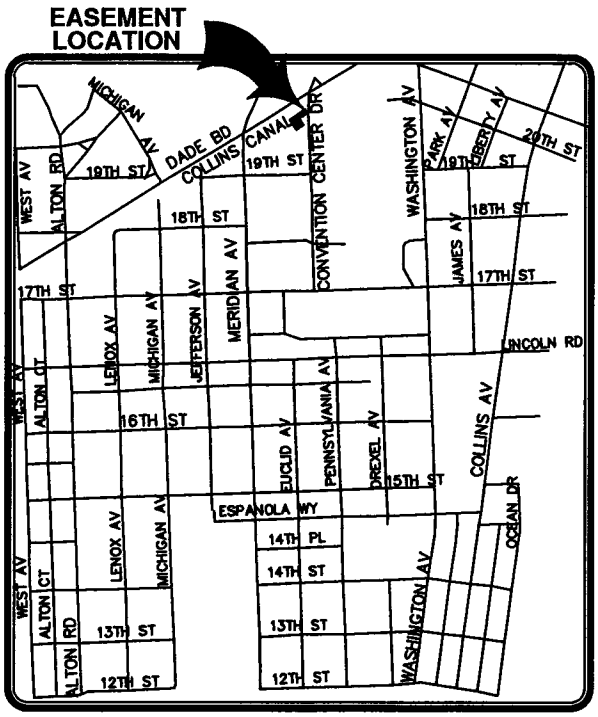
LEGAL DESCRIPTION :

A PORTION OF THE SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 2, BLOCK 7A OF AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS CANAL, NORTH 58°37'23" EAST 326.33 FEET; THENCE SOUTH 02°00'32" EAST 6.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°00'32" EAST 11.18 FEET; THENCE SOUTH 61°28'25" WEST 17.08 FEET; THENCE SOUTH 28°30'27" EAST 15.61 FEET; THENCE SOUTH 61°28'25" WEST 17.01 FEET; THENCE NORTH 28°30'27" WEST 25.61 FEET; THENCE NORTH 61°28'25" EAST 39.07 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 631 SQUARE FEET (0.014 ACRES) MORE OR LESS.

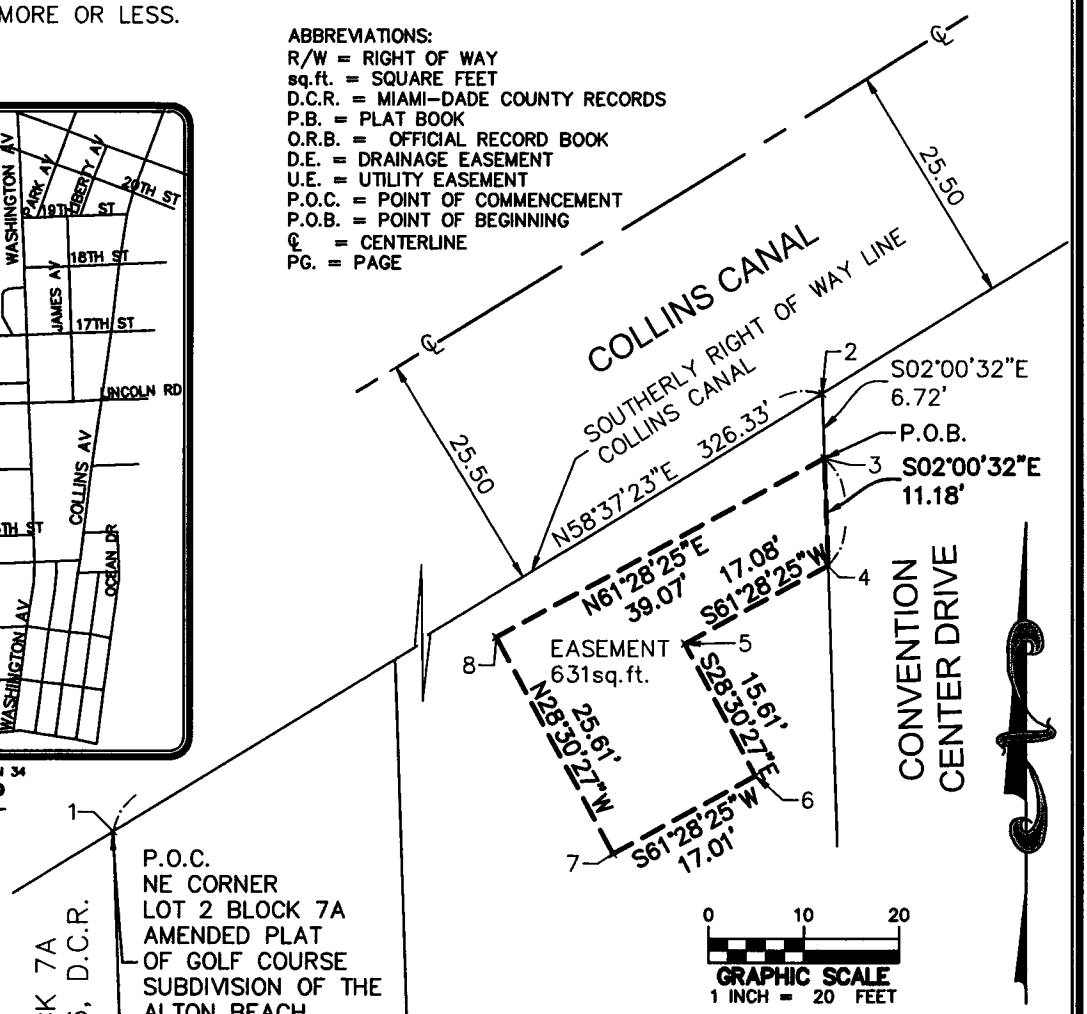
ABBREVIATIONS:
R/W = RIGHT OF WAY
sq.ft. = SQUARE FEET
D.C.R. = MIAMI-DADE COUNTY RECORDS
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORD BOOK
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
℄ = CENTERLINE
PG. = PAGE



TOWNSHIP 52S - RANGE 42E - SECTION 34

LOCATION MAP

NOT TO SCALE



COORDINATE GEOMETRY		
#	NORTHING	EASTING
1	532471.63	940445.77
2	532641.54	940724.38
3	532634.82	940724.61
4	532623.65	940725.00
5	532615.49	940710.00
6	532601.78	940717.45
7	532593.65	940702.51
8	532616.16	940690.29

SURVEYOR'S NOTES:
1. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.
2. BEARINGS SHOWN HEREON ARE BASED ON BEARING OF N58°37'23"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE COLLINS CANAL.
3. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DWN.	CHK.
10/4/18	REVISED PER CITY COMMENTS	LP	MR

DRAWN BY: LP | CHECKED BY: MR

CERTIFIED TO:

CITY OF MIAMI BEACH

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 19th DAY OF SEPTEMBER, 2018 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5957
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO. 16-DB005 | FILE NO. SH-1

V:\PROJECTS\2016\16-DB005 MIAMI BEACH 19TH ST STORMWATER PUMP STATION\SURVEY\16-DB005_SD.DWG 10/4/18 by MROSSI