

PUBLIC RESERVATION STRIP OF LAND

NOT A PART

PUBLIC RESERVATION

Exhibit "A-1"

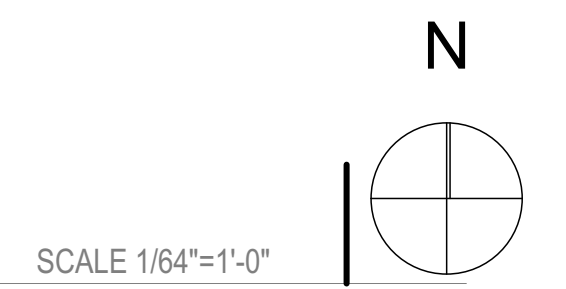


EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the Public Reservation shown on Plat of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 7 in Block 1, of said Plat of TOWNSITE OF HARDING; thence South 02°58'50" East, along the Southerly prolongation of the West Right-of-Way line of Ocean Terrace, (First Avenue per Plat Book 34 at Page 4), for 30.00 feet to a point on the center line of 74th Street (Second Street per Plat Book 34 at Page 4); thence North 86°59'28" East, along said center line, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace and the Point of Beginning; thence continue North 86°59'28" East, along said center line, for 31.53 feet to a point on the East line of said Public Reservation; thence North 04°12'42" West, along said East line, for 420.09 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence South 86°59'28" West along said North line of Government Lot 7 for 22.50 feet to a point on said East Right-of-Way line of Ocean Terrace, also being the West line of said Public Reservation; thence South 02°58'50" East, along said East Right-of-Way line and West line, for 420.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 11,346 square feet, or 0.260 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on May 8, 2019, 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: _____
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	5/9/19 7:29a

LEGAL DESCRIPTION, NOTES & CERTIFICATION	
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@flssurvey.com	

Date	5/8/19
Scale	NOT TO SCALE
Job. No.	190441
Dwg. No.	1019-007-K
Sheet	1 of 3

EXHIBIT "A"

(ALLAMANDA (75TH) STREET - PLAT BOOK 31 PAGE 40)

75TH STREET

S86°59'28"W
22.50'

(PUBLIC RIGHT OF WAY)

NORTH LINE OF
GOVERNMENT LOT 7
SECTION 2-53-42 &
NORTH LINE OF
PLAT BOOK 34 PAGE 4

CENTERLINE OF
75TH STREET
(FIRST STREET - PLAT BOOK 34 PAGE 4)

EAST RIGHT OF WAY LINE
OF OCEAN TERRACE

EAST LINE OF
PUBLIC RESERVATION

LOT 8

LOT 1

LOT 9

LOT 2

LOT 10

LOT 3

LOT 11

LOT 4

LOT 12

LOT 5

LOT 13

LOT 6

LOT 14

LOT 7

POINT OF
COMMENCEMENT
S.E. CORNER OF LOT 7

(SECOND STREET - PLAT BOOK 34 PAGE 4)

74TH STREET

(PUBLIC RIGHT OF WAY)

60'

420.00'

420.09'

OCEAN TERRACE

(FIRST AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

S02°58'50"E

WEST RIGHT OF WAY LINE
OF OCEAN TERRACE

POINT OF
BEGINNING

WEST LINE OF
PUBLIC RESERVATION

N86°59'28"E
31.53'

N04°12'42"W

COLLINS AVENUE
(SECOND AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

N02°58'50"W

CENTERLINE OF
COLLINS AVENUE

40'

CENTERLINE OF
74TH STREET

30'

S02°58'50"E
30.00'

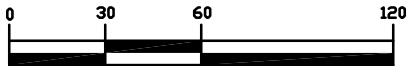
N86°59'28"E 60.00'

25'

40'



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

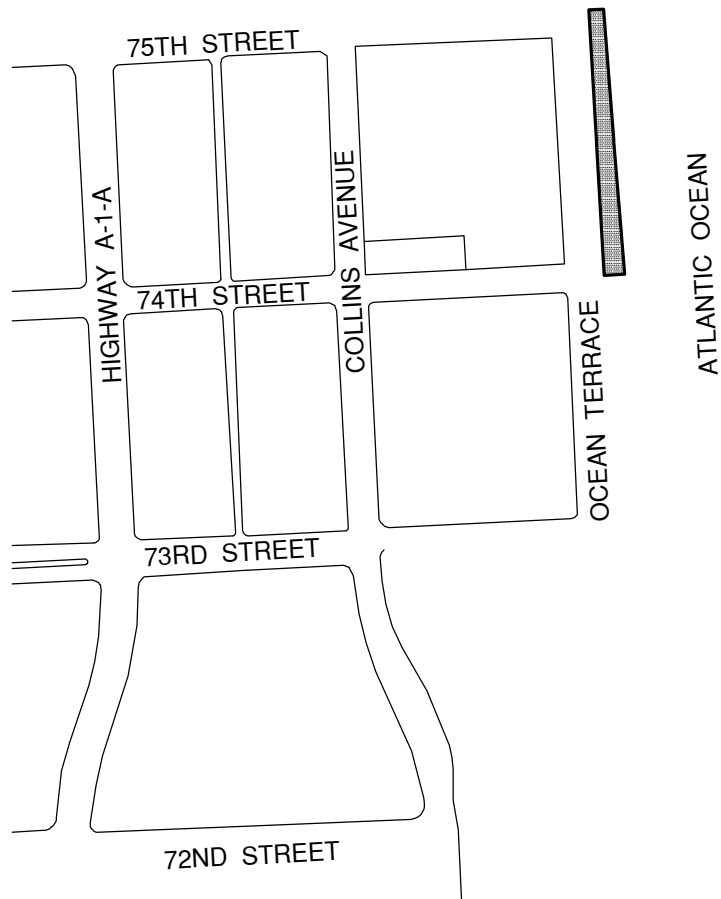
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SKETCH OF DESCRIPTION

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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@flssurvey.com

Date	5/8/19
Scale	1"=60'
Job. No.	190441
Dwg. No.	1019-007-K
Sheet	2 of 3

EXHIBIT "A"



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<i>Cad. No.</i>	190176
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LOCATION SKETCH

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