

1355 NW 97 AV SUITE 200  
MIAMI, FLORIDA 33172  
TELEPHONE: (305) 264-2660  
FAX: (305) 264-0229

EXHIBIT "A"  
**Nova Surveyors Inc.**

SURVEY No. 11-0001105-19  
SHEET No. 3 OF 3

SKETCH AND LEGAL DESCRIPTION

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
ALL SHEETS

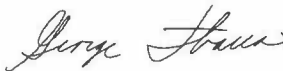
**LEGAL DESCRIPTION:**

**SURVEY OF LOT 1 & 2, BLOCK, OF SURPRISE POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 43, PAGE 77, 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 05°14'12" E ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 295.35 FEET, TO THE POINT OF BEGINNING; THENCE S 18°54'18" W FOR A DISTANCE OF 5.14 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE TO THE LEFT CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 174.36 FEET, A CENTRAL ANGLE OF 69°07'31", AND AN ARC LENGTH OF 210.35 TO A POINT ON A NON TANGENT WITH THE EAST LINE OF SAID LOT 2, THENCE N 18°57'14" W FOR A DISTANCE OF 5.53 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 191.90 FEET, A CENTRAL ANGLE OF 60°52'07", AND AN ARC LENGTH OF 203.86 FEET TO THE POINT OF BEGINING.**

**CONTAINING APPROXIMATELY 1,599 SQUARE FEET OR 0.04 ACRES, AS MEASURED TO OUTSIDE EDGE OF PROPOSED SEAWALL CAP IMPROVEMENTS PLUS 1 FOOT OF BATTER PILE WHERE BATTER PILE INTERSECTS THE MEAN HIGH WATER LINE.**



Digitally signed by GEORGE IBARRA  
DN: c=US, st=Florida, l=Miami,  
o=NOVA SURVEYOR, INC.,  
cn=GEORGE IBARRA,  
email=novasurveyors@gmail.com  
Date: 2020.08.28 12:50:14 -04'00'

BY: \_\_\_\_\_ 08-27-2020  
GEORGE IBARRA

**PROFESSIONAL LAND SURVEYOR No. 2534 LB # 6044  
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL  
BEAR THE EMBOSSED SEAL AND ORIGINAL SIGNATURE  
OF THE ATTESTING LAND SURVEYOR).**

NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
SEAL OF A FLORIDA REGISTERED SURVEYOR AN MAPPER

PROPERTY ADDRESS:  
544 LAKEVIEW CT.  
MIAMI BEACH, FL. 33140

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# EXHIBIT "A" Nova Surveyors Inc.

SURVEY No. 11-0001705-19  
 SHEET No. 3 OF 3

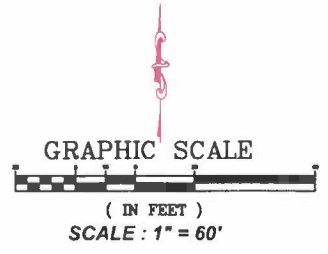
## SKETCH AND LEGAL DESCRIPTION

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SE COR LAKE VIEW DRIVE  
 AND CHEROKEE S89°56'24"E  
 375.00'

LAKE VIEW SUB  
 14-42

NOTE:  
 BEARINGS ASSUMED  
 S89°56'24"E



246.60'

P.O.C.  
 NE CORNER

R=120.00'  
 L=127.63'  
 Tan=70.60'  
 $\Delta=60^{\circ}56'20''$   
 CH=121.70'

PART OF LOT -5 BLOCK-31  
 PREVIOUSLY SOLD  
 NOT A PART OF THIS PLAT

R=120.00'  
 L=57.54'  
 Tan=29.34'  
 $\Delta=27^{\circ}28'27''$   
 CH=56.99'

- R = RADIUS
- L = ARC LENGHT
- Tan = TANGENT
- $\Delta$  = CENTER ANGLE
- CH = CHORD
- C = CENTER LINE
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING

170.00'  
 S05°14'12"E  
 295.35'

LOT - 1

LOT - 2

R=120.00'  
 L=54.47'  
 Tan=27.71'  
 $\Delta=26^{\circ}00'20''$   
 CH=54.00'

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 IBARRA  
 DN: c=US, st=Florida, o=Nova Surveyors, Inc.,  
 ou=NOVA SURVEYORS, INC.,  
 cn=GEORGE IBARRA,  
 email=novasurveyors@gmail.com  
 Date: 2020.08.28 12:49:07 -0400

*George Ibarra*

BY: GEORGE IBARRA 08-27-2020

EASEMENT AREA

R=191.90'  
 L=203.86'  
 Tan=112.74'  
 $\Delta=60^{\circ}52'07''$   
 CH=194.41'

N18°57'14"W  
 5.53'

SURPRISE  
 LAKE (N.A.P.)

R=174.36'  
 L=210.35'  
 Tan=120.11'  
 $\Delta=69^{\circ}07'31''$   
 CH=197.83'  
 CHB=S72°38'53"E

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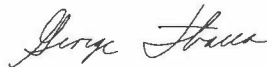
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SURVEY No. 11-0001105-19  
SHEET No. 1 OF 3  
SKETCH AND LEGAL DESCRIPTION

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**SURVEYOR'S NOTES:**

- 1.- THIS IS NOT A SURVEY
- 2.- THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH;  
THEREFORE ONLY THOSE DEDICATION, ROAD RESERVATIONS OR EASEMENTS  
RECORDED ON THE PLAT ARE SHOWN HEREON.
- 3.- BEARING SHOWN ARE BASED ON AN ASUMED VALUE.
- 4.- THIS SKETCH DOES NOT INFER TITLE OR OWNERSHIP.
- 5.- DESCRIPTION PREPARED BY NOVA SURVEYORS INC. THIS 27<sup>th</sup> DAY OF JULY 2020
- 6.- I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY  
DESCRIBED HEREON HAS BEEN PREPARED UNDER MY DIRECTION IN COMPLIANCE  
WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,  
FLORIDA STATUTES.



Digitally signed by GEORGE IBARRA  
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o=NOVA SURVEYOR, INC.,  
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