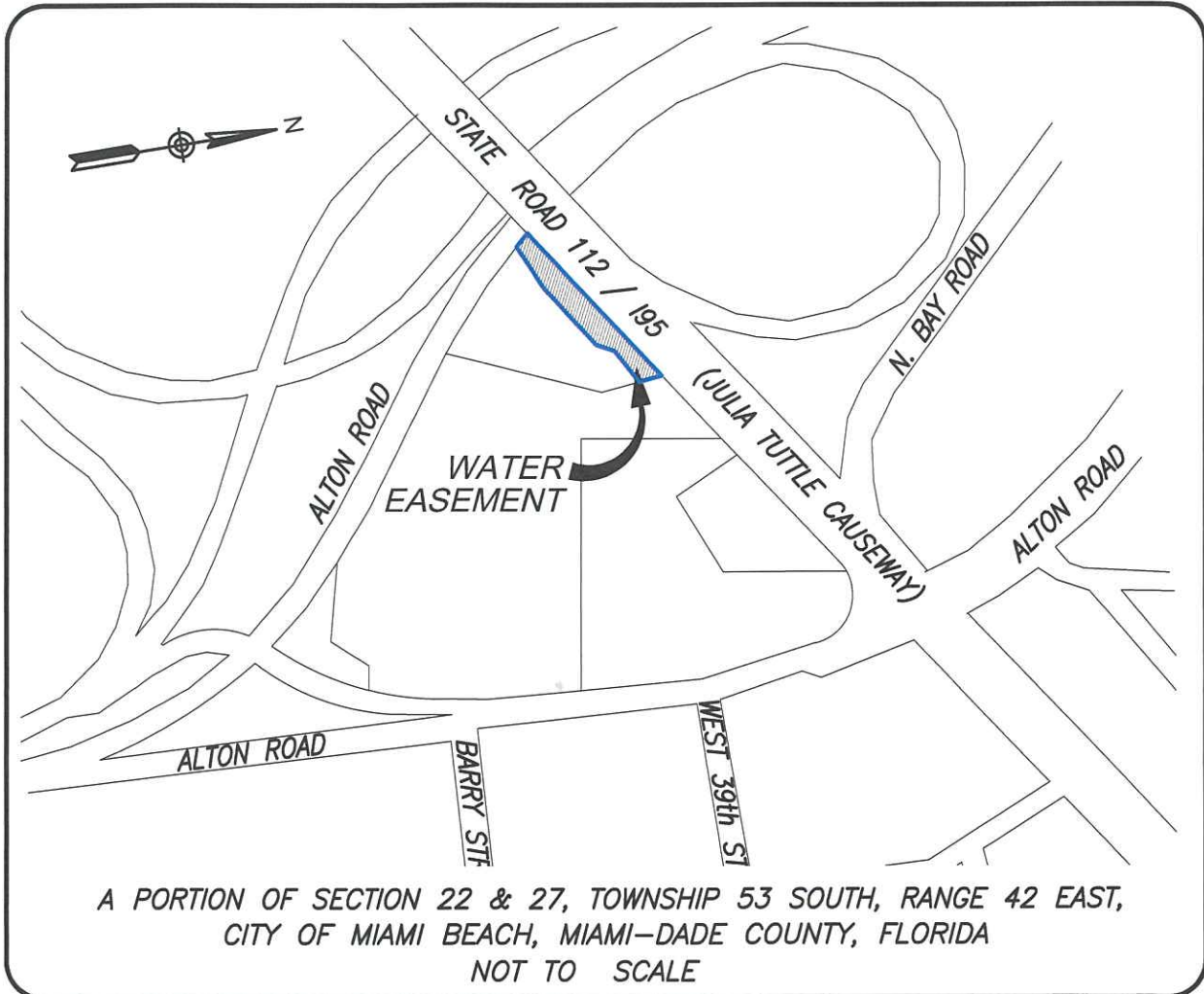


EXHIBIT "A"

ALTON WATER EASEMENT LOCATION MAP



NOTES:

1. PREPARED FOR: 3900 ALTON ROAD OWNER LLC
2. PROPERTY ADDRESS: 3900 ALTON ROAD, MIAMI BEACH, FLORIDA 33140
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS EASEMENT STRIP FORMS A CLOSED GEOMETRIC FIGURE
5. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.



J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: R.J.G.
DATE: 07/19/23

CHECKED BY: J.G.H.
SHEET 1 OF 3 SHEETS

JOB NUM.: 152512
F.B. N/A, PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

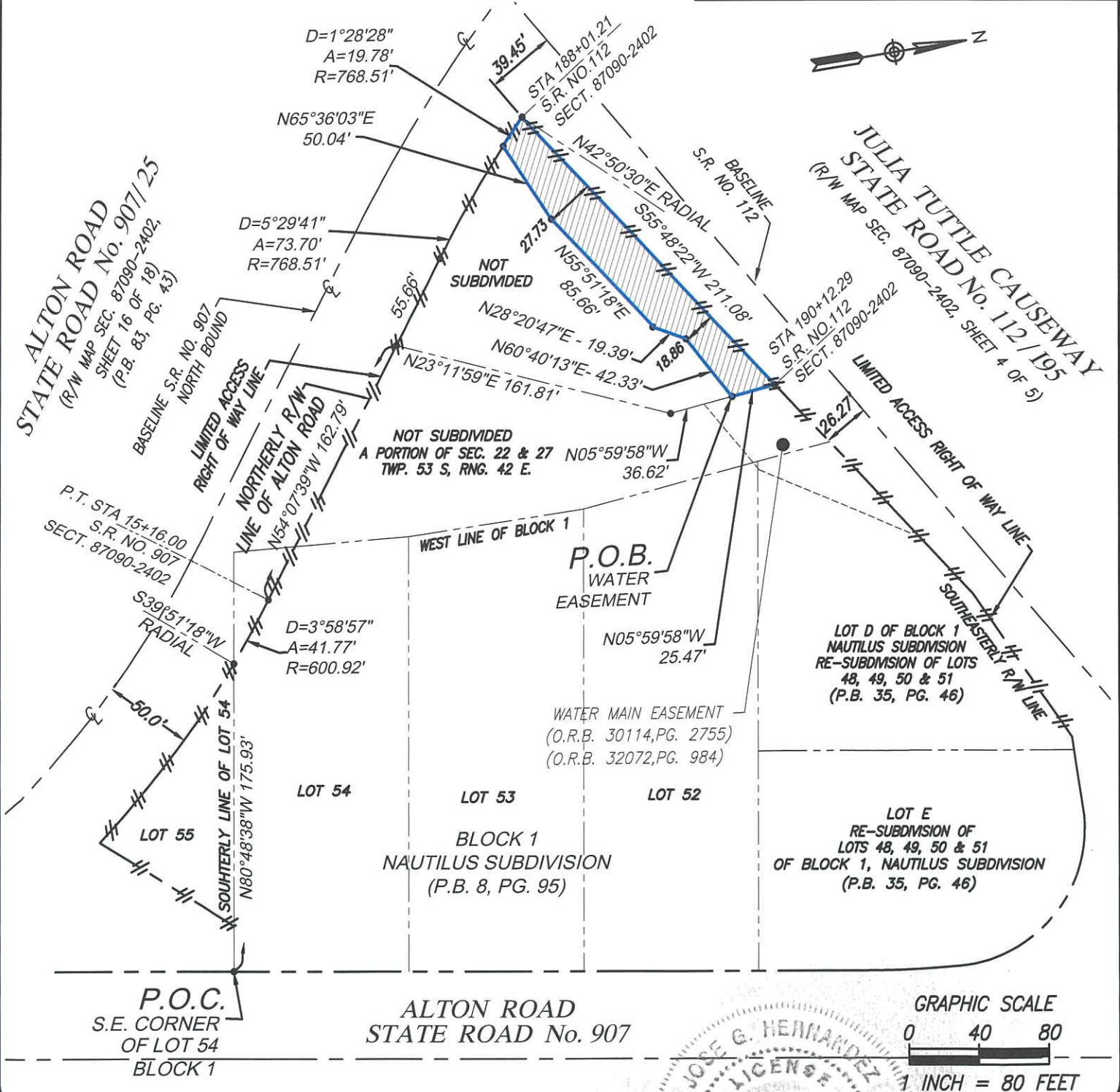
BY:

JOSE G. HERNANDEZ, PRESIDENT

PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

EXHIBIT "A"

ALTON WATER EASEMENT SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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DRAWN BY: R.J.G. CHECKED BY: J.G.H. JOB NUM.: 152512
DATE: 07/19/23 SHEET 2 OF 3 SHEETS F.B. N/A, PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

EXHIBIT "A"

ALTON WATER EASEMENT LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF SECTION 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 54 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLOT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 80°48'38" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 54, FOR 175.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO KNOWN AS STATE ROAD NO. 907, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18, SAID POINT LYING ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST AND WHOSE RADIUS POINT BEARS SOUTH 39°51'18" WEST; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE BEING A 600.92 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°58'57" FOR AN ARC DISTANCE OF 41.77 FEET TO A POINT OF TANGENCY (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 15+16.00, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE NORTH 54°07'39" WEST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 162.79 FEET; THENCE NORTH 23°11'59" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE FOR 161.81 FEET; THENCE NORTH 05°59'58" WEST FOR 36.62 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED WATER EASEMENT; THENCE CONTINUE NORTH 05°59'58" WEST FOR 25.47 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY, ALSO KNOWN AS STATE ROAD 112 AND I-195, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 112, STATION 190+12.29, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP); THENCE SOUTH 55°48'22" WEST ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 211.08 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS NORTH 42°50'30" EAST; THENCE SOUTHEASTERLY ALONG A 768.51 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°28'28" FOR AN ARC DISTANCE OF 19.78 FEET TO A POINT (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907 RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE NORTH 65°36'03" EAST FOR 50.04 FEET; THENCE NORTH 55°51'18" EAST FOR 85.66 FEET; THENCE NORTH 28°20'47" EAST FOR 19.39 FEET; THENCE NORTH 60°40'13" EAST FOR 42.33 FEET TO THE POINT OF BEGINNING.

LANDS SHOWN HEREON CONTAINING 4,989 SQUARE FEET MORE OR LESS.

LYING AND BEING IN SECTION 22 AND 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LEGEND

— DENOTES EASEMENT
 — C — DENOTES CENTER LINE
 — R/W — DENOTES RIGHT-OF-WAY LINE
 P.B. DENOTES PLAT BOOK
 PG. DENOTES PAGE
 P.O.C DENOTES POINT OF COMMENCEMENT
 P.O.B. DENOTES POINT OF BEGINNING
 O.R.B. DENOTES OFFICIAL RECORDS BOOK
 S.R. DENOTES STATE ROAD
 STA. DENOTES STATION

P.T. DENOTES POINT OF TANGENCY
 SECT. DENOTES RIGHT-OF-WAY MAP SECTION
 SEC. DENOTES SECTION
 TWP. DENOTES TOWNSHIP
 RNG. DENOTES RANGE
 D DENOTES CURVE DELTA
 A DENOTES CURVE LENGTH ARC
 R DENOTES RADIUS



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