LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION

BEING AN EASEMENT LYING IN A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
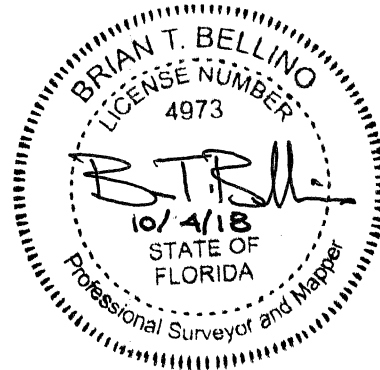
COMMENCE AT THE NORTHEAST CORNER OF LOT 7, BLOCK 7, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION, OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THENCE N88°02'16"E, ALONG THE EASTERLY EXTENTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 19TH STREET (RIGHT OF WAY BEING 40 FEET IN WIDTH ACCORDING TO SAID PLAT) A DISTANCE OF 146.55; THENCE S01°57'44"E TO THE INTERSECTION WITH PROPOSED SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF 19TH STREET A DISATNCE OF 45.00 FEET TO THE POINT OF BEGINNING.

THENCE N88°02'16"E, ALONG SAID PROPOSED MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S00°00'00"E A DISTANCE OF 21.60 FEET; THENCE S88°07'31"W A DISTANCE OF 31.95 FEET; THENCE S01°52'29"E A DISTANCE OF 2.00 FEET; THENCE S88°07'31"W A DISTANCE OF 16.75 FEET; THENCE N01°52'29"W A DISTANCE OF 12.00 FEET; THENCE N88°07'31"E A DISTANCE OF 39.00 FEET; THENCE N00°00'00"W A DISTANCE OF 11.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 640 SQUARE FEET MORE OR LESS.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
N=	NORTHING COORDINATE
E=	EASTING COORDINATE
SQ.FT.	SQUARE FEET
PG	PAGE
PB	PLAT BOOK
(C)	CALCULATED DIMENSION
(P)	PLAT DIMENSION

BRIAN T. BELLINO
LICENSE NUMBER
4973
10/4/18
STATE OF
FLORIDA
Professional Surveyor and Mapper

THE LEGAL DESCRIPTION AND THE SKETCH OF DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT ALL SHEETS (L-1 THROUGH L-2.)

MIAMIBEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL.33139

ACCEPTED BY:
BTB
BRIAN T. BELLINO
CITY SURVEYOR

REVISED
10/04/18
10/03/18
09/28/18

TITLE:
MIAMI BEACH CONVENTION CENTER FPL EASEMENT

L-1
PROJECT NO.
SM-2018A

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N

LOT 1, BLOCK 7-A

BRIDAL

19TH ST.(P)
℄

(40' R/W)

20'

20'

P.O.C.
N.E. CORNER
LOT 7. BLOCK 7
N=532066.26
E=940459.82

N88°02'16"E   146.55'   (REFERENCE BEARING)

EASTERLY EXTENTION SOUTHERLY R/W 19TH STREET

188.9'(P)

PATH (P)

AMENDED PLAT OF
GOLF COURSE SUB
(P.B. 6, PG.26)

70'(P)

45'

30'

S01°57'44"E
45.00'

N88°02'16"E
10.00'

P.O.B.
N=532026.31
E=940607.81

PROPOSED 10' SIDEWALK

N00°00'00"W
11.60'

LOT 7, BLOCK 7

PROPOSED SOUTHERLY MAINTAINED R/W AT BACK OF WALK

N01°52'29"W
12.00'

N88°07'31"E   39.00'

S00°00'00"E
21.60'

SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST

203.9'(P)

S88°07'31"W   31.95'
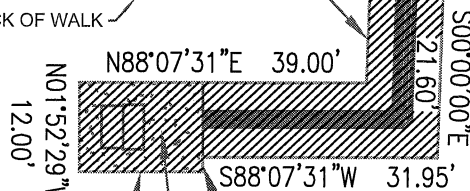
S88°07'31"W
16.75'

S01°52'29"E
2.00'

SKETCH OF DESCRIPTION
SCALE:1"=60' (8.5"X11" SHEET)

EASEMENT
640.0 SQ.FT.

SURVEYOR'S NOTES:

1. THE SKETCH IS NOT A BOUNDARY SURVEY. THIS NOTE IS REQUIRED BY RULE 5J-17.053(5)(b) FAC
2. BEARINGS SHOWN HEREON ARE BASE UPON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 1983/90, REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF 19TH STREET. WHICH IS ASSUMED TO BEAR N88°02'16"E.
3. THE LEGAL DESCRIPTION AND SKETCH OF WAS PREPARED BY THE SIGNING SURVEYOR. HOWEVER IS BASED UPON AND INTEGRATED WITH THE PROPOSED CONVENTION CENTER IMPROVEMENT PROJECT, INCLUDING THE LOCATION OF THE ELECTRIC FACILTY. THESE LOCATIONS WERE PROVIDED BY CLARK CONTRUCTION AND KIMLEY-HORN AND ASSOCIATES. PROPOSED IMPROVEMENTS SHOWN HEREON ARE FOR GEOGRAPHIC REFERENCE PURPOSES ONLY.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT A SHEETS L-1 THROUGH L-2.

CERTIFICATION:

I HEREBY CERTIFY: THIS "LEGAL DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS DESCRIBED AND DRAWN UNDER MY DIRECTION, AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUES.

10/04/18

BRIAN T. BELLINO   DATE
CITY SURVEYOR MANAGER
PROFESSIONAL SURVEYOR AND MAPPER NO.4973

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MIAMIBEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL.33139

ACCEPTED BY:

BRIAN T. BELLINO
CITY SURVEYOR

REVISED
10/04/18
10/03/18
09/28/18

TITLE:
MIAMI BEACH CONVENTION
CENTER FPL EASEMENT

L-2

PROJECT NO:
SM-2018A