

# EXHIBIT "A"

## LEGAL DESCRIPTION:

The Northwesternly three (3) feet of the Southeasterly fifteen (15) feet of Lot 7, Block 4, OCEAN BEACH, FLORIDA, according to the plat thereof, as recorded in Plat Book 2 at Page 38, of the Public Records of Miami-Dade County, Florida.

## SURVEYOR'S NOTES:

- This site lies in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2000-177.

## SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on February 16, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

**FORTIN, LEAVY, SKILES, INC., LB3653**

Digitally signed by Daniel C Fortin

DN: c=US, o=Florida,

dnQualifier=A01410D0000017F51B2

04DE001BDE6A, cn=Daniel C Fortin

Date: 2023.02.16 15:08:07 -05'00'

By: \_\_\_\_\_

Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

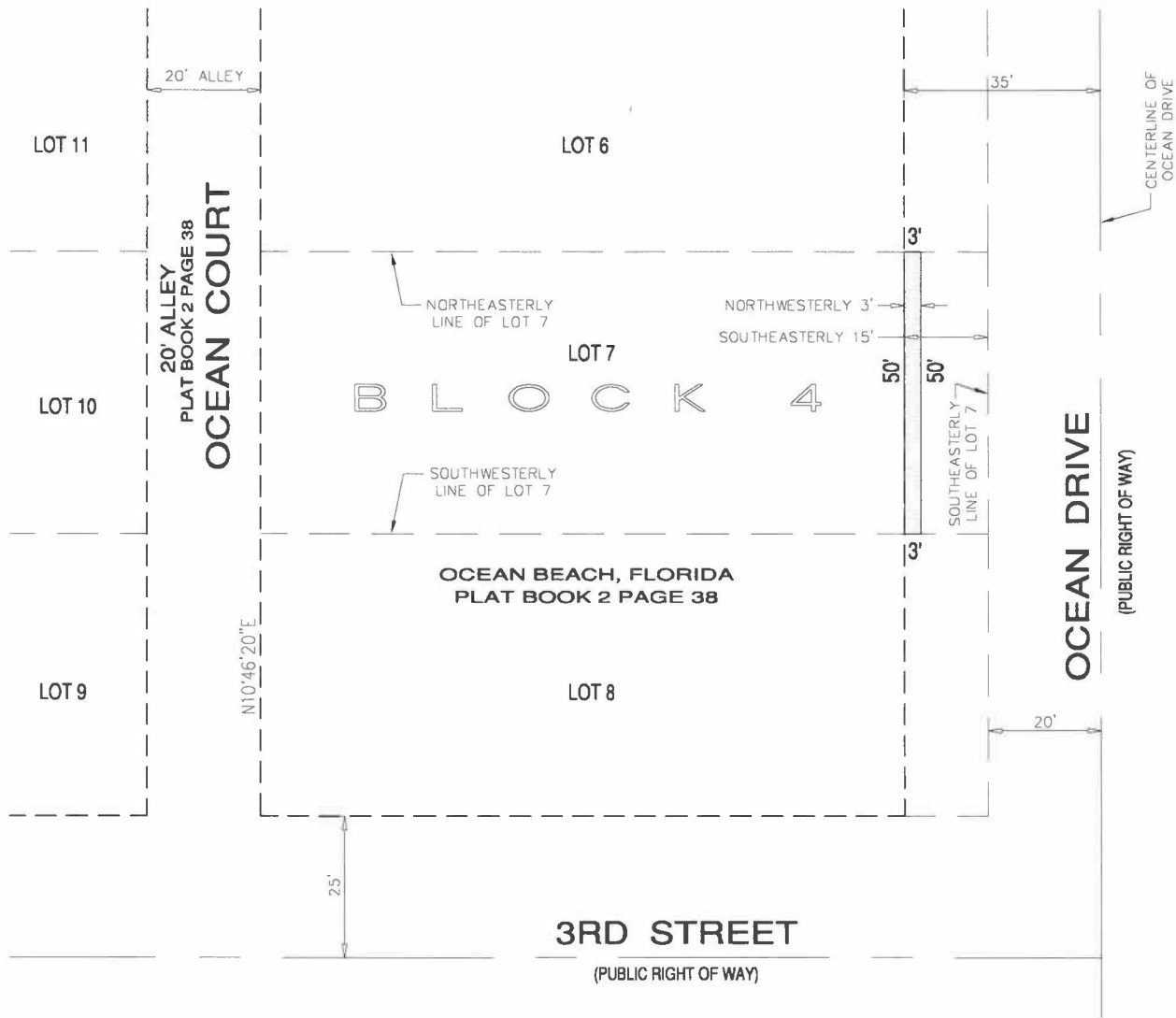
Drawn By	MAP
Cad. No.	210420
Ref. Dwg.	2000-177
Plotted:	2/16/23 7:25a

### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	2/16/23
Scale	NOT TO SCALE
Job. No.	230119
Dwg. No.	1023-009
Sheet	1 of 3

# EXHIBIT "A"



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



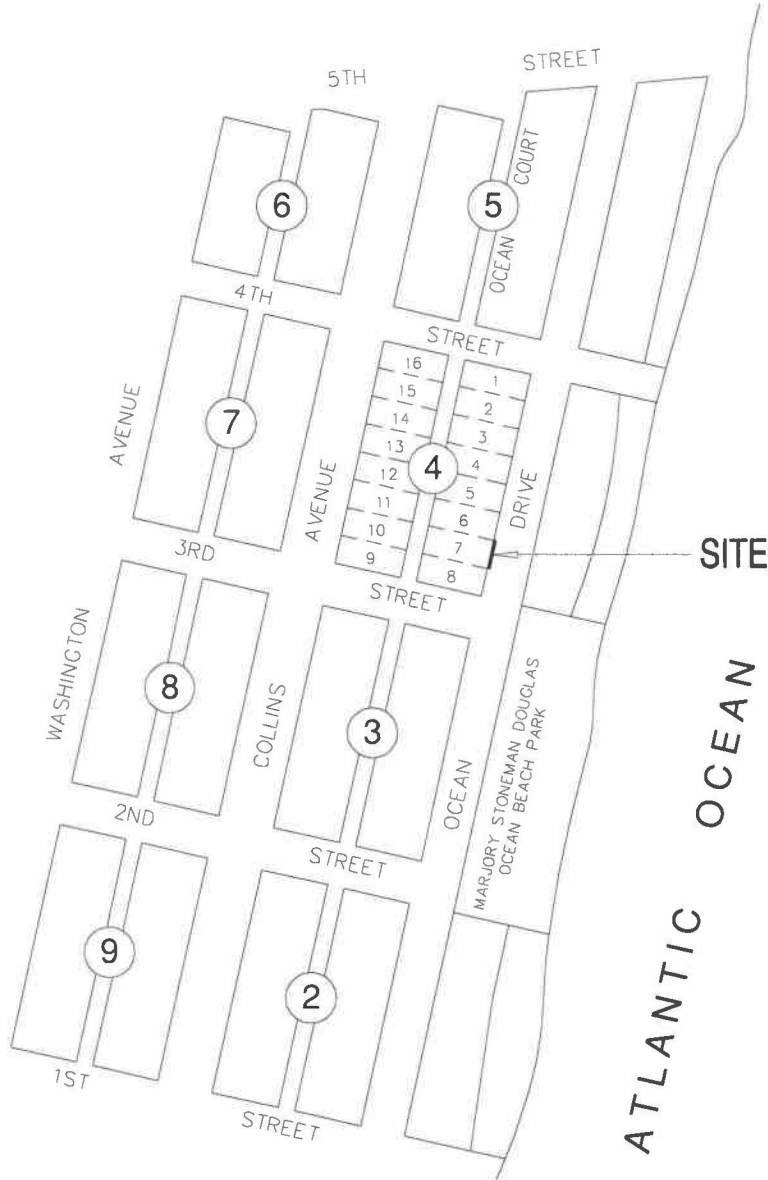
Drawn By	MAP
Cad. No.	210420
Ref. Dwg.	2000-177
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## SKETCH OF DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
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 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	2/16/23
Scale	1"=30'
Job. No.	230119
Dwg. No.	1023-009
Sheet	2 of 3

# EXHIBIT "A"



Drawn By MAP

Cad. No. 210420

Ref. Dwg. 2000-177

Plotted: 2/16/23 7:25a

## LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
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Date 2/16/23

Scale NOT TO SCALE

Job. No. 230119

Dwg. No. 1023-009

Sheet 3 of 3