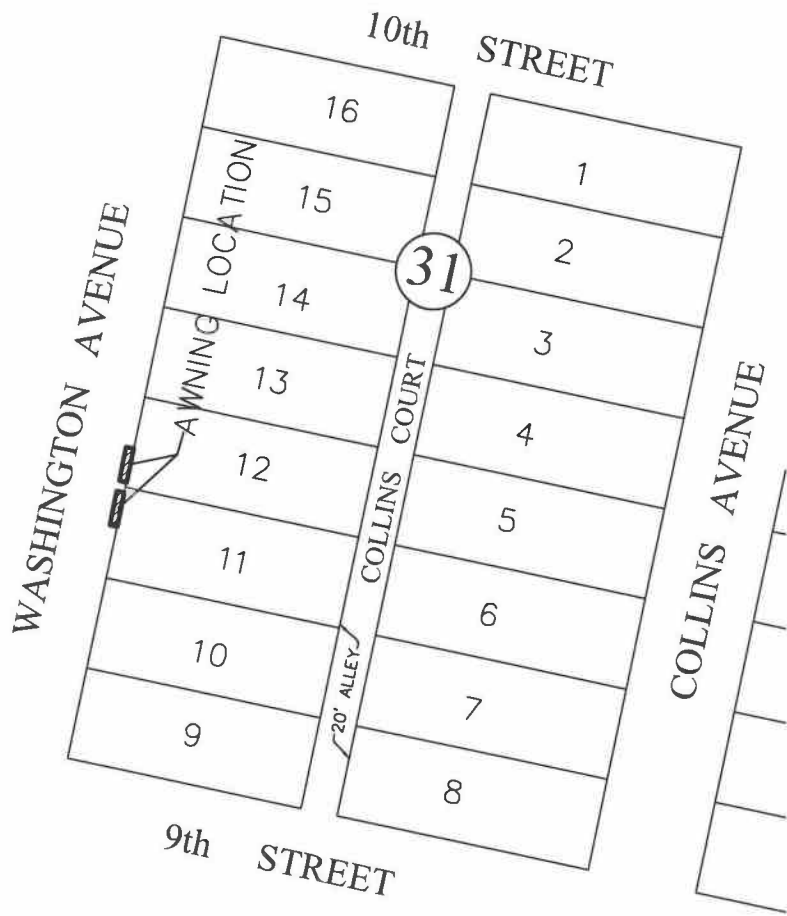


SKETCH AND LEGAL DESCRIPTION



Oria J
Suarez

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by Oria J Suarez
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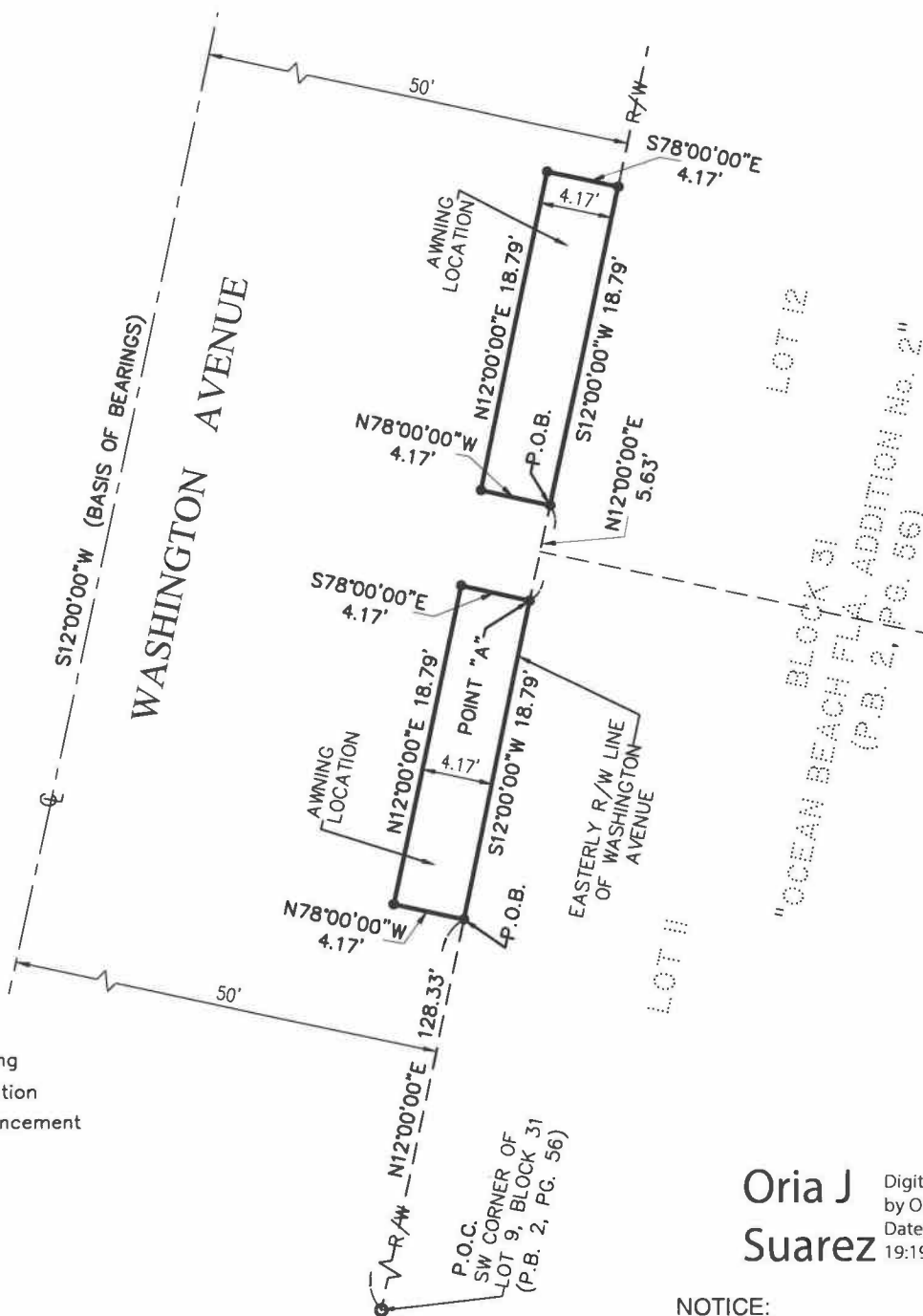
NOTICE:
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LOCATION SKETCH
NOT TO SCALE
-THIS IS NOT A SURVEY-

SKETCH AND LEGAL DESCRIPTION

915 WASHINGTON AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33127
FOLIO # 02-3234-008-1400
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
DATE: MAY 22ND, 2020 REVISION: JUNE 24TH, 2020

ASSUMED



P.O.B.	Point of Beginning
P.O.T.	Point of Termination
P.O.C.	Point of Commencement
P.B.	Plat Book
PG.	Page
R/W	Right-of-Way
SEC.	Section
TWP.	Township
RGE.	Range
C	Centerline
COR	Corner

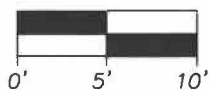
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Page 2 of 4

SKETCH
-THIS IS NOT A
BOUNDARY SURVEY-

GRAPHIC SCALE



SCALE: 1" = 10'

SKETCH AND LEGAL DESCRIPTION

915 WASHINGTON AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33127
FOLIO # 02-3234-008-1400
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
DATE: MAY 22ND, 2020 REVISION: JUNE 24TH, 2020

SKETCH AND LEGAL DESCRIPTION

A portion of Washington Avenue (Public Dedicated Right-Of-Way), lying and being in Section 34, Township 53 South, Range 42 East; being more particularly described as follows:

COMMENCE at the Southwest corner of Lot 9, in Block 31, of OCEAN BEACH FLA. ADDITION NO. 2, according to the Plat thereof, as recorded in Plat Book 2, at Page 56, of the Public Records of Miami-Dade County, Florida; thence N12°00'00"E, along the Easterly Right-of-Way line of Washington Avenue, a distance of 128.33 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N78°00'00"W, a distance of 4.17 feet; thence N12°00'00"E, along a line 4.17 feet West of and parallel with the Easterly Right-of-Way line of Washington Avenue, a distance of 18.79 feet; thence S78°00'00"E, a distance of 4.17 feet to the point of intersection with the Easterly Right-of-Way line of Washington Avenue, said point hereinafter referred to as reference Point "A"; thence S12°00'00"W along said Easterly Right-of-Way line of Washington Avenue, a distance of 18.79 feet to the POINT OF BEGINNING.

AND

COMMENCE at the aforementioned Point "A", thence N12°00'00"E, along the Easterly Right-of-Way line of Washington Avenue, a distance of 5.63 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N78°00'00"W, a distance of 4.17 feet; thence N12°00'00"E, along a line 4.17 feet West of and parallel with the Easterly Right-of-Way line of Washington Avenue, a distance of 18.79 feet; thence S78°00'00"E, a distance of 4.17 feet to the point of intersection with the Easterly Right-of-Way line of Washington Avenue; thence S12°00'00"W, along said Easterly Right-of-Way line of Washington Avenue, a distance of 18.79 feet to the POINT OF BEGINNING.

All said land lying and being in Miami-Dade County, Florida; and containing approximately 156.56 Square Feet more or less y calculations.

Oria J
Suarez

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by Oria J Suarez
Date:
2020.06.24
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NOTICE:

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Page 3 of 4

LEGAL DESCRIPTION
-THIS IS NOT A SURVEY-

SKETCH AND LEGAL DESCRIPTION

915 WASHINGTON AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33127
FOLIO # 02-3234-008-1400
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
DATE: MAY 22ND, 2020 REVISION: JUNE 24TH, 2020

SKETCH AND LEGAL DESCRIPTION

SOURCES OF DATA:

The Legal Description of the Subject Parcels of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible manner. That is to say:

- North Arrow and Bearings refer to an assumed value of S12°00'00"W, along the Centerline of Washington Avenue, Miami-Dade County, Florida. Said line is considered well established and monumented.
- Cad File Sheet A3-00 Floor Plan Level 1, provided by client reflecting proposed awnings along Washington Avenue.

This Sketch and Legal Description is certified to the City of Miami Beach.

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

This sketch is an accurate graphic depiction of the legal description to which it is attached as per client's request.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch and Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief. Further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
7100 Southwest 99th Avenue, Suite 104
Miami, Florida 33173 Phone: 305.598.8383

Digitally signed
by Oria J Suarez
Date: 2020.06.24
19:20:21 -04'00'

By:

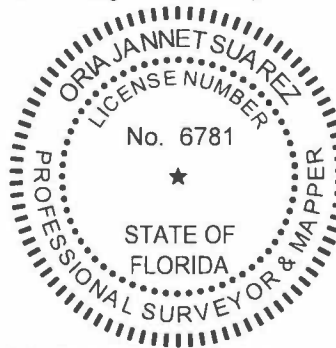
Oria Jannet Suarez, P.S.M.

Professional Surveyor and Mapper No. 6781

State of Florida

June 24th, 2020

Project: 19-0040 Job: 20-0120 Sketch & Legal



THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO
THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17 of the Florida Administrative Code.

NOTICE:

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Page 4 of 4

SURVEYOR'S NOTES

-THIS IS NOT A SURVEY-

SKETCH AND LEGAL DESCRIPTION

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