

EXHIBIT "A"
LOCATION MAP
THIS IS NOT A SURVEY
CITY OF MIAMI BEACH
MIAMI -DADE COUNTY, FLORIDA
EASEMENT

PROPERTY OWNER: ELAINE R. LEVINE LIVING TRUST

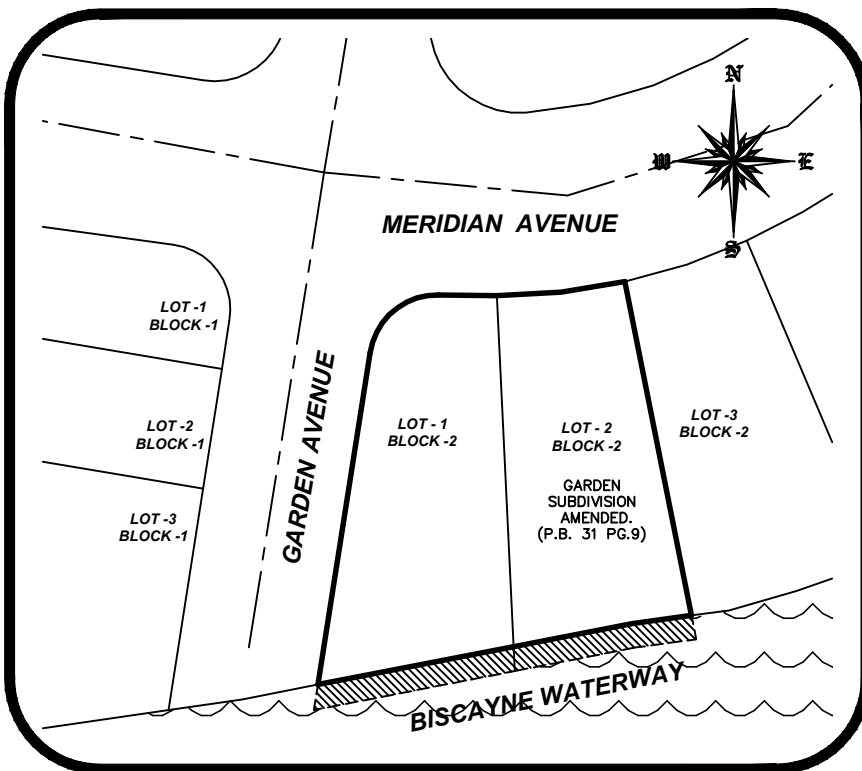
PROPERTY ADDRESS: 3333 GARDEN AVENUE,
MIAMI BEACH, FL 33140

PROPERTY FOLIO # 02-3227-015-0080

CERTIFICATION: CITY OF MIAMI BEACH

LOCATION SKETCH

SCALE = N.T.S.



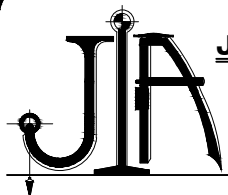
SEC.22,TWP 53S,RGE 42 E
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

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 AND IS FOR THE PURPOSE OF OBTAINING A SEAWALL REVOCABLE PERMIT.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT.
4. 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.
5. THIS SKETCH DOES NOT INFER TITLE OR OWNERSHIP.
6. METHOD USE TO DETERMINE STATE PLAN COORDINATES.
7. STATE PLANE COORDINATES REFERENCED TO FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 83/2011.
8. THE PROPOSE OF THIS SKETCH AND LEGAL DESCRIPTION IS TO DEPICT AN EASEMENT AREA FOR THE INSTALLATION OF SEAWALL AND ITS APPURTENANCES.
9. THIS SKETCH AND LEGAL DESCRIPTION IS CERTIFIED TO THE CITY OF MIAMI BEACH.

SHEET 1 OF 3. NOT VALID WITHOUT SHEETS 2 OF 3 AND 3 OF 3.

DRAWN BY:	CA
DATE :	11/05/2021
SCALE:	NONE
SURVEY NO:	20-002265-3
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
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FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

EXHIBIT "A"
SKETCH & LEGAL DESCRIPTION

THIS IS NOT A SURVEY

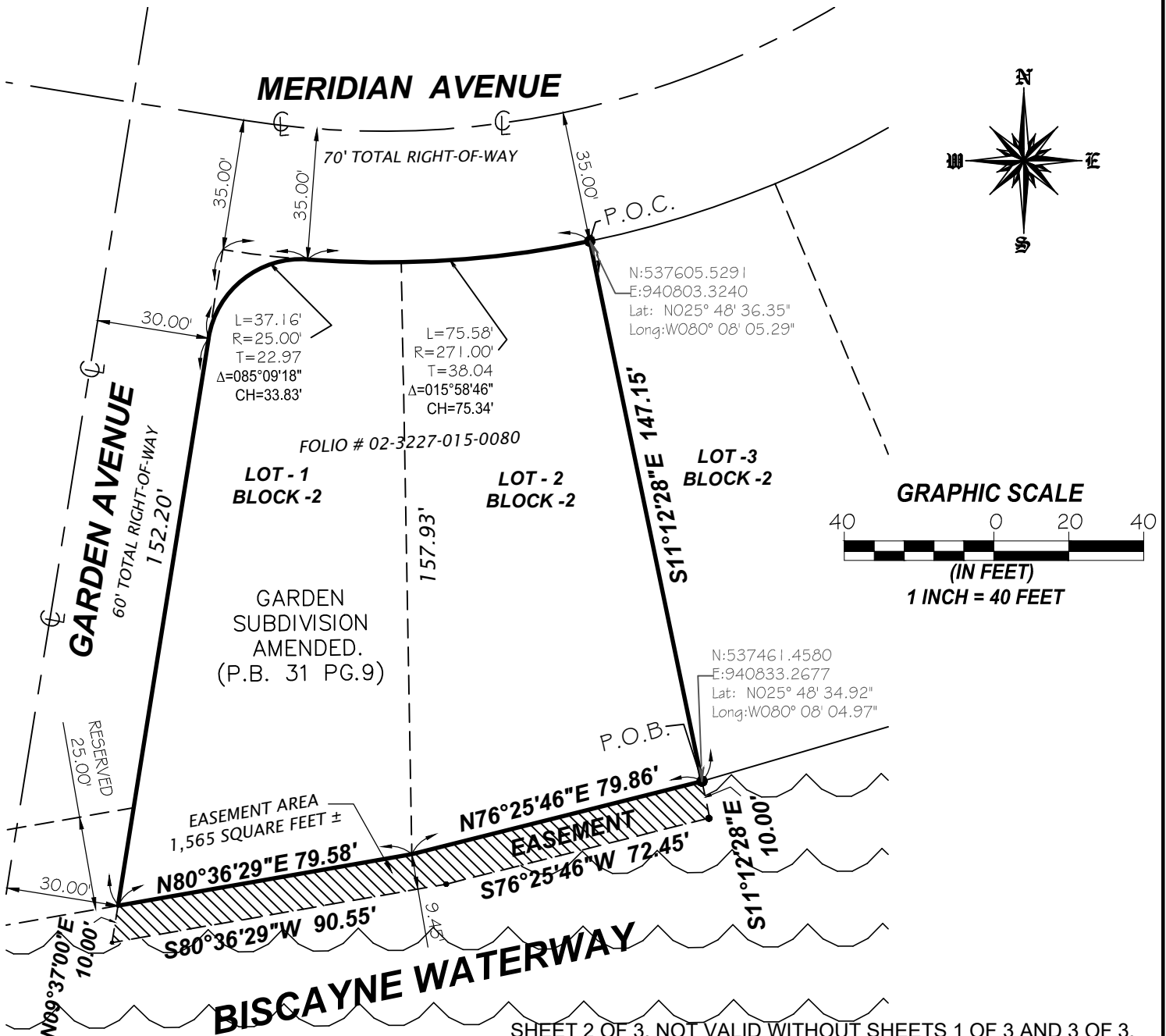
CITY OF MIAMI BEACH

MIAMI -DADE COUNTY, FLORIDA

EASEMENT

SEC.22,TWP 53S,RGE 42 E

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



SHEET 2 OF 3. NOT VALID WITHOUT SHEETS 1 OF 3 AND 3 OF 3.

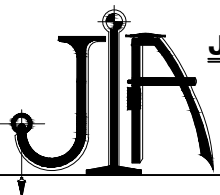
DRAWN BY: CA

DATE : 11/05/2021

SCALE: 1"=40'

SURVEY NO: 20-002265-3

SHEET: 2 OF 3



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EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

THIS IS NOT A SURVEY

CITY OF MIAMI BEACH

MIAMI -DADE COUNTY, FLORIDA

EASEMENT

SEC.22,TWP 53S,RGE 42 E

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1 AND 2, BLOCK 2, OF GARDEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF LOT 2 BLOCK 2, THENCE CONTINUE S11°12'28"E ALONG THE EAST LINE FOR A DISTANCE 147.15' FEET TO THE POINT OF BEGINNING, THENCE RUN S11°12'28"E FOR A DISTANCE 10.00' FEET, THENCE RUN S76°25'46"W FOR A DISTANCE 72.45' FEET, THENCE RUN S80°36'29"W FOR A DISTANCE 90.55' FEET, THENCE RUN N09°37'00"E FOR A DISTANCE 10.00' FEET, THENCE RUN N80°36'29"E FOR A DISTANCE 79.58' FEET, THENCE RUN N76°25'46"E FOR A DISTANCE 79.86' FEET TO THE POINT OF BEGINNING.

AND CONTAINING 1565.19 SQ. FT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SPECIFIC PROPOSE 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.

11/05/2021

ABBREVIATIONS:

CL = CENTER LINE
ML = MONUMENT LINE
P.B. = PLAT BOOK
PG. = PAGE
SQ. FT. = SQUARE FEET
SEC. = SECTION
TWP = TOWNSHIP
RGE. = RANGE
███ = INDICATES EASEMENT AREA

BY: _____

JOHN IBARRA

(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

SHEET 3 OF 3. NOT VALID WITHOUT SHEETS 1 OF 3 AND 2 OF 3.

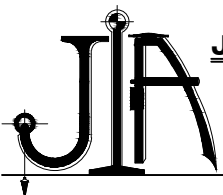
DRAWN BY: CA

DATE : 11/05/2021

SCALE: NONE

SURVEY NO: 20-002265-3

SHEET: 3 OF 3



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