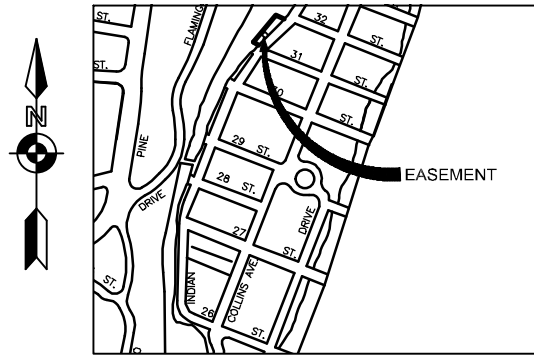


## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(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)



LOCATION SKETCH  
NOT TO SCALE

**LEGAL DESCRIPTION:**

Being an Easement lying in a portion Section 27, Township 53 South, Range 42 East and also lying in un-numbered lots lying westerly of and adjacent to State Road A1A/AKA Indian Creek Drive and also being westerly of and adjacent to Block 16 "Amended Plat of the Ocean Front Property of the Miami Beach Improvement Company" according to the Plat thereof as recorded in Plat 5, Pages 8, of the Public Record of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Point of Intersection of the Westerly right of way line of State Road A1A/AKA Indian Creek Drive with the Northerly right of way line of 31st Street/AKA 7th Street (Plat) said point also being the westerly exention of the Southerly line of said Block 16; Thence N46°35'16"E along the Westerly right of State Road A1A, AKA Indian Creek Drive, a distance of 98.35 feet to the POINT OF BEGINNING; Thence N43°24'44"W departing said westerly right of way line a distance of 10.00 feet; Thence N46°35'16"E parallel with the said Westerly right of way line of State Road A1A/AKA Indian Creek Drive, a distance of 10.00 feet; Thence S43°24'44"E to the intersection with the said Westerly right of way line of State Road A1A/AKA Indian Creek Drive, a distance of 10.00 feet; N46°35'16"E, along the said Westerly right of State Road A1A/AKA Indian Creek Drive, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 100 Square Feet more or less.

**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 Staures. Copies of the Sketch to Accompany Legal Description is not vaild without the signature and seal of a Florida Licensed Surveyor and Mapper.

The seal appearing on ths document was authorized by Brian T. Bellino, PSM No.4973 on Decenber 15, 2020.



*B.T. Bellino*

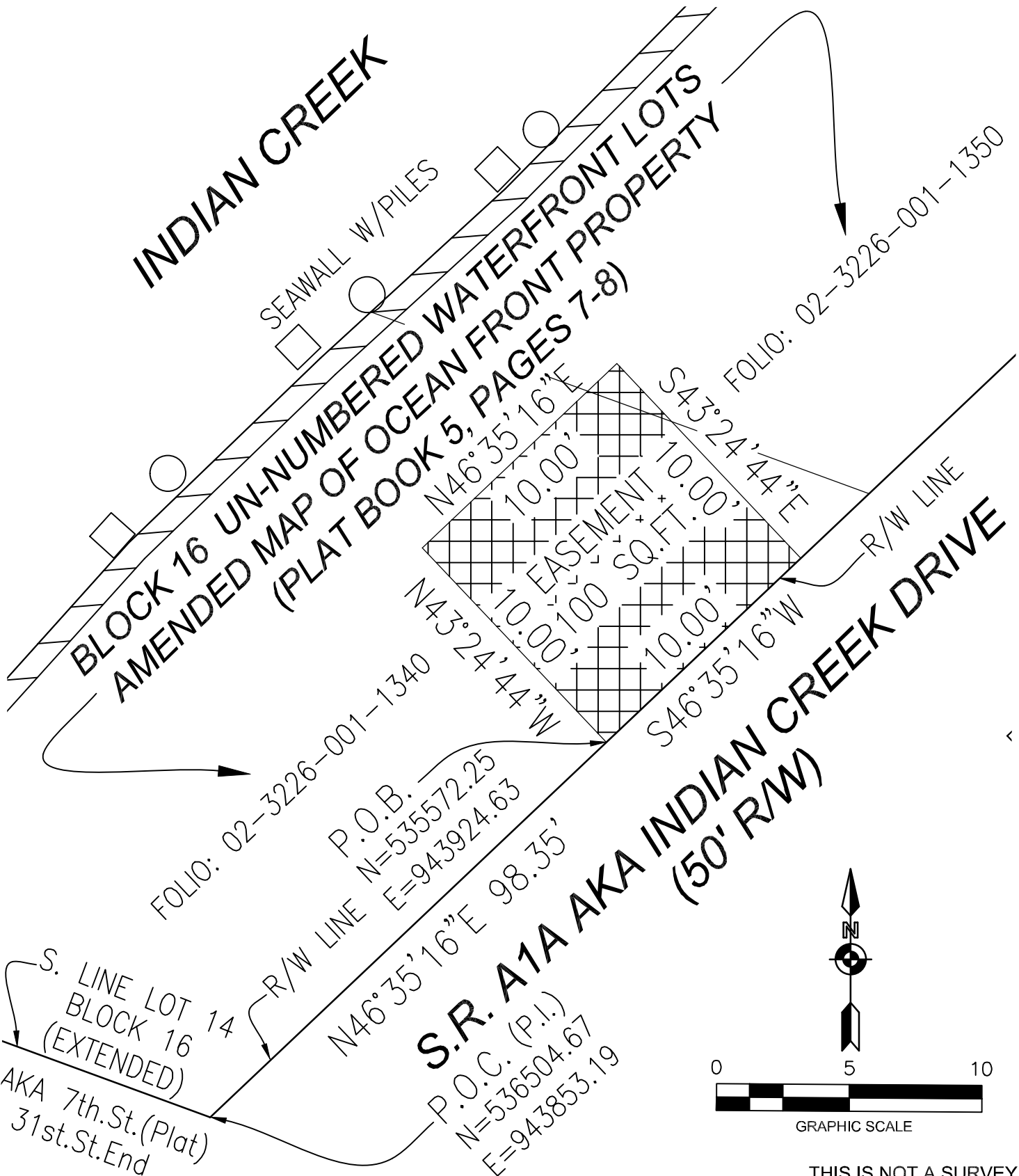
BRIAN T. BELLINO, PSM  
City Surveyor Manager  
Professional Surveyor and Mapper  
State of Florida Reg. No.4973  
Date: 12/15/2020

THIS IS NOT A SURVEY

F:\WORK\BALL\CAD-DWG\PROJECTS\SM\2020K\_OCEANFRONT\_Sketch of Legal Description FPL Easement\_Indian Creek Drive\SM 2020K FPL ESMT\_Indian Crk Dr.dwg

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

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GRAPHIC SCALE

THIS IS NOT A SURVEY

F:\WORK\B\ALL\CAD-DWG\PROJECTS\SM\SM 2020K\_OCEANFRONT\_Sketch of Legal Description FPL Easement\_Indian Creek Drive\SM 2020K FPL ESMT\_Indian Crk Dr.dwg

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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### SURVEYOR'S NOTES:

1. Bearings shown hereon are referenced to the Westerly right of way of State Road A1A AKA Indian Creek Drive which is assumed to be N43°24'44"W.
1. This Sketch to Accompany Legal Description document 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. Coordinates (if shown) are relative to the North American Datum of 1983, 2011 adjustment (NAD 83/2011) and is referenced to the Florida State Plane Coordinate System Florida East Zone.
3. The purpose of this Sketch to Accompany Legal Description was to prepare a Legal Description and Sketch of an Easement Area. This document is not valid without the signature of the Surveyor and an authorized seal by the Surveyor or as provided in FS 5J-17-062.
4. Ownership is subject to OPINION OF TITLE.
5. The subject right property shown hereon is located in a portion of Section 27, Township 53 South, Range 42 East.
6. This is not a Survey. Above and/or underground utilities or other improvements have not been located or shown hereon. Call Sunshine 811 prior to any design or excvation of the subject area.

### LEGEND & ABBREVIATIONS:

POC	POINT OF COMMENCEMENT	R=	RADIUS
POB	POINT OF BEGINNING	CA=	CENTRAL ANGLE
E'LY.	EASTERLY	A=	ARC DISTANCE
N'LY.	NORTHERLY	CB=	CHORD BEARING
S'LY	SOUTHERLY	CD=	CHORD DISTANCE
ORB	OFFICIAL RECORD BOOK	FDOT	FL. DEPT. OF TRANSPORTATION
PB	PLAT BOOK	PI	POINT OF INTERSECTION
PG	PAGE	PC	POINT OF CURVE
S.R.	STATE ROAD	REF.	REFERENCE
R/W	RIGHT-OF-WAY	AKA	ALSO KNOWN AS
☉	CENTER LINE	PSM	PROFESSIONAL SURVEYOR & MAPPER

THIS IS NOT A SURVEY