

LEGAL DESCRIPTION:

A portion of the following:

Lenox Avenue lying directly adjacent to Lots 12, 13 and 14, Block 98, and the 20 foot wide Public Alley adjacent to said Lot 12, Block 98, OCEAN BEACH, FLA. ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2 at Page 81, and Lennox Avenue lying directly adjacent to Lot 11, Block 98, and the 20 foot wide Public Alley adjacent to Lot 9, McGUIRES' SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 83, all being recorded in the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 14, the following two (2) courses being along the West line of said Lots 12, 13 and 14, Block 98 of Plat Book 2 at Page 81 and along the West line of said Lot 11, Block 98 of Plat Book 6 at Page 83, also being the East right of way line of Lenox Avenue; 1) thence S00°00'00"W for 3.00 feet to the Point of Beginning; 2) thence continue S00°00'00"W for 210.00 feet to a point hereinafter referred to as Point "A"; thence N 90°00'00" W for 0.96 feet; thence N 00°00'00" E for 210.00 feet; thence S90°00'00"E for 0.96 feet to the Point of Beginning.

AND

Commence at said Point "A", the following two (2) courses being along said West line of Lot 11, Block 98 of Plat Book 6 at Page 83, also being along said East right of way line of Lenox Avenue; 1) thence S00°00'00"W for 13.67 feet to the Point of Beginning; 2) thence continue S 00°00'00" W for 63.38 feet to a point hereinafter described as Point "B"; thence N89°59'16"W for 1.92 feet; thence N00°00'00"E for 5.17 feet; thence N90°00'00"W for 0.46 feet; thence N00°00'00"E for 58.21 feet; thence S 90°00'00" E for 2.37 feet to the Point of Beginning.

AND

Commence at said Point "B"; thence S89°59'16"E along a line 10 feet North of and parallel to the South line of said Block 98 for 150.09 feet to the Point of Beginning; thence N00°00'36"E along the West line of said 20 foot wide Public Alley, also being the East line of said Lot 9, Block 98 of Plat Book 6 at Page 83 and also the East line of said Lot 12, Block 98 of Plat Book 2 at Page 81, for 163.21 feet; thence S00°00'00"E for 0.96 feet thence S00°00'36"W for 163.21 feet; thence N89°59'16"W for 0.96 feet to the Point of Beginning.

SURVEYOR'S NOTES:

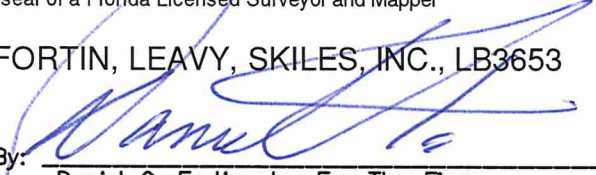
- This site lies in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 89°59'16" W for the North right of way line of 5th Street.
- Lands shown hereon were not abstracted for easements and/or rights-of-way 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 #2016-098.
- The composite area of the subject parcels is 506 Square Feet or 0.0116 acres, more or less.
- This sketch and legal description describes encroachments into the right of way of the City of Miami Beach only, and does not contain any encroachments into State Road A-1-A.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on October 20, 2017, 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 of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

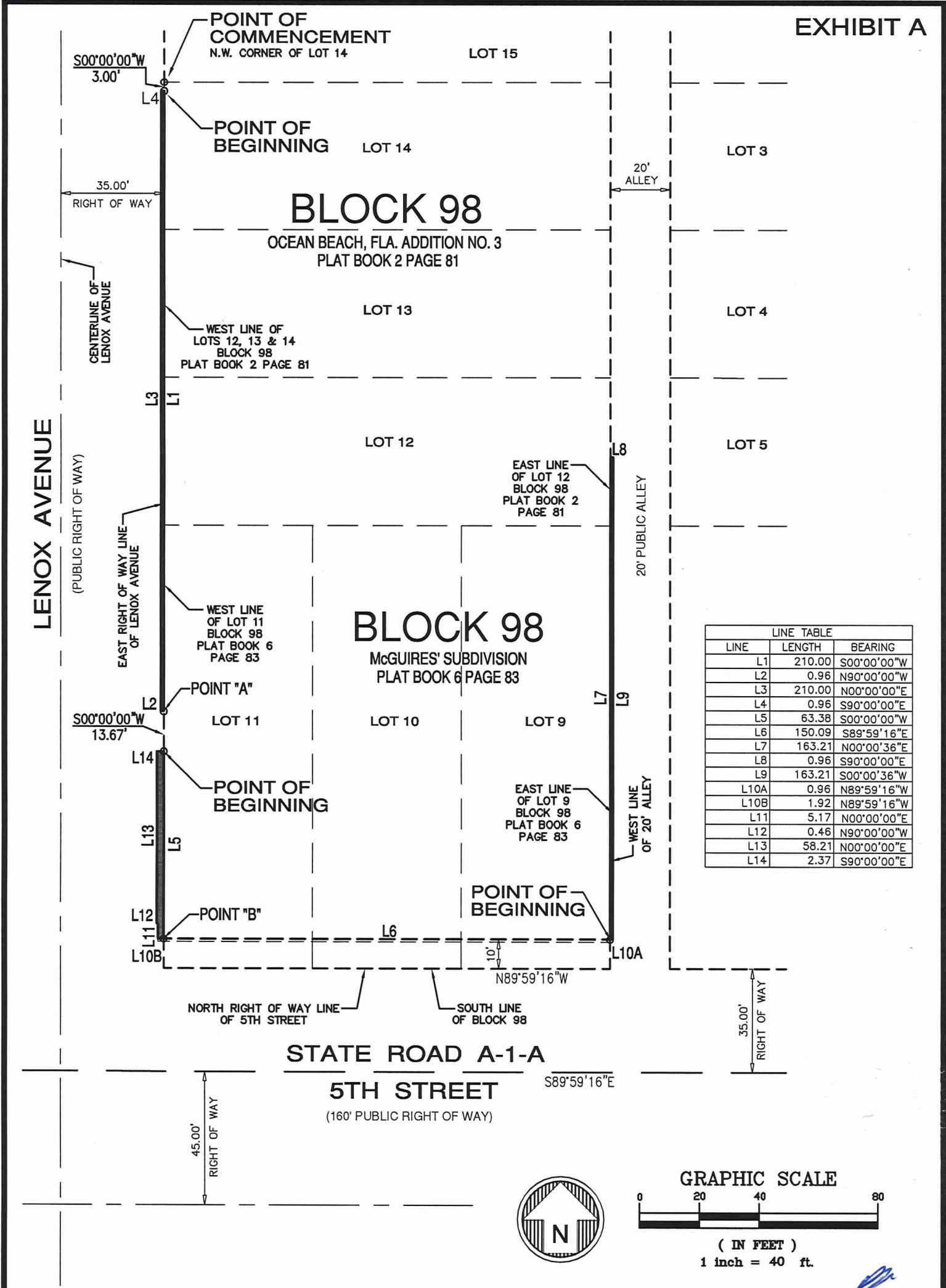
By: 
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	170602
Ref. Dwg.	2016-098
REV. LEGAL DESCRIPTION	
Plotted:	8/6/18 4:38p

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	10/20/17
Scale	NOT TO SCALE
Job. No.	171129
Dwg. No.	1017-031-A
Sheet	1 of 3



Drawn By MAP
 Cad. No. 170602
 Ref. Dwg. 2016-098
REV. LEGAL DESCRIPTION
 Plotted: 8/6/18 4:38p

SKETCH OF DESCRIPTION

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 10/20/17
 Scale 1"=40'
 Job. No. 171129
 Dwg. No. 1017-031-A
 Sheet 2 of 3



240.00'



[Handwritten signature]

LOCATION SKETCH

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

Drawn By MAP
 Cad. No. 170602
 Ref. Dwg. 2016-098
 REV. LEGAL DESCRIPTION
 Plotted: 8/6/18 4:38p

Date 6/20/17
 Scale NOT TO SCALE
 Job. No. 170602
 Dwg. No. 1017-031-2
 Sheet 3 of 3