

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

20 FOOT AERIAL EASEMENT FOR PEDESTRIAN WALKWAY

A 20 FOOT AERIAL EASEMENT LYING IN THAT PORTION OF A 20 FOOT ALLEY LYING WITHIN BLOCK 15 OF OCEAN BEACH FLORIDA ADDITION NO. 2, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THAT PORTION OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, THE HORIZONTAL LIMITS OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 OF SAID BLOCK 15 OF OCEAN BEACH FLORIDA ADDITION NO. 2, THENCE RUN NORTH 10°39'53" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 20 FOOT ALLEY, FOR 91.91 FEET TO A POINT LYING 2.09 FEET, MORE OR LESS, SOUTH OF THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK 15 AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 79°06'53" EAST, FOR 20.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID 20 FOOT ALLEY AND A POINT LYING 1.83 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 15 OF OCEAN BEACH FLORIDA ADDITION NO. 2; THENCE RUN SOUTH 10°39'53" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR 6.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF LINE RUN NORTH 79°06'53" WEST, FOR 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF 20 FOOT ALLEY; THENCE RUN NORTH 10°39'53" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR 6.00 FEET TO THE POINT OF BEGINNING.

THE VERTICAL LIMITS OF THE ABOVE EASEMENT ARE BETWEEN AN ELEVATION OF 42.5 FEET (NGVD29), LOWER LIMIT, TO AN ELEVATION OF 56.5 FEET (NGVD29), UPPER LIMIT.

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF THE 20 FOOT ALLEY TO BEAR NORTH 10°39'53" EAST, ASSUMED.

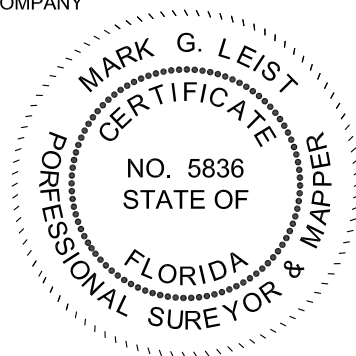
NOTES:

1. I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
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07-24-2019
DATE

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF SKETCH: JULY 23, 2019
DATE OF LAST REVISION: JULY 23, 2019



Bock & Clark Corporation
an NV5 Company

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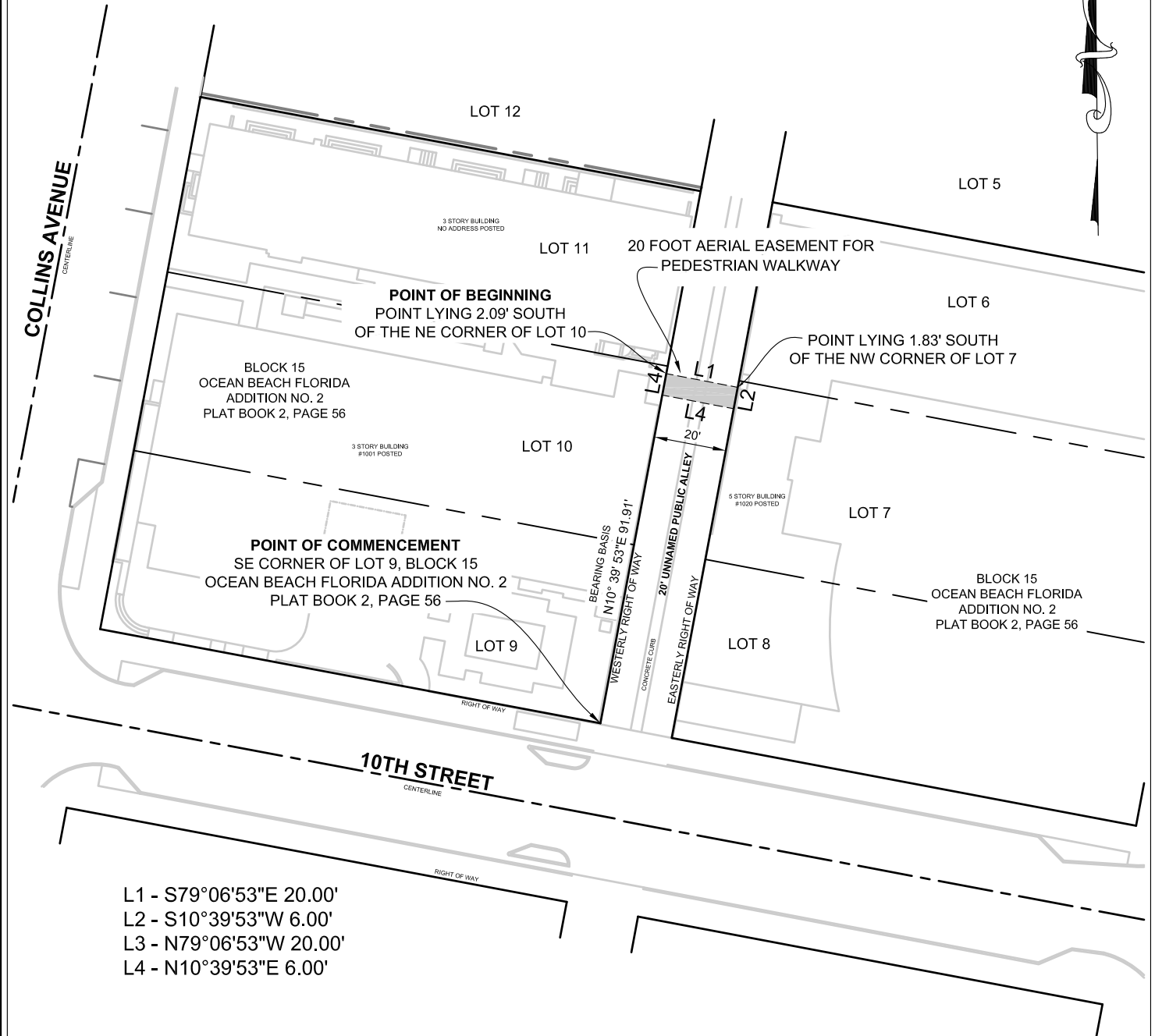
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

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NOT VALID UNLESS SIGNED, DATED AND
STAMPED WITH SURVEYOR'S EMBOSSED SEAL

SHEET 1 OF 2
NETWORK PROJECT NO. 201902224-002

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



L1 - S79°06'53\"E 20.00'
L2 - S10°39'53\"W 6.00'
L3 - N79°06'53\"W 20.00'
L4 - N10°39'53\"E 6.00'

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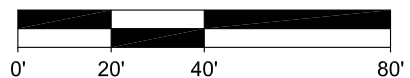
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SCALE : 1" = 40'



SHEET 2 OF 2
NETWORK PROJECT NO. 201902224-002