

EXHIBIT "A"

LEGAL DESCRIPTION: Right of Way (To be Dedicated)

A portion of Lot 4, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 4, the following two (2) courses being along the West line of said Lot 4, also being the East right of way line of Byron Avenue; 1) thence N 02°21'18" W for 18.00 feet to the Point of Beginning; 2) thence continue N 02°21'18" W for 20.00 feet; thence N 87°34'53" E for 107.07 feet to a point of curvature; thence Southeasterly along a 37.90 foot radius curve leading to the right through a central angle of 28°14'36" for an arc distance of 18.68 feet to a non-tangent point; thence S 02°21'31" E along the East line of said Lot 4, also being the West right of way line of Abbott Court (20' Alley) for 33.41 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 87°38'29" W; thence Northwesterly along a 17.90 foot radius curve leading to the left through a central angle of 90°03'36" for an arc distance of 28.14 feet to a point of tangency; thence S 87°34'53" W for 107.09 feet to the Point of Beginning.

SURVEYOR'S NOTES:

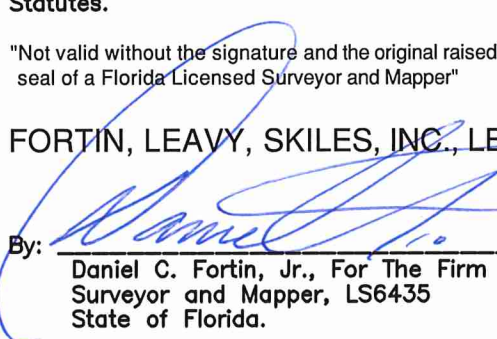
- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°21'42" W for the West right of way line of Abbott Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- 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 #2019-041.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on May 14, 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.	190398
Ref. Dwg.	2019-041
Plotted:	5/14/19 3:32p

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	5/14/19
Scale	NOT TO SCALE
Job. No.	190398
Dwg. No.	1019-022-1
Sheet	1 of 3

72ND STREET (70' PUBLIC RIGHT OF WAY)

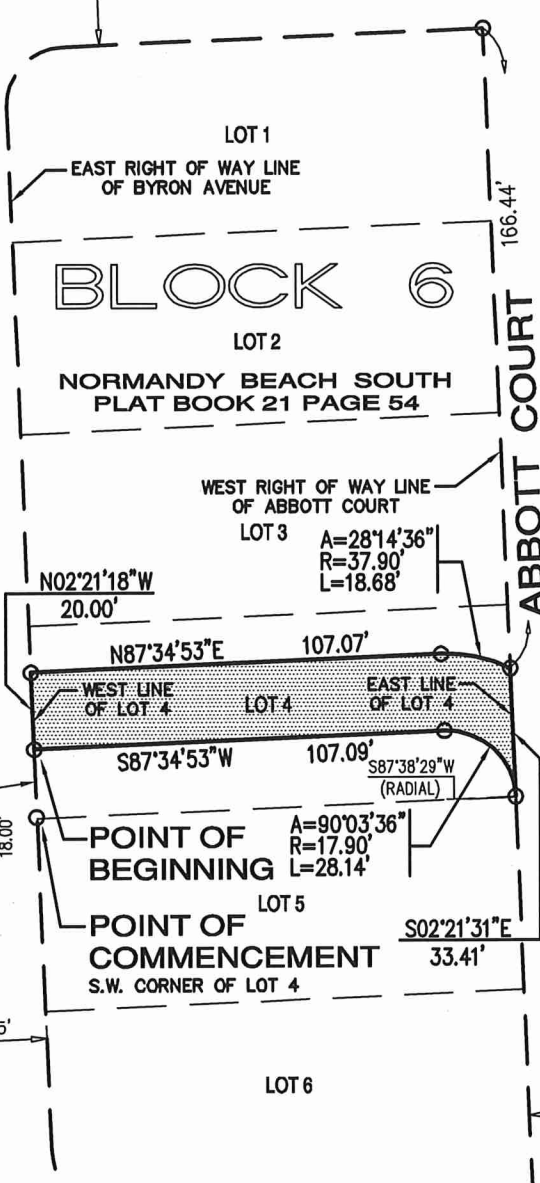
EXHIBIT "A"



CENTERLINE OF
BYRON AVENUE

BYRON AVENUE

(50' PUBLIC RIGHT OF WAY)



ABBOTT COURT
(20' ALLEY - PLAT BOOK 21 PAGE 54)

CENTERLINE OF
ABBOTT AVENUE

ABBOTT AVENUE

(60' PUBLIC RIGHT OF WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

71ST STREET

(70' PUBLIC RIGHT OF WAY)

CENTERLINE OF
71ST STREET

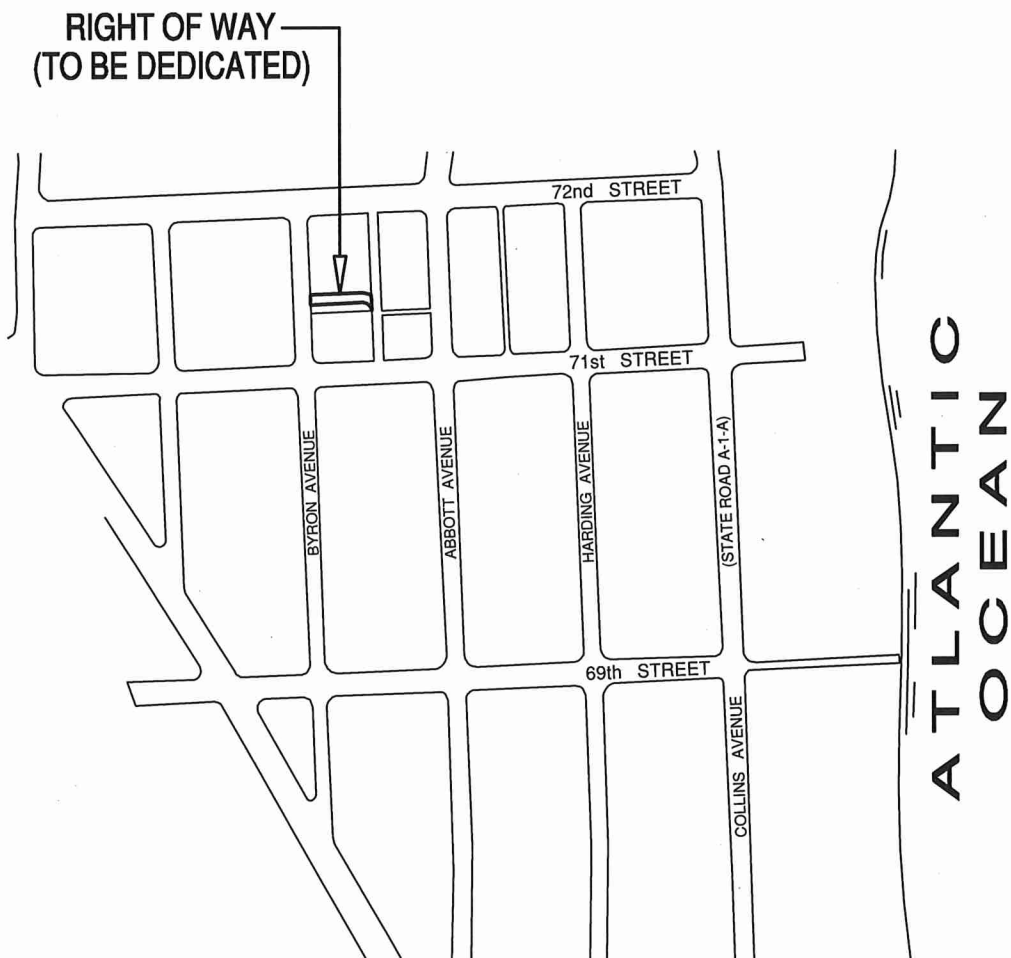
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SKETCH OF DESCRIPTION

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Date	5/14/19
Scale	1"=50'
Job. No.	190398
Dwg. No.	1019-022-1
Sheet	2 of 3

EXHIBIT "A"



LOCATION SKETCH

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 Cad. No. 190398
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 Scale NOT TO SCALE
 Job. No. 190398
 Dwg. No. 1019-022-1
 Sheet 3 of 3

EXHIBIT "A"

LEGAL DESCRIPTION: Right of Way (To be Vacated)

All of Normandy Beach Court (10' Alley) lying adjacent to Lots 7, 8, 9 10 and 11, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 10; thence S 87°34'52" W along the North line of said Lots 7, 8, 9 and 10 for 100.01 feet to the Northwest corner of said Lot 7; thence N 02°21'31" W along the Northerly projection of the East right right of way line of Abbott Court (20' Alley) for 10.00 feet to the Southwest corner of said Lot 11; thence N 87°34'52" E along the South line of said Lot 11 for 100.01 feet to the Southeast corner of said Lot 11; thence S 02°21'42" E along the Southerly projection of the West right right of way line of Abbott Avenue for 10.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 11, 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°21'42" W for the East right of way line of Abbott Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- 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 #2019-041.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on May 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
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Sheet	1 of 3

72ND STREET (70' PUBLIC RIGHT OF WAY)

EXHIBIT "A"



CENTERLINE OF
BYRON AVENUE

BYRON AVENUE
(60' PUBLIC RIGHT OF WAY)

BLOCK 6

NORMANDY BEACH SOUTH
PLAT BOOK 21 PAGE 54

ABBOTT COURT
(20' ALLEY - PLAT BOOK 21 PAGE 54)

CENTERLINE OF
ABBOTT AVENUE

WEST RIGHT OF WAY LINE
OF ABBOTT AVENUE

(60' PUBLIC RIGHT OF WAY)

ABBOTT AVENUE

GRAPHIC SCALE

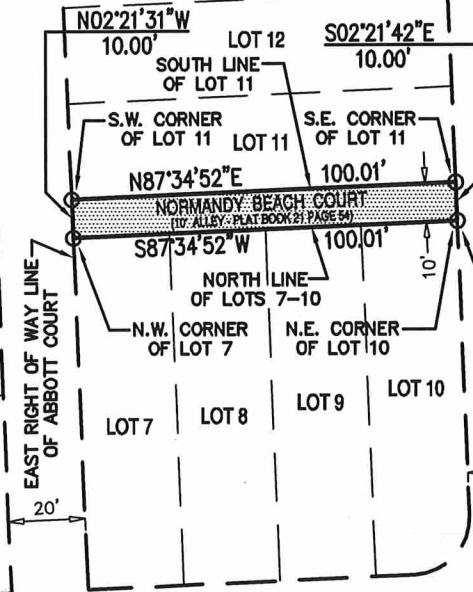


(IN FEET)
1 inch = 50 ft.

71ST STREET

(70' PUBLIC RIGHT OF WAY)

CENTERLINE OF
71ST STREET



POINT OF
BEGINNING

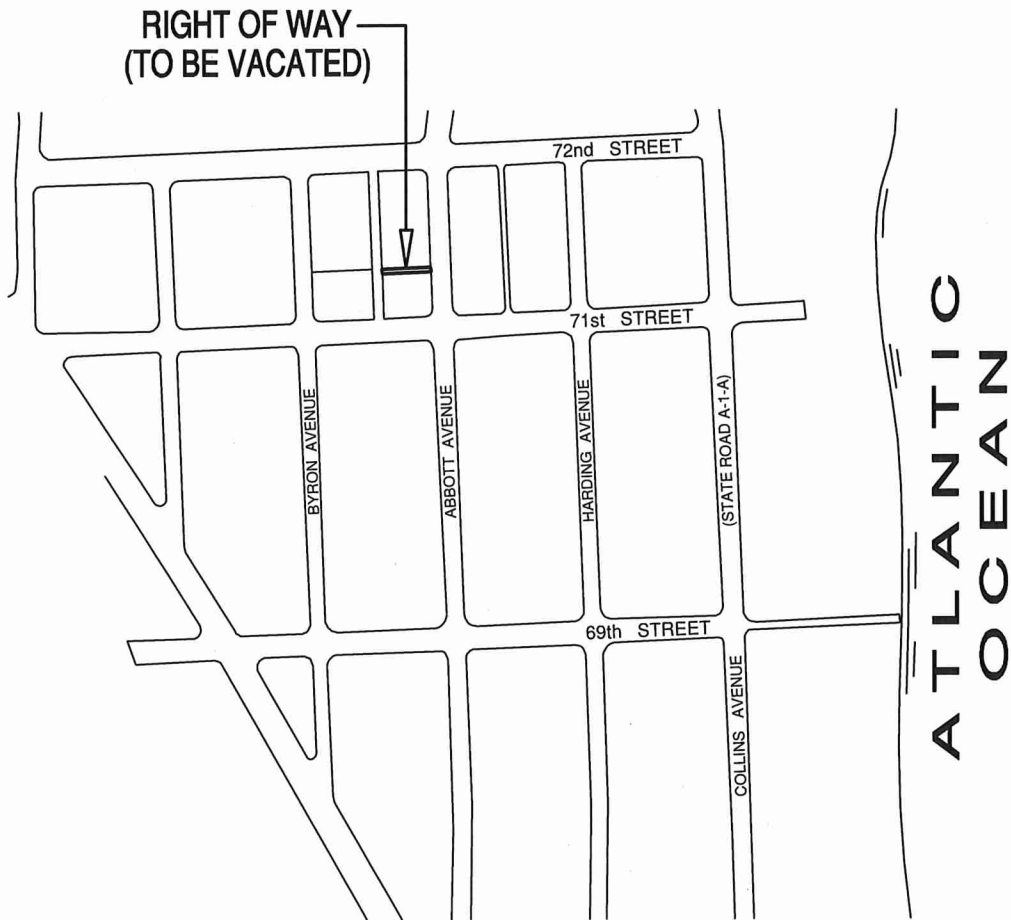
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 Sheet 3 of 3

EXHIBIT "A"

LEGAL DESCRIPTION: Right of Way (To be Vacated)

A portion of Abbott Court (20' Alley) lying adjacent to Lots 1, 2, 3, 4, 11, 12, 13, 14, 15, 16, 17 and 18, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence S 02°21'31" E along the East line of said Lots 1, 2, 3 and 4, also being the West right of way line of Abbott Court (20' Alley) for 166.44 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 25°49'29" W; thence Southeasterly along a 37.90 foot radius curve leading to the right through a central angle of 61°49'00" for an arc distance of 40.89 feet to a non-tangent point; thence N 02°21'31" W along the West line of said Lots 11, 12, 13, 14, 15, 16, 17 and 18, also being the East right of way line of said Abbott Court (20' Alley) for 199.87 feet to the Northwest corner of said Lot 18; thence S 87°35'51" W along the Westerly projection of the South right of way line of 72nd Street for 20.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
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SURVEYOR'S CERTIFICATION:

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By: 

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Sheet	1 of 3

72ND STREET (70' PUBLIC RIGHT OF WAY)

EXHIBIT "A"



CENTERLINE OF
BYRON AVENUE

BYRON AVENUE
(60' PUBLIC RIGHT OF WAY)

(60' PUBLIC RIGHT OF WAY)

SOUTH RIGHT OF WAY LINE
OF 72ND STREET

S87°35'51"W
20.00'

35'

CENTERLINE OF
71ST STREET

POINT OF
BEGINNING
N.E. CORNER OF LOT 1

N.W. CORNER
OF LOT 18

LOT 1

LOT 17

BLOCK 6

LOT 2

LOT 16

NORMANDY BEACH SOUTH
PLAT BOOK 21 PAGE 54

EAST RIGHT OF WAY LINE
OF ABBOTT COURT

LOT 15

WEST RIGHT OF WAY LINE
OF ABBOTT COURT

LOT 3

LOT 14

166.44'
S02°21'31"E
ABBOTT COURT
(20' ALLEY - PLAT BOOK 21 PAGE 54)
199.87'
N02°21'31"W

LOT 13

EAST LINE
OF LOTS 1-4

WEST LINE
OF LOTS 11-18

LOT 12

LOT 4

A=61°49'00"
R=37.90'
L=40.89'

LOT 11

NORMANDY BEACH COURT
(10' ALLEY - PLAT BOOK 21 PAGE 54)

LOT 5

10'

LOT 6

LOT 7

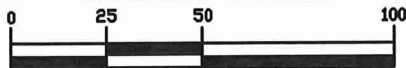
LOT 8

LOT 9

LOT 10

30'

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

71ST STREET

(70' PUBLIC RIGHT OF WAY)

CENTERLINE OF
71ST STREET

CENTERLINE OF
ABBOTT AVENUE

ABBOTT AVENUE
(60' PUBLIC RIGHT OF WAY)

(60' PUBLIC RIGHT OF WAY)

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SKETCH OF DESCRIPTION

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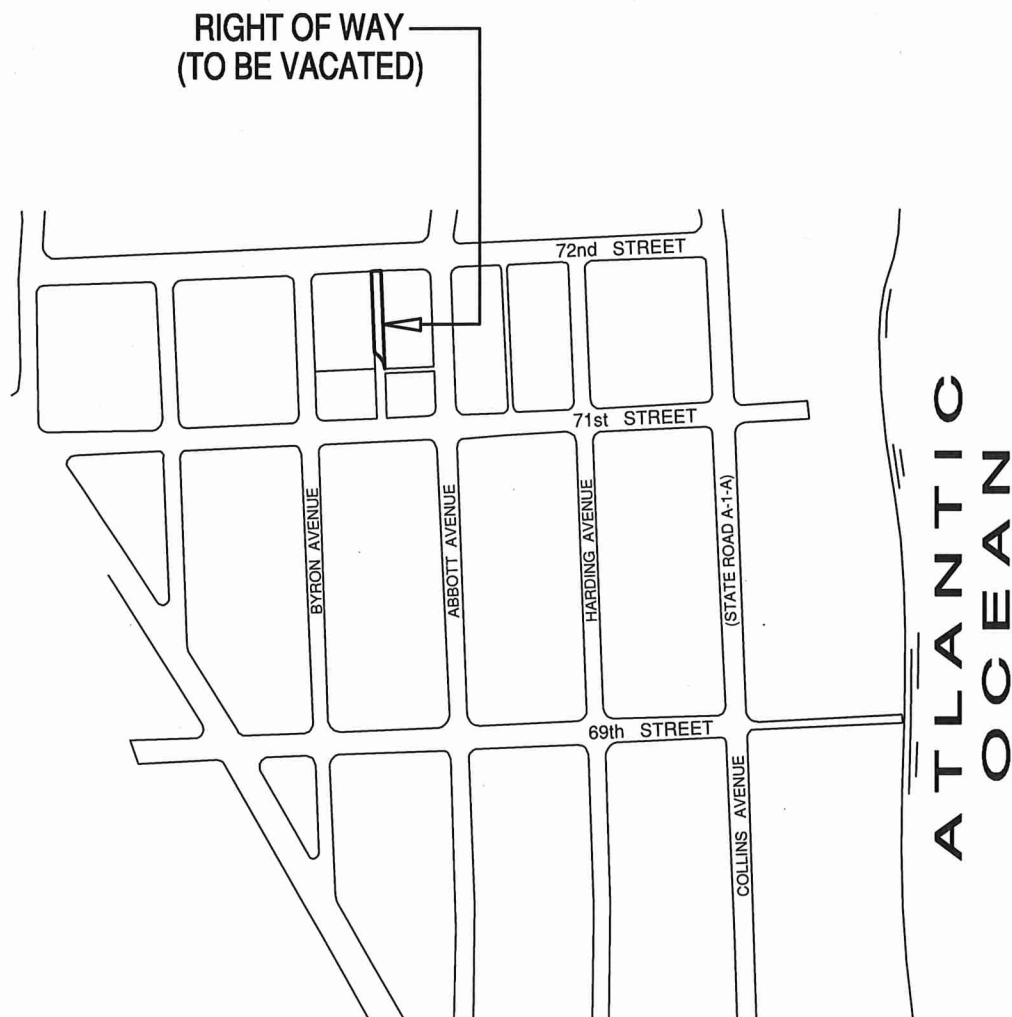
Scale 1"=50'

Job. No. 190398

Dwg. No. 1019-022-2

Sheet 2 of 3

EXHIBIT "A"



ME

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Cad. No.	190398
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