

EXHIBIT "B"

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.

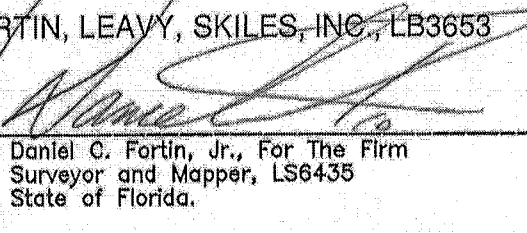
SURVEYOR'S CERTIFICATION:

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.

"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@flsurvey.com

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

72ND STREET (70' PUBLIC RIGHT OF WAY)

EXHIBIT "A"



CENTERLINE OF
BYRON AVENUE

BYRON AVENUE
(50' PUBLIC RIGHT OF WAY)

(50' PUBLIC RIGHT OF WAY)

BLOCK 6

LOT 1

LOT 2

NORMANDY BEACH SOUTH
PLAT BOOK 21 PAGE 54

LOT 3

LOT 4

LOT 5

LOT 6

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

CENTERLINE OF
71ST STREET

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

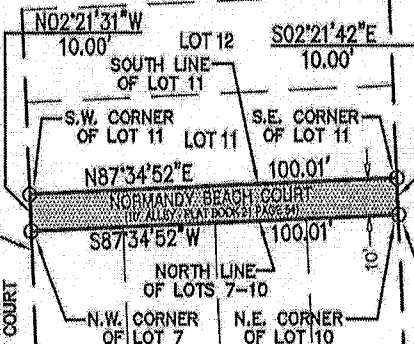
LOT 13

CENTERLINE OF
ABBOTT AVENUE

WEST RIGHT OF WAY LINE
OF ABBOTT AVENUE

(60' PUBLIC RIGHT OF WAY)

ABBOTT AVENUE



POINT OF
BEGINNING

EAST RIGHT OF WAY LINE
OF ABBOTT COURT

LOT 7

LOT 8

LOT 9

LOT 10

30'

CENTERLINE OF
71ST STREET

71ST STREET

(70' PUBLIC RIGHT OF WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Drawn By MAP

Cad. No. 190398

Ref. Dwg. 2019-041

Plotted: 5/14/19 3:32p

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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180 Northeast 168th, Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flasurvey.com

Date 5/14/19

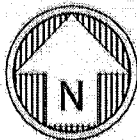
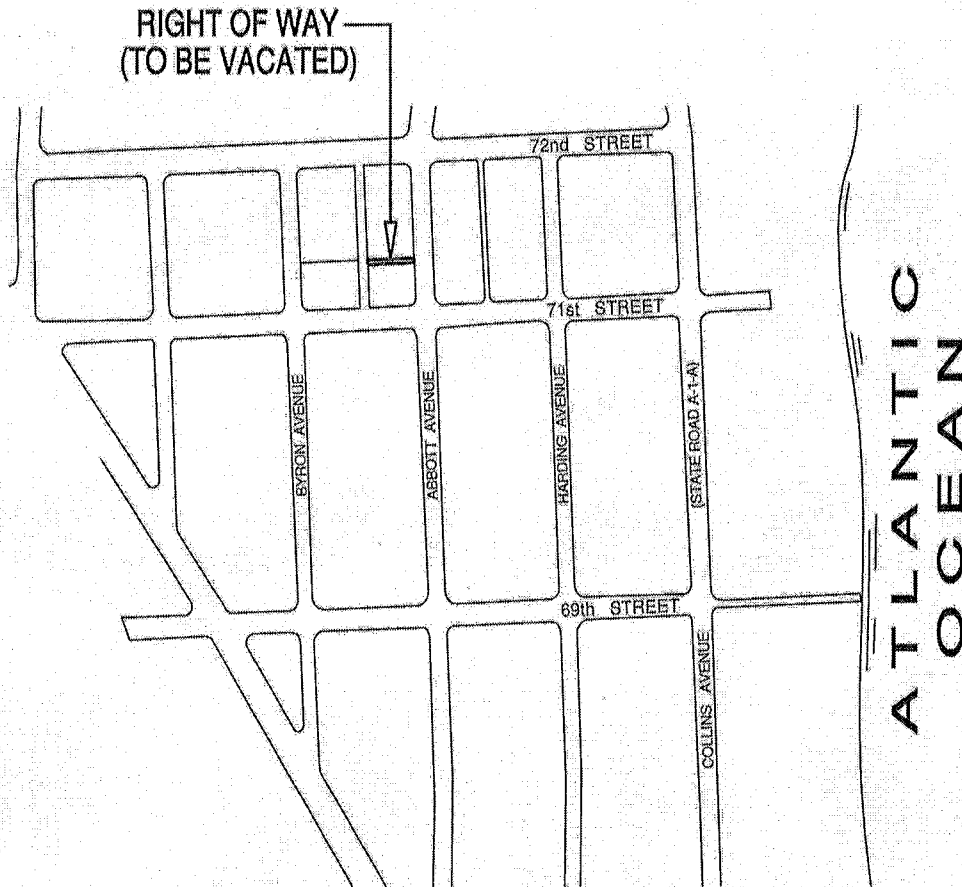
Scale 1"=50'

Job. No. 190398

Dwg. No. 1019-022-3

Sheet 2 of 3

EXHIBIT "A"



Drawn By	MAP
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LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
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