SKETCH TO ACCOMPANY LEGAL DESCRIPTION/ UTILITY EASEMENT

LEGAL DESCRIPTION:

That portion of Tract A of **LARKMI**, according to the Plat thereof, as recorded in Plat Book 41, Page 68 of the Public Records of Miami-Dade County, Florida lying in of Section 33, Township 53 South, Range 42 East, Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the Southeast corner of Tract A of said **LARKMI**, thence run S 86°40'50" W along the Southerly line of said Tract A coinciding with the Northerly Right of Way of Venetian Way for a distance of 51.86 feet; thence leaving said Northerly Right of Way line, run N 03°19'10" W for a distance of 15.00 feet, thence run N 86°40'50" E along a line parallel with and 15.00 feet North of as measured at right angles to the South line the said Tract A for a distance 65.04 feet to the wet face side of the existing seawall; thence run S 36°56'46" E along the wet face of said seawall for a distance of 18.00 feet to a point coincident with the aforementioned Southerly line of Tract A, also being the Northerly Right of Way of Venetian Way; thence along said Southerly line S 86°40"50" W for a distance of 23.14 feet to the **POINT OF BEGINNING.**

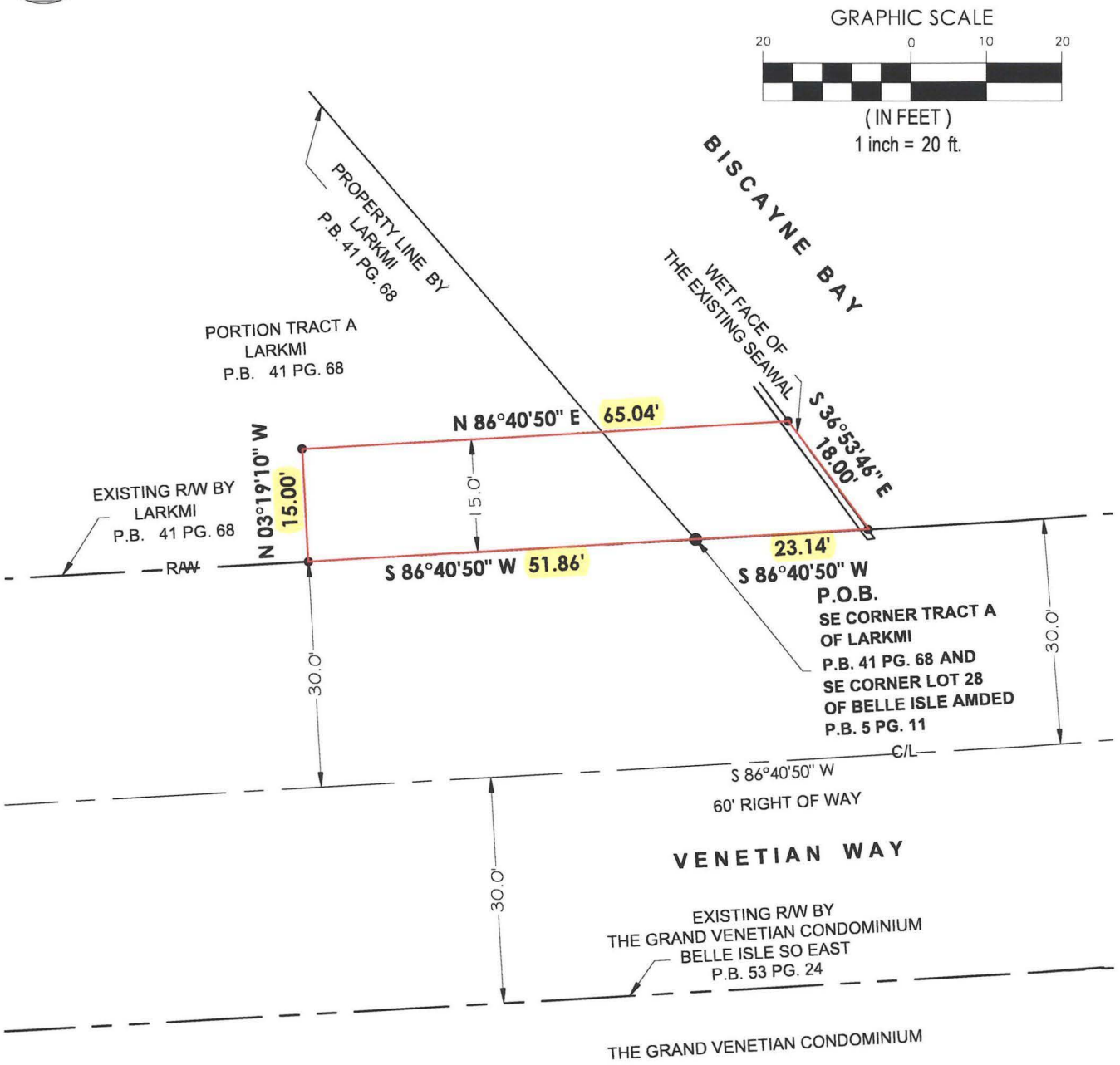
Containing 1,050 Square feet, more or less, more or less, by computations.

THIS IS NOT A BOUNDARY SURVEY

NOTICE: This document consists of 3 pages and it is not valid, full and complete without all pages.

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION/ UTILITY EASEMENT



LEGEND:

NW = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST
P.B. = PLAT BOOK
PG. = PAGE
C/L = CENTERLINE
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B.= POINT OF BEGINNING
SEC.= SECTION

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SURVEYOR'S NOTES:

This is not a Boundary Survey.

The Legal Description for the Proposed Easement was generated at the behest of clients request.

Bearings as shown hereon are based upon the centerline of Venetian Way, with an assumed bearing of S 86°40'50" W, said line to be considered a well established and monumented line.

DATA SOURCES USED FOR THE PREPARATION OF THIS DOCUMENT:

1. LARKMI, according to the Plat thereof, as recorded in Plat Book 41, Page 68 of the Public Records of Miami-Dade County, Florida.

2. Quit Claim Deed dated May 22nd, 2019, recorded in Official Records Book 31481, Page 326; Miami-Dade County Records.

LIMITATIONS:
Since no other information were furnished other than what is cited above, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on this Sketch or contained within this document that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

SURVEYOR'S CERTIFICATE:
I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida ", pursuant to Rule 5J-17.053 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company

Florida Certificate of Authorization Number LB7335

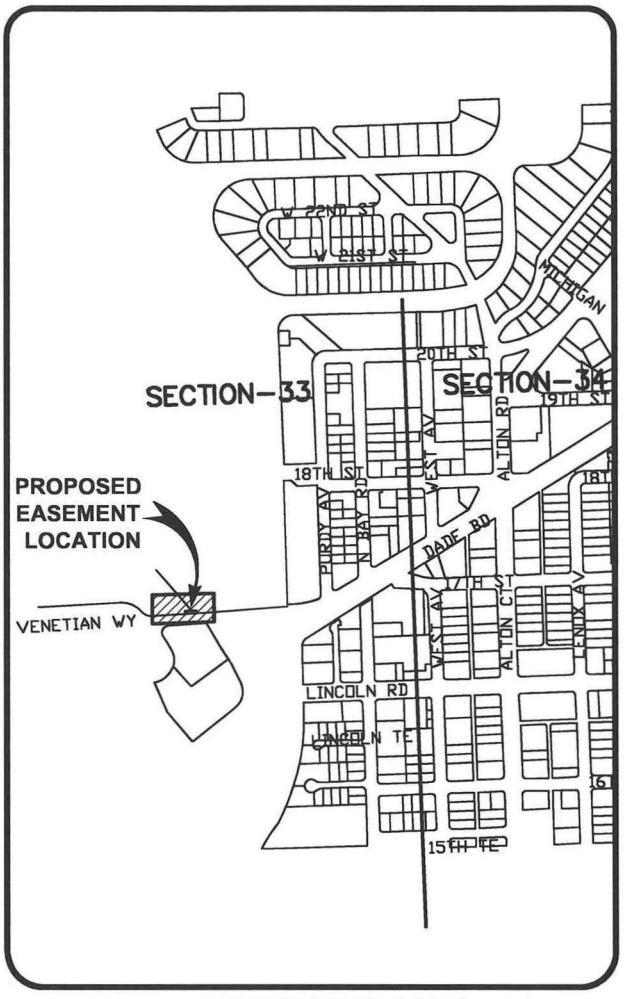
This item has been digitally signed by:

Eduardo M Suarez
Digitally signed by Eduardo M Suarez
Date: 2022.08.05 13:20:09 -04'00'

Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

Eduardo M. Suarez No.6313 STATE OF FLORIDA Professional Surveyor & Mapper

NOTE: Printed copies of this document are not considered official unless signed and sealed and for digital copies the signature must be verified.



LOCATION MAP
N.T.S.

THIS IS NOT A BOUNDARY SURVEY

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