

EXHIBIT "A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(THIS DOCUMENT CONTAINS 3 SHEETS AND SHALL NOT BE CONSIDERED FULL AND COMPLETE
WITHOUT THE LEGAL DESCRIPTION SHEET 1, SKETCH SHEET 2, NOTES AND LEGEND SHEET 3)

LEGAL DESCRIPTION:

Parcel No. 6842

Being a portion of a right of way as shown on the Florida Department of Transportation Right of Way Map of Section 87080-2503, for State Road No. 828 (Now known as State Road 934) as recorded Map Book 79 page 30, Sheet 2 and as shown on the Subdivision Plat of the Ocean Side Section of the Isle of Normandy Beach Properties Corporation as recorded in Plat Book 25, Page 60 of the public records of Miami Dade County Florida and lying in a portion of Fractional Section 10 in Township 53 South, Range 42 East, Miami-Dade County, City of Miami Beach, Florida being more particularly described as follows:

Begin at the point of curve on the southerly right of way line of said State Road 934/Normandy Drive (Formerly known as State Road 828) said point of curve also being on the northerly line of Lots 40-44, Block 10 of said Ocean Side Section of the Isle of Normandy; Thence N 86°03'19" E (FDOT reference bearing base) along the easterly extension of the said southerly right of way line, a distance of 197.86 feet to the beginning of a curve concave to the southeast having a radius of 25.00 feet, a chord which bears S 27°04'21" W; Thence southwesterly along the arc of said curve, through a central angle of 117°57'56" a distance of 51.47 feet; Thence S 31°54'37" E a distance of 30.33 feet to the beginning of a curve concave to the north having a radius of 25.00 feet, a chord which bears S 79°24'59" E; Thence southeasterly along the arc of said curve, through a central angle of 95°00'45" a distance of 41.46 feet to point the intersection with the northerly right of way line of said State Road 934/71st Street (Formerly known as State Road 828) to a point hereinafter referred to as Point "A"; Thence S 53°04'38" W, along the southwesterly extension of the said northerly right of way line a distance of 204.15 feet, to the beginning of a curve concave to the west having a radius of 100.00 feet, a chord which bears N 20°26'01" W; Thence northeasterly and northwesterly along the arc of said curve, through a central angle of 147°01'19" a distance of 256.60 feet to the Point of Beginning.

Containing 13,560 Square Feet or 0.3 Acres more or less.

Subject to the following described easement areas.

Easement 1:

Commence at Point "A"; Thence S 53°04'38" W, along the southwesterly extension of the northerly right of way line of said State Road 934/71st Street (Formerly known as State Road 828) a distance of 29.15 feet to the Point of Beginning. Thence S 53°04'38" W continue along said southwesterly extension a distance of 10.00 feet to a point hereinafter referred to as Point "B"; Thence N 36°55'22" W a distance of 19.00 feet; Thence N 53°04'38" E a distance of 10.00 feet; Thence S 36°55'22" E, to the intersection with said southwesterly extension of the northerly right of way line of State Road 934/71st Street (Formerly known as State Road 828), a distance of 19.00 feet to the Point of Beginning.

Containing 190 Square feet more or less.

Easement 2:

Commence at Point "B"; Thence S 53°04'38" W, along the southwesterly extension of the northerly right of way line of said State Road 934/71st Street (Formerly known as State Road 828) a distance of 17.19 feet to the Point of Beginning. Thence S 53°04'38" W continue along said southwesterly extension a distance of 33.58 feet to a point hereinafter referred to as Point "C"; Thence N 36°55'22" W a distance of 7.50 feet; Thence N 53°04'38" E a distance of 11.00 feet; Thence N 59°23'42" E a distance of 22.72 feet; Thence S 36°55'22" E, to the intersection with said southwesterly extension of the northerly right of way line of State Road 934/71st Street (Formerly known as State Road 828), a distance of 5.00 feet to the Point of Beginning.

Containing 224 square feet more or less.

Easement 3:

Commence at Point "C"; Thence S 53°04'38" W, along the southwesterly extension of the northerly right of way line of said State Road 934/71st Street (Formerly known as State Road 828) a distance of 8.55 feet to the Point of Beginning. Thence S 53°04'38" W continue along said southwesterly extension a distance of 30.00 feet; Thence N 36°55'22" W a distance of 5.00 feet; Thence N 53°04'38" E a distance of 13.30 feet; Thence N 36°55'22" W a distance of 3.30 feet; Thence N 53°04'38" E a distance of 10.00 feet; Thence S 36°55'22" W a distance of 1.30 feet Thence N 59°23'42" E a distance of 6.70 feet; Thence S 36°55'22" E, to the intersection with said southwesterly extension of the northerly right of way line of said State Road 934/71st Street (Formerly known as State Road 828) a distance of 7.00 feet to the Point of Beginning.

Containing 196 square feet more or less

THIS IS NOT A SURVEY

Prepared by:

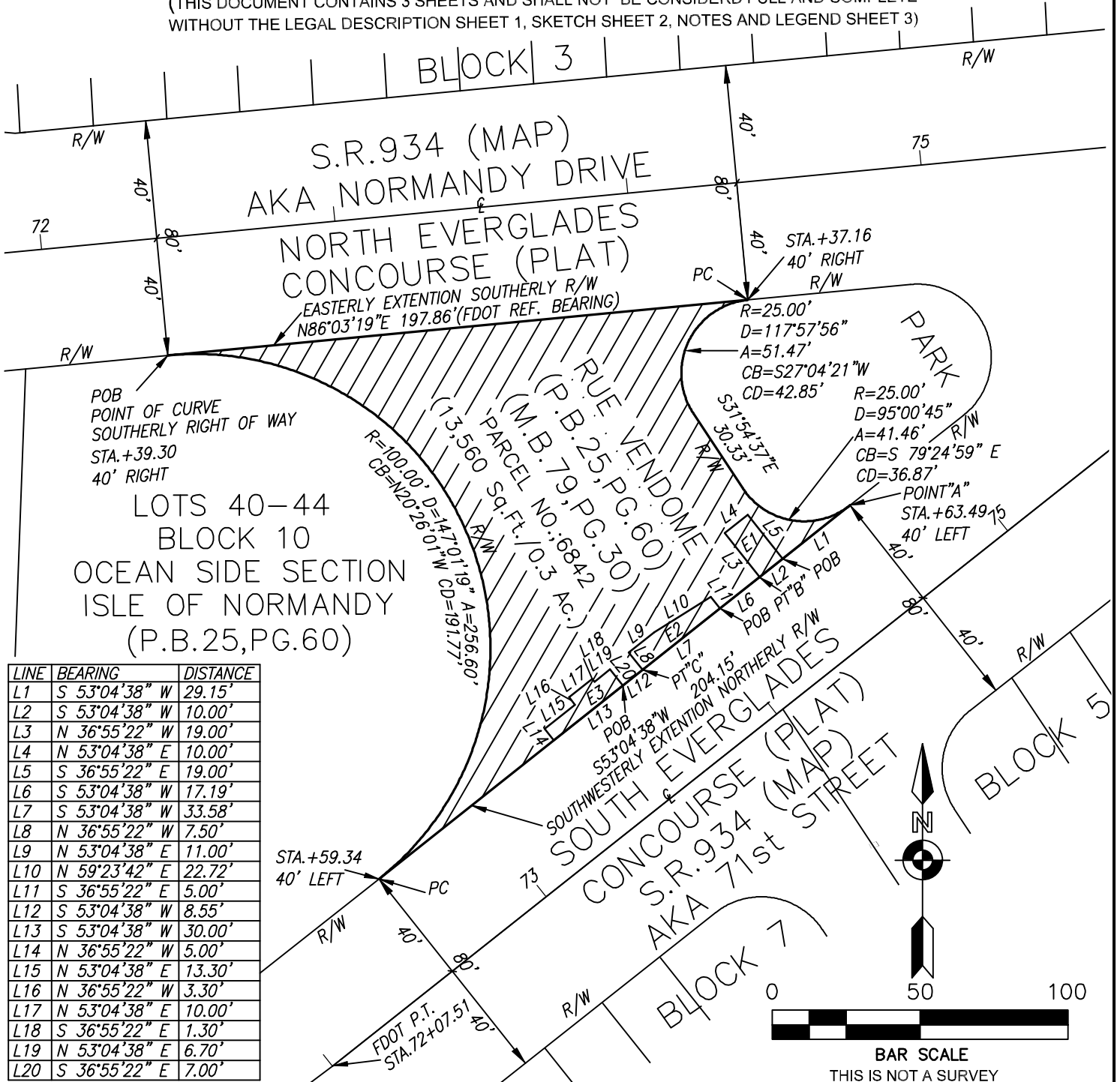
MIAMI BEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL.33139

Florida Department of Transportation, District VI
Item/Seg. No.:
Sect/Job No.:87080-2503
F.A.P. No.:N/A
S R No.:934, (Normandy Drive - 71st Street)
County: Miami-Dade
Parcel No.:6842

Sheet 1 of 3

EXHIBIT "A" **SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

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LINE	BEARING	DISTANCE
L1	S 53°04'38" W	29.15'
L2	S 53°04'38" W	10.00'
L3	N 36°55'22" W	19.00'
L4	N 53°04'38" E	10.00'
L5	S 36°55'22" E	19.00'
L6	S 53°04'38" W	17.19'
L7	S 53°04'38" W	33.58'
L8	N 36°55'22" W	7.50'
L9	N 53°04'38" E	11.00'
L10	N 59°23'42" E	22.72'
L11	S 36°55'22" E	5.00'
L12	S 53°04'38" W	8.55'
L13	S 53°04'38" W	30.00'
L14	N 36°55'22" W	5.00'
L15	N 53°04'38" E	13.30'
L16	N 36°55'22" W	3.30'
L17	N 53°04'38" E	10.00'
L18	S 36°55'22" E	1.30'
L19	N 53°04'38" E	6.70'
L20	S 36°55'22" E	7.00'

Prepared by:

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LEGEND & ABBREVIATIONS:

POB	POINT OF BEGINNING	R=	RADIUS
FDOT	FL. DEPT. OF TRANSPORTATION	D=	CENTRAL ANGLE
PC	POINT OF CURVE	A=	ARC DISTANCE
N=	NORTHING COORDINATE	CB=	CHORD BEARING
E=	EASTING COORDINATE	CD=	CHORD DISTANCE
MP	MAP BOOK	(P)	PLAT DIMENSION OR CALL
PB	PLAT BOOK	PT	POINT
PG	PAGE	STA	STATION
S.R.	STATE ROAD	REF.	REFERENCE
R/W	RIGHT-OF-WAY	AKA	ALSO KNOWN AS
CL	CENTER LINE	PSM	PROFESSIONAL SURVEYOR & MAPPER

SURVEYOR'S NOTES:

1. Bearings shown hereon are referenced to the southerly right of way of S.R.934 F/K/A S.R.828 a.k.a Normandy Drive per FDOT Right of Way Map of Section No.87080-2503, Map Book 79, Page 30, Sheet 2, which bears N86°03'19"E.
1. Exhibit "A" contains three Sheets (1.) Legal Description/Certification, (2.) Sketch of Legal Description (3.) Notes/Legend and is not full and complete without all sheets.
2. The purpose of this Exhibit "A" was to prepare a Legal Description and Sketch of the subject right of way area and is subject to three easements areas as described hereon and labeled as E1, E2 and E3. This document is not valid without the signature of the Surveyor and an authorized seal by the Surveyor.
3. Ownership is subject to OPINION OF TITLE.
4. The subject right property shown hereon is located in Fractional Section 10, Township 53 South, Range 42 East

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida the following SKETCH TO ACCOMPANY LEGAL DESCRIPTION is in compliance and meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mapper in Rule 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of the Sketch to Accompany Legal Description is not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

The seal appearing on this document was authorized by Brian T. Bellino, PSM No.4973 on September 1, 2020.

BRIAN T. BELLINO, PSM
City Surveyor Manager
Professional Surveyor and Mapper
State of Florida Reg. No.4973
Date: 09/01/2020

THIS IS NOT A SURVEY

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