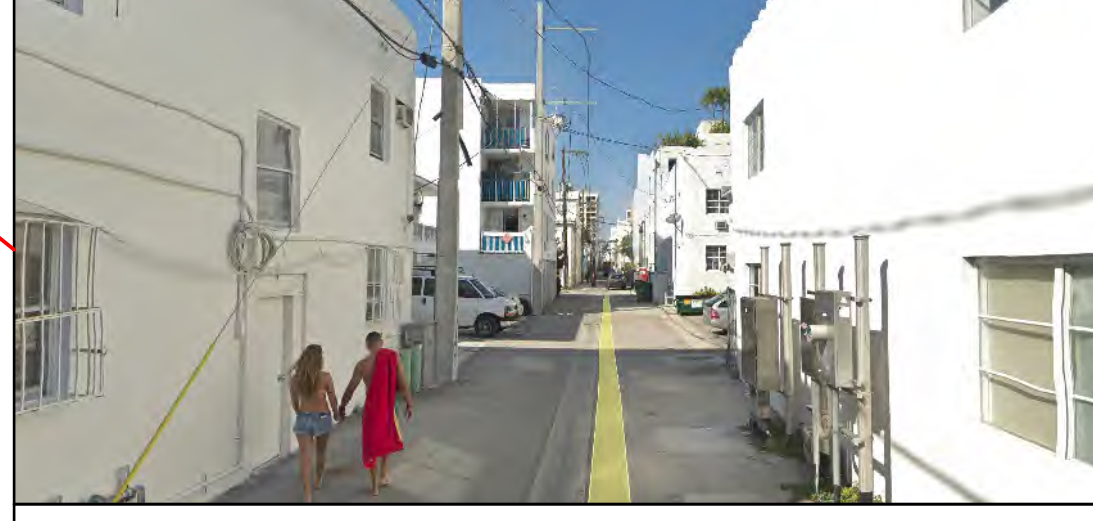
WEST PROPERTY: 26.9' SETBACK  
EAST PROPERTY: 5.0' SETBACK



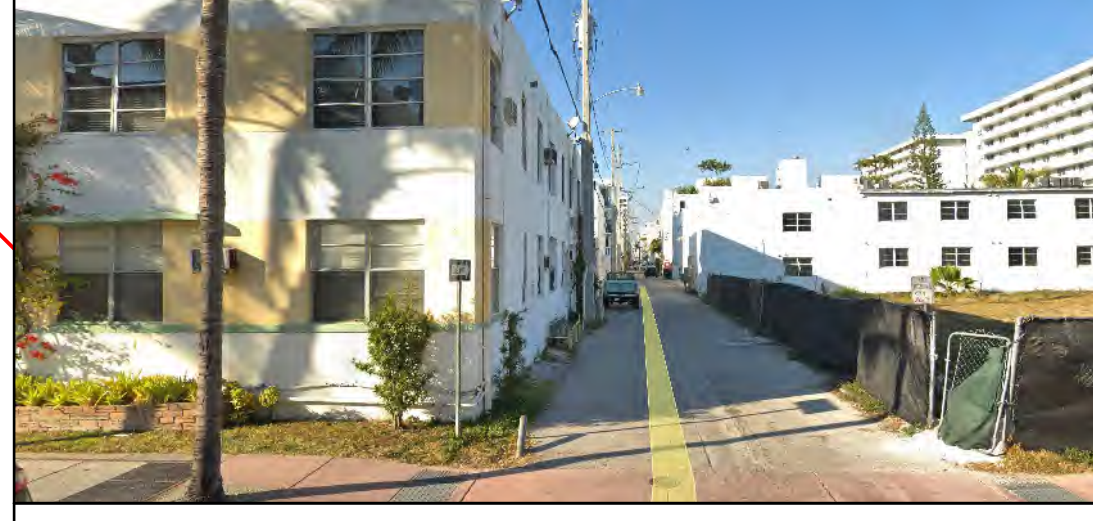
WEST PROPERTY: 0.0' SETBACK  
EAST PROPERTY: 4.2' SETBACK



WEST PROPERTY: 20.1' SETBACK  
EAST PROPERTY: 20.0' SETBACK



WEST PROPERTY: 1.4' SETBACK  
EAST PROPERTY: 0.8' SETBACK



WEST PROPERTY: 2.0' SETBACK  
EAST PROPERTY: 5.0' SETBACK (PROPOSED DEVELOPMENT)

# OCEAN CT. ALLEY SETBACK STUDY

## 312 OCEAN PARK

304-312 Ocean Drive, Miami Beach, FL 33139, USA

### Revisions

### Owner Information

### MULTIPLAN

## 312 OCEAN PARK

SOUTH BEACH

### Consultant

Luis O. Revuelta  
AR-007972

PLANNING & ZONING  
FINAL SUBMITTAL

Date  
12/10/2018

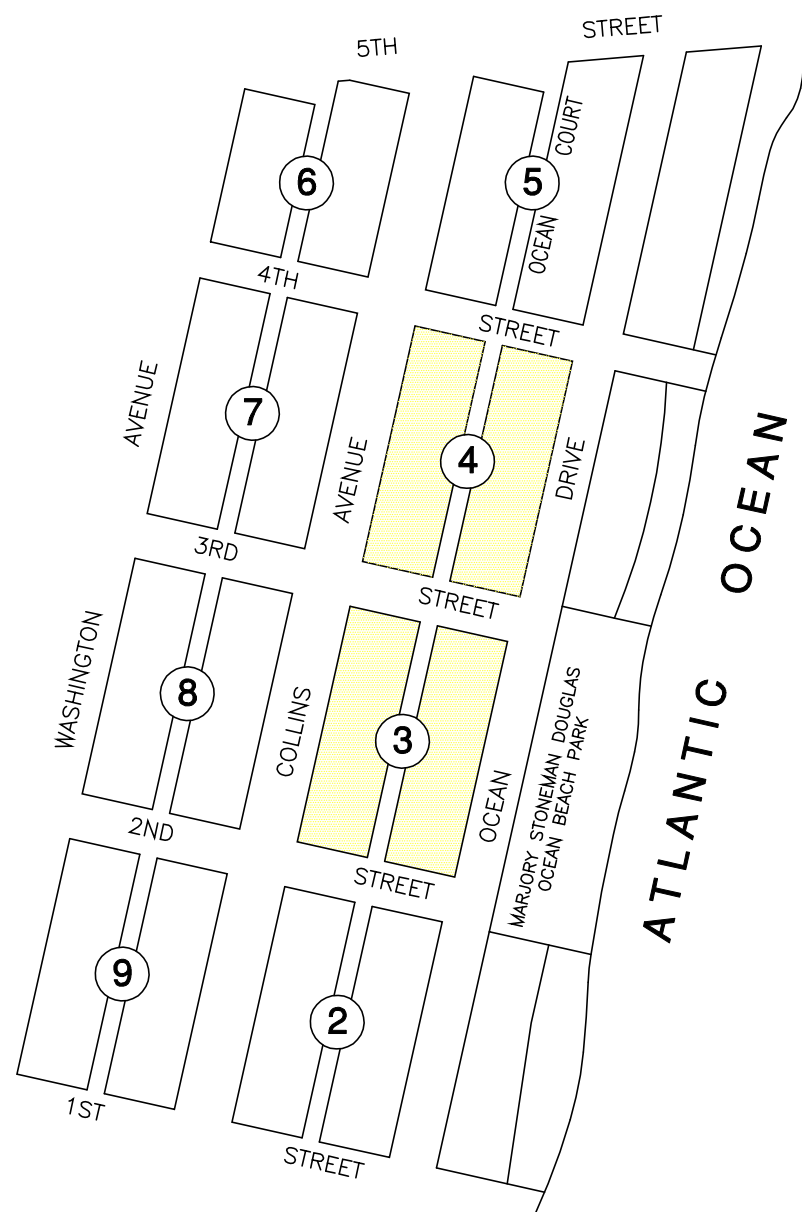
Scale  
AS SHOWN

Project No.  
1816

Sheet Name  
ALLEY SETBACK STUDY

Sheet No.  
A-007





LOCATION SKETCH  
NOT TO SCALE

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Lands shown hereon were **NOT** abstracted for restrictions, easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the building improvements along Ocean Court shown hereon as established by existing monuments along Ocean Court.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2000-177.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Information beyond the scope of this Specific Purpose Survey survey may not be current or located.
- Buildings labeled as "NEW CONSTRUCTION" are built within 10 years as collected by the property appraisers web site as of the date of this survey.

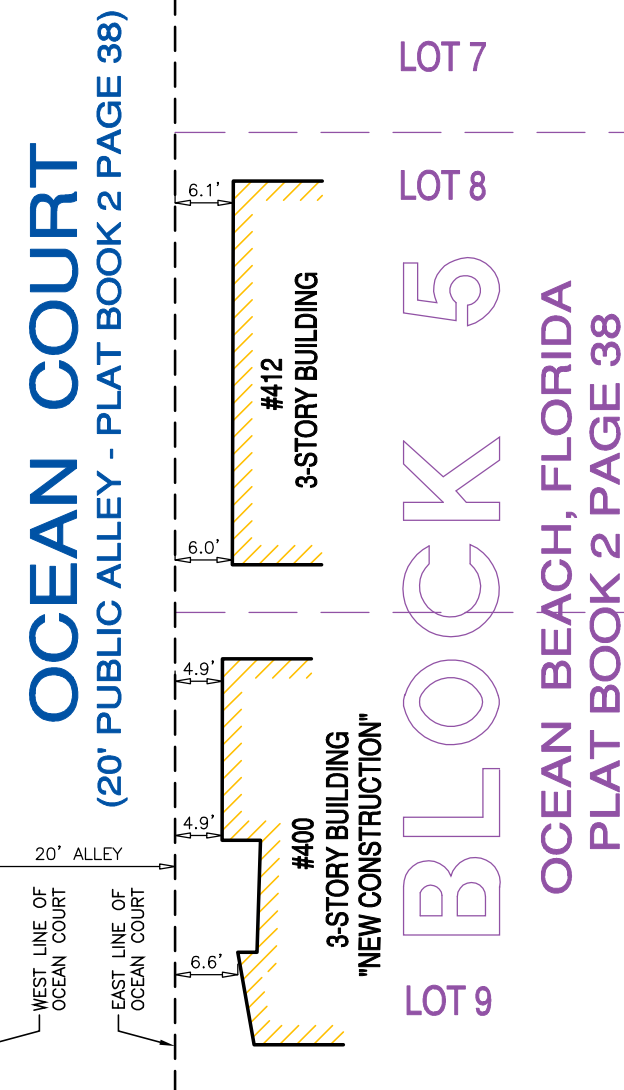
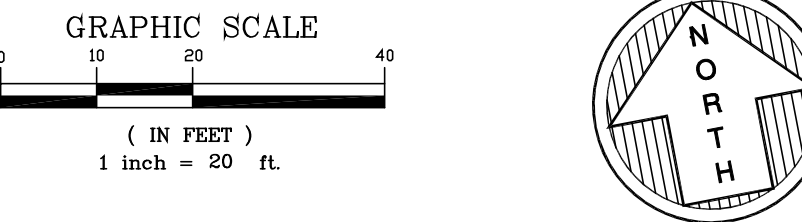
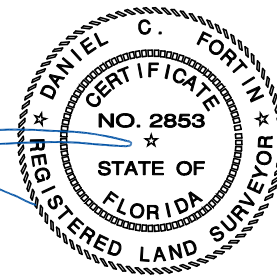
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Specific Purpose Survey" was made under my responsible charge on October 23, 2018, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

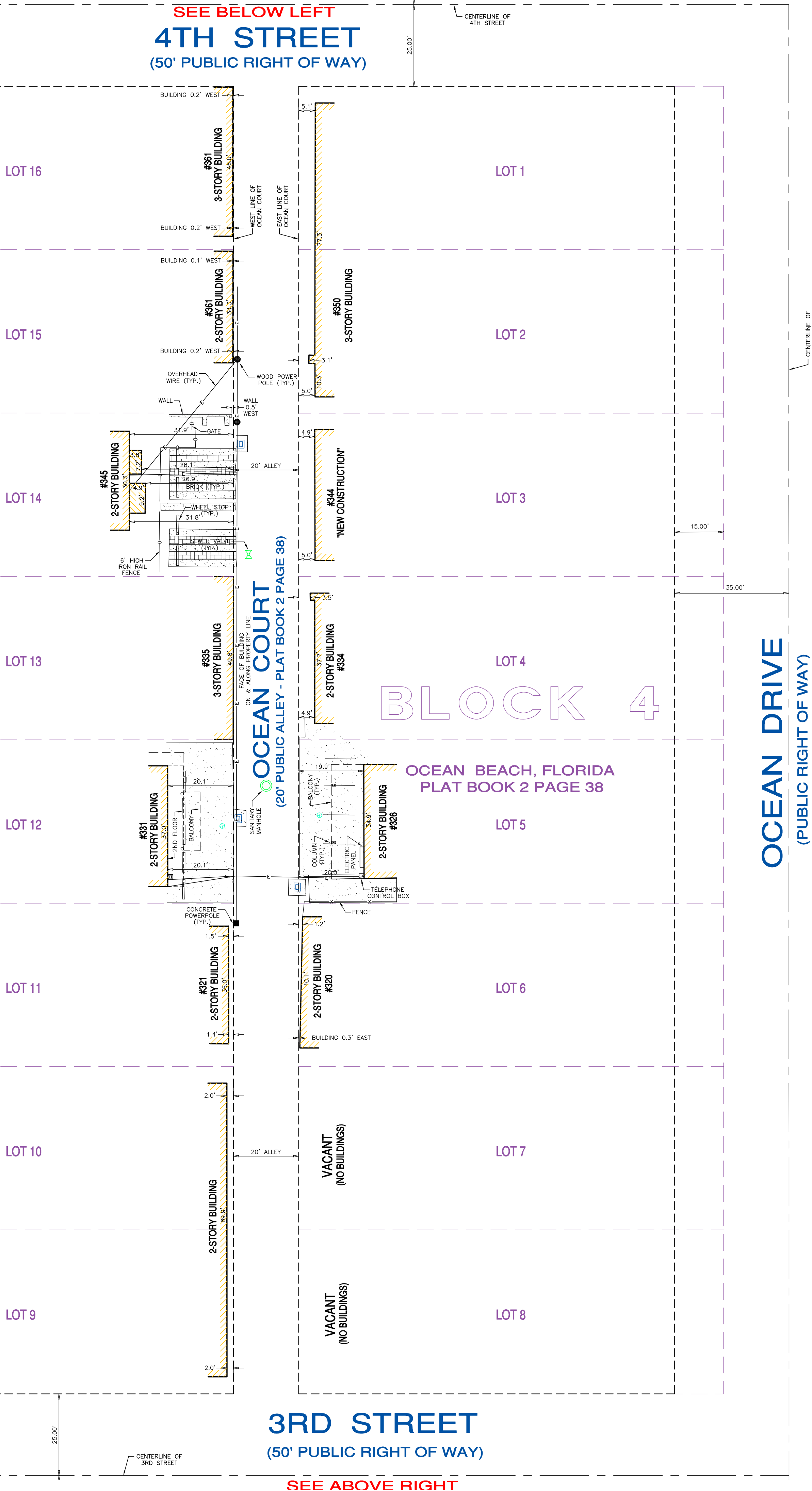
FORTIN, LEAVY, SKILES, INC., LB3653

By: *[Signature]*  
Daniel C. Fortin, For The Firm  
Surveyor and Mapper, LS2853  
State of Florida.



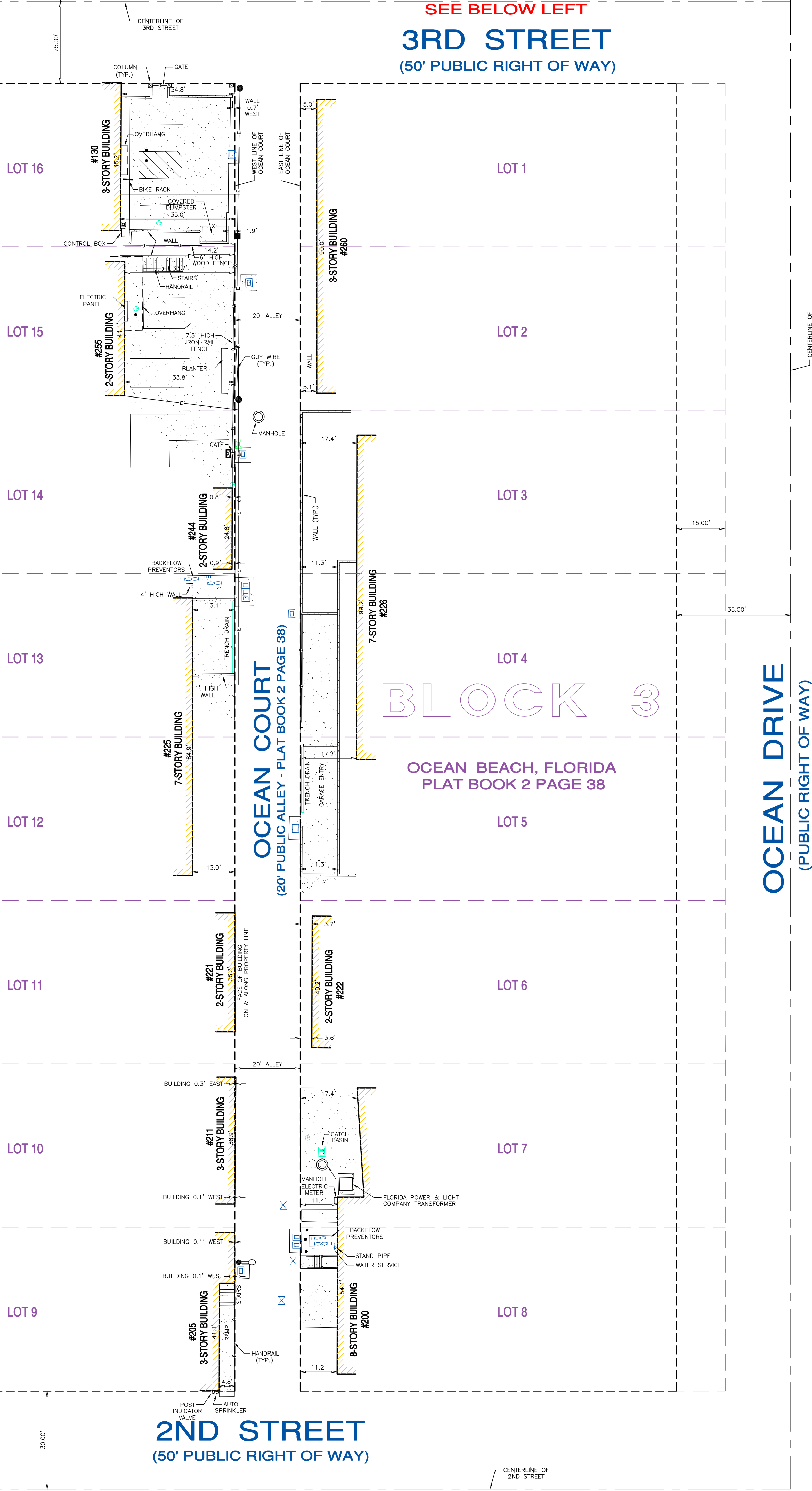
4TH STREET  
(50' PUBLIC RIGHT OF WAY)

SEE ABOVE RIGHT



3RD STREET  
(50' PUBLIC RIGHT OF WAY)

SEE ABOVE RIGHT



2ND STREET  
(50' PUBLIC RIGHT OF WAY)

3RD STREET  
(50' PUBLIC RIGHT OF WAY)

OCEAN DRIVE  
(PUBLIC RIGHT OF WAY)

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.

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

SPECIFIC PURPOSE SURVEY  
OCEAN COURT  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/23/18
Scale	1"=20'
Drawn By	MAP
GAD No.	181224
Plotted	10/23/18 9:25a
Ref. Dwg.	2000-177
Field Book	-
Job No.	181224
Dwg. No.	2018-167
Sheet	1 of 1