GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

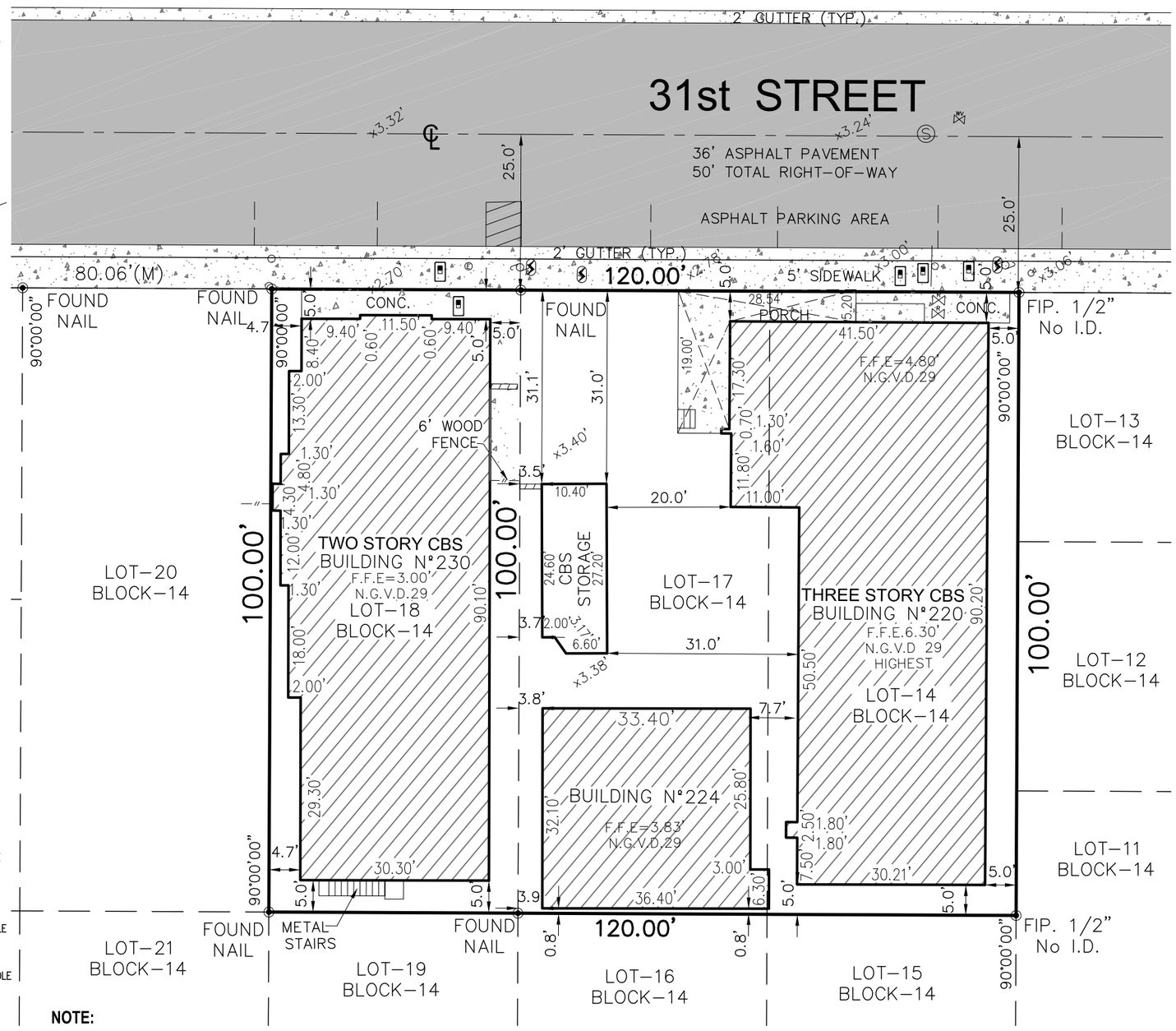
ABBREVIATIONS LEGEND

A = ARC
(C) = CALCULATED
CH = CHORD
C.N.A. = CORNER NOT ACCESSIBLE
CONC. = CONCRETE
Δ = DELTA
F.C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N&D. = FOUND NAIL AND DISC
F.Pk.N. = FOUND PARKER KALON NAIL
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
(M) = MEASURED
O/S = OFFSET
(P) = PLATTED
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT

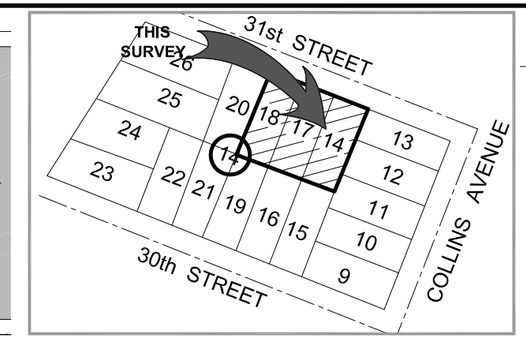
OH — OVERHEAD WIRE LINE
// — WOOD FENCE
X — CHAIN LINK FENCE
IRON/ALUMINUM FENCE
POLYVINYLCHLORIDE FENCE (PVCF)
M — MONUMENT LINE
℄ — CENTERLINE
PL — PROPERTY LINE
ASPHALT PAVING
CONCRETE
CONCRETE BLOCK STUCCO
OVERHANG (O/H) OR ROOF

SYMBOL LEGEND

= AIR CONDITIONER
= BELLSOUTH BOX
= CABLE BOX
= CATCH BASIN
= CONCRETE LIGHT POLE
= CONTROL VALVE BOX
= ELECTRIC BOX
x 0.00' = EXISTING ELEVATIONS
= ELECTRIC METER
= ELECTRIC SERVICE BOX
= FIRE HYDRANT
= FLORIDA POWER & LIGHT BOX
= HANDICAP SPACE
= INLET
= LIGHT POLE
= METAL LIGHT POLE
= POOL PUMP
= SANITARY MANHOLE
= SPRINKLER PUMP
= WATER METER
= WATER VALVE
= WOOD POLE



NOTE:
ALL THE BUILDINGS AND THE SORROUNDING AREA OF THIS PROPERTY IS UNDER CONSTRUCTION.
LOT TOTAL SQUARE FEET = 12,000



LOCATION SKETCH
SCALE: 1" = 50'

FOLIO NO: 02-3226-001-1220
FOLIO NO: 02-3226-001-1250

PROPERTY ADDRESS:
220-230 31st STREET
MIAMI BEACH, FLORIDA 33140-4103

CERTIFIED TO:
1. JCOLAS HOTEL PROPERTIES LLC
2. TRS
3. THE FLORIDA EAST COAST
4. SUNSHINE LAND TRUST

LEGAL DESCRIPTION:
Lots 14, 17, and 18, Block 14, of "AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" according to the Plat thereof, as recorded in Plat Book 5 at Page 7 of the Public Records of MIAMI-DADE County, Florida.

SURVEYOR'S NOTES:
1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NATIONAL GEODETIC VERTICAL DATUM) OF 1929.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Gino Furlano
Digitally signed by Gino Furlano
Date: 2023.10.05 18:55:50 -04'00'

SIGNED: _____
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

LICENSED PROFESSIONAL LAND SURVEYOR & MAPPER
GINO FURLANO
No. 5044
STATE OF FLORIDA

DRAWN BY: M.M.	
CHECKED BY: G.F.	
SCALE: 1" = 20'	
FIELD DATE: 06-18-2023	
JOB No. JAF-220-230-23	
SHEET:	1

J A F SURVEYING SERVICES, INC.

3546 WEST 86 TERRACE, HIALEAH, FL. 33018 ** PHONE: 786-416-1018 - FAX.305-817-9709 ** E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR: JCOLAS HOTEL PROPERTIES LLC, TRS, THE FLORIDA EAST COAST & SUNSHINE LAND TRUST

TYPE OF PROJECT: SKETCH OF SURVEY

FLOOD ELEVATION INFORMATION:	
Date of Field Work:	06-18-2023
DATE OF FIRM:	09/11/2009
COMMUNITY No:	20651/CITY OF MIAMI BEACH
PANEL: 0336	SUFFIX: L
ZONE:	AE
BASE FLOOD ELEVATION:	8.00'
BENCHMARK NO:	B-313
ELEVATION:	4.31' N.G.V.D. 29