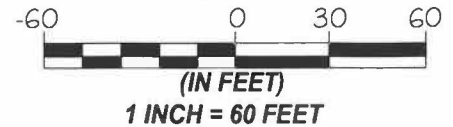


**SPECIFIC PURPOSE SURVEY  
SKETCH AND LEGAL DESCRIPTION  
ENTRY GATE ENCROACHING EASEMENT**

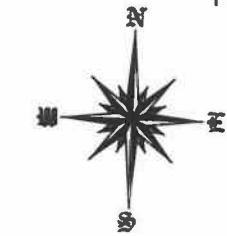
THIS IS NOT A SURVEY

**GRAPHIC SCALE**



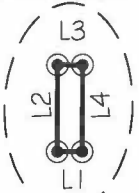
**6th STREET**

50' TOTAL RIGHT-OF-WAY



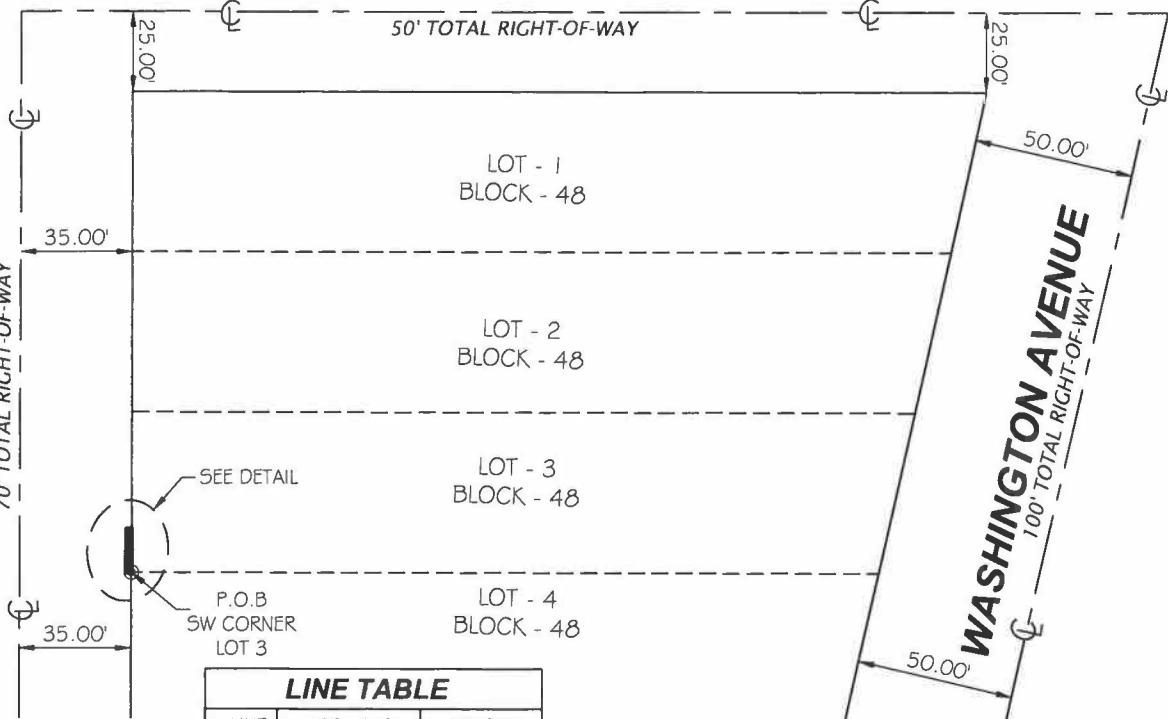
**ABBREVIATIONS:**

P.O.B = POINT OF BEGINNING  
S = SOUTH  
N = NORTH  
E = EAST  
W = WEST  
CL = CENTER LINE  
L.B. = LICENSED BUSINESS  
N.T.S = NOT TO SCALE



**DETAIL**  
N.T.S

**EUCLID AVENUE**  
70' TOTAL RIGHT-OF-WAY



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S88°01'49"W	1.50'
L2	N01°58'11"W	13.52'
L3	N88°01'49"E	1.50'
L4	S01°58'11"E	13.52'

**CERTIFICATION:**

CITY OF MIAMI BEACH

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF EUCLID AVENUE RIGHT-OF-WAY, OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 48 OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE RUN ON AN ASSUMED BEARING S88°01'49"W ALONG THE WESTERLY EXTENSION OF SAID LOT 3, DISTANCE OF 1.50 FEET; THENCE RUN N01°58'11"W PARALLEL TO THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 13.52 FEET; THENCE RUN N88°01'49"E A DISTANCE OF 1.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY LINE OF EUCLID AVENUE S01°58'11"E A DISTANCE OF 13.52 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA ±20.29 SQ.FT.

**SURVEYOR'S NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THIS 'SPECIFIC PURPOSED SURVEY' OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:

Digitally signed by John A Ibarra  
Date: 2020.09.25 14:43:12 -04'00'  
Adobe Acrobat version:  
2020.012.20043

**08/12/2020**

**JOHN IBARRA**

(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

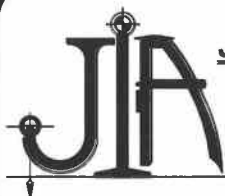
**DRAWN BY:** TB

**DATE :** 08/12/2020

**SCALE:** 1"=60'

**SURVEY NO:** 20-001169-5

**SHEET:** 1 OF 1



**JOHN IBARRA & ASSOCIATES, INC.**  
Professional Land Surveyors & Mappers  
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3725 DEL PRADO BLVD. S.  
SUITE B  
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PH: (239) 540-2660  
FAX: (239) 540-2664



Digitally signed by John A Ibarra  
Date: 2020.09.25 14:43:28 -04'00'  
Adobe Acrobat version:  
2020.012.20043

**L.B.# 7806**

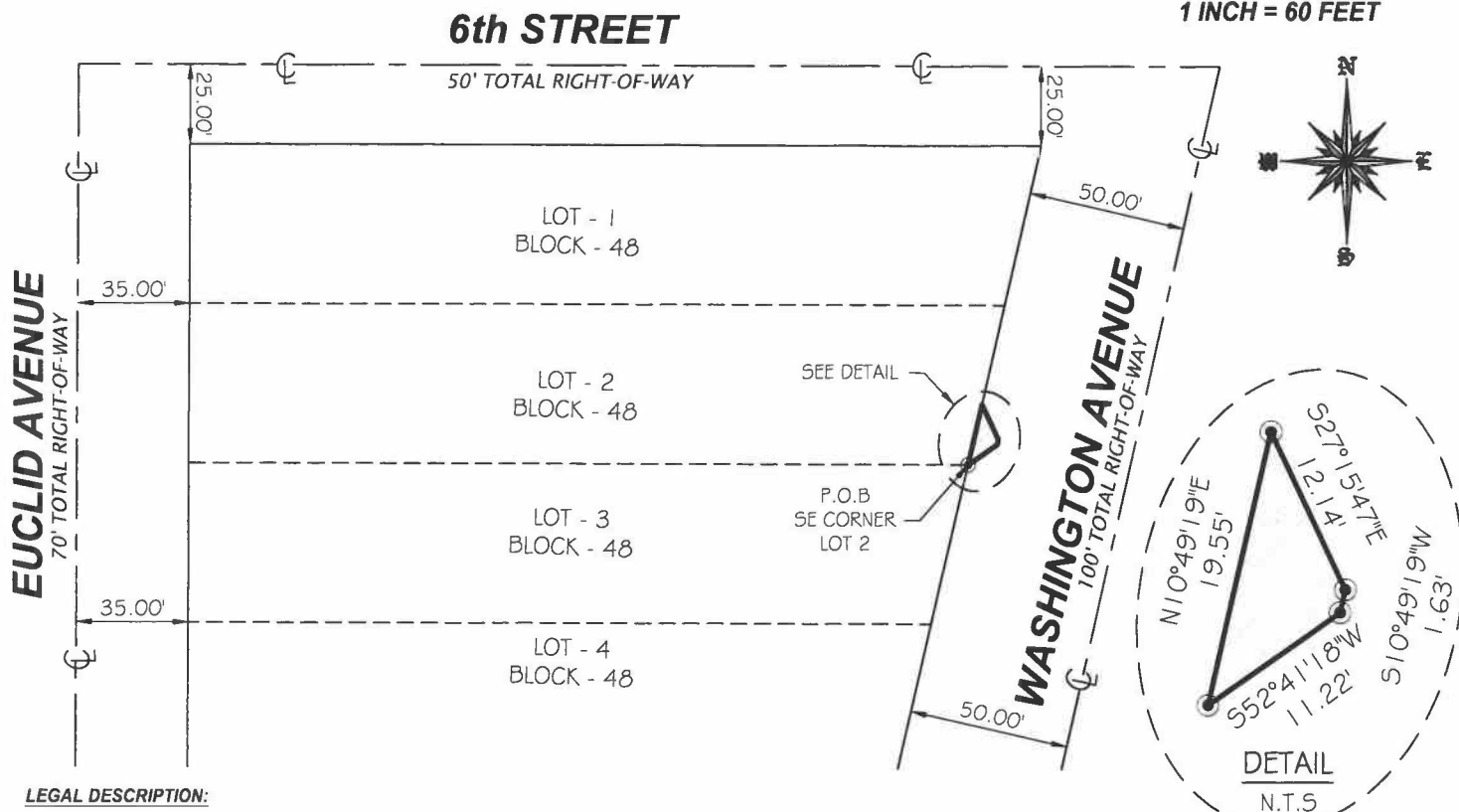
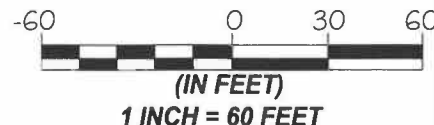
**SEAL**

**SPECIFIC PURPOSE SURVEY**  
**SKETCH AND LEGAL DESCRIPTION**  
**SIGN ENCROACHING EASEMENT**  
**THIS IS NOT A SURVEY**

**ABBREVIATIONS:**

P.O.B = POINT OF BEGINING  
S = SOUTH  
N = NORTH  
E = EAST  
W = WEST  
CL = CENTER LINE  
L.B. = LICENSED BUSINESS  
N.T.S = NOT TO SCALE

**GRAPHIC SCALE**



**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF WASHINGTON AVENUE RIGHT-OF-WAY, OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 48 OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE RUN ON AN ASSUMED BEARING ALONG THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE N10°49'19"E A DISTANCE OF 19.55 FEET; THENCE RUN S27°15'47"E A DISTANCE OF 12.14 FEET; THENCE RUN S10°49'19"W A DISTANCE OF 1.63 FEET; THENCE RUN S52°41'18"W A DISTANCE OF 11.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA ±79.35 SQ.FT.

**CERTIFICATION:**

CITY OF MIAMI BEACH

**SURVEYOR'S NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.

2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS SPECIFIC PURPOSED SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

*John Ibarra*

Digitally signed by John A Ibarra  
Date: 2020.10.06 15:38:08 -04'00'  
Adobe Acrobat Reader version:  
2020.012.20048

**08/12/2020**

BY:

**JOHN IBARRA**

(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

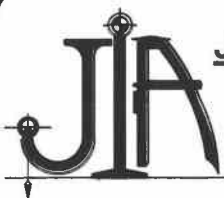
**DRAWN BY:** TB

**DATE :** 08/12/2020

**SCALE:** 1"=60'

**SURVEY NO:** 20-001169-4

**SHEET:** 1 OF 1



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FAX: (239) 540-2664



Digitally signed  
by John A  
Ibarra  
Date:  
2020.10.06  
15:40:08 -04'00'  
Adobe Acrobat  
Reader version:  
2020.012.20048

**L.B.# 7806**

**SEAL**