

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OF A 80' X 0.70' OVERHANG**

**SECTION 34, TOWNSHIP 53 S., RANGE 42 E.
EXHIBIT "A"**

SURVEYOR'S NOTES

I- DATE OF COMPLETION:

08-02-2018

II- ADDRESS AND FOLIO:

1824 ALTON RD Miami Beach, FL 33139

Folio Nos.: Folio: 02-3233-012-0130

III- LEGAL DESCRIPTION

(SEE ATTACHED PAGE 3 OF 3)

-THIS IS NOT A BOUNDARY SURVEY

-BASIS OF BEARING IS AS PER THE CENTER LINE OF ALTON ROAD
WITH AN ASSUMED BEARING OF N01°58'50"W

-THE INTENT OF THIS EASEMENT IS FOR F.P.& L.

IV- 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 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____

Rolando Ortiz

Registered Surveyor and Mapper

State of Florida LS4312

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE

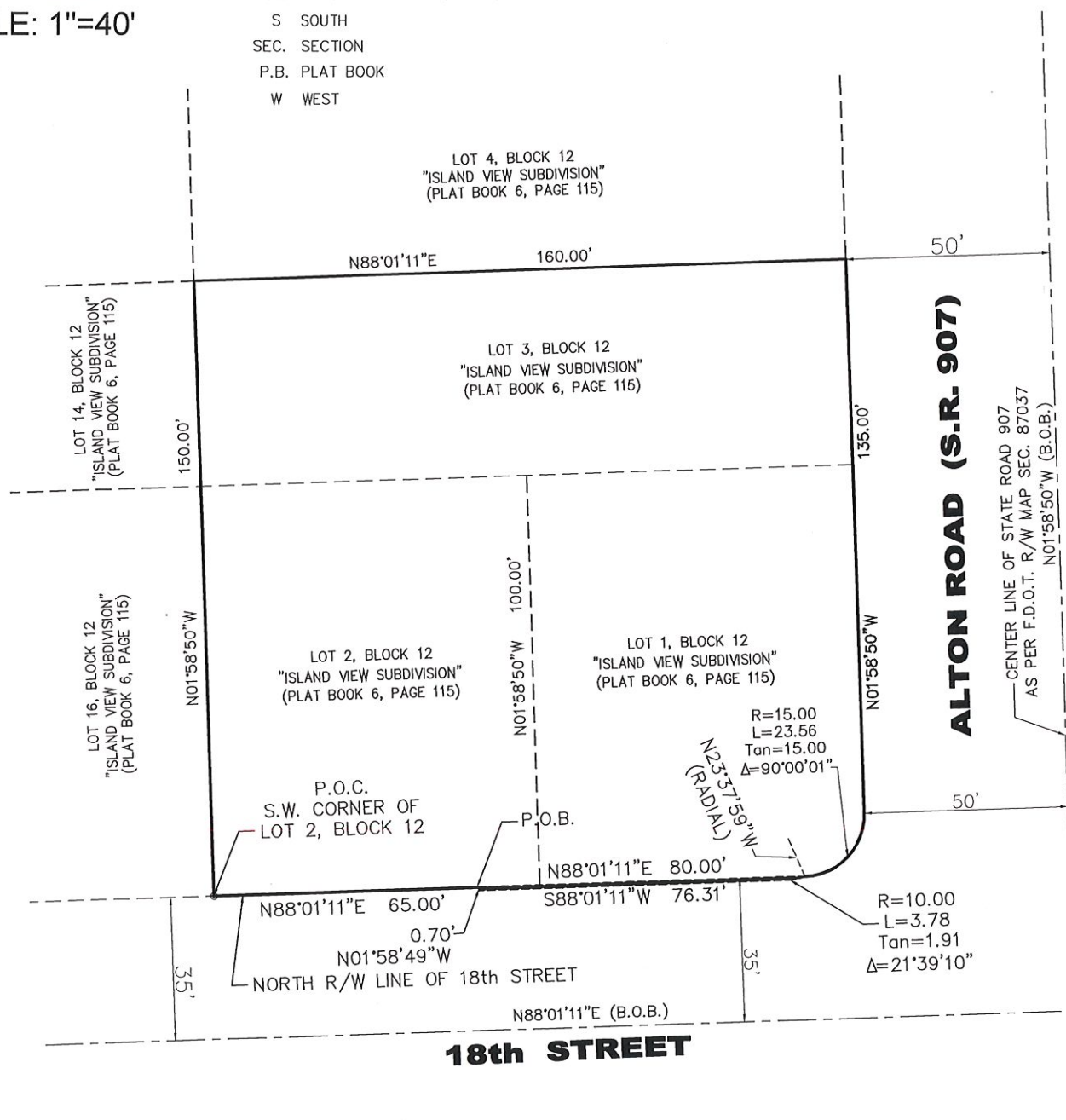


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B.O.B. BASIS OF BEARINGS
 CL CENTER LINE
 CLM CITY MONUMENT LINE
 E EAST
 N NORTH
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 S SOUTH
 SEC. SECTION
 P.B. PLAT BOOK
 W WEST



SCALE: 1"=40'



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EXHIBIT "A"

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 12 OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE N88°01'11"E ALONG THE NORTH RIGHT-OF-WAY LINE OF 18th STREET FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N88°01'11"E ALONG SAID NORTH R/W LINE OF 18th STREET FOR A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE N.W. AND WHICH RADIUS BEARS N23°37'59"W TO THE CENTER, HAVING A CENTRAL ANGLE OF 31°39'10" AND A RADIUS OF 10.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 3.78 FEET TO A POINT OF TANGENCY, THENCE S88°01'11"W FOR A DISTANCE OF 76.31 FEET TO A POINT, THENCE N01°58'49"W FOR A DISTANCE OF 0.70 FEET TO THE POINT OF BEGINNING, SAID LAND SITUATED LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 56 SQUARE FEET MORE OR LESS.