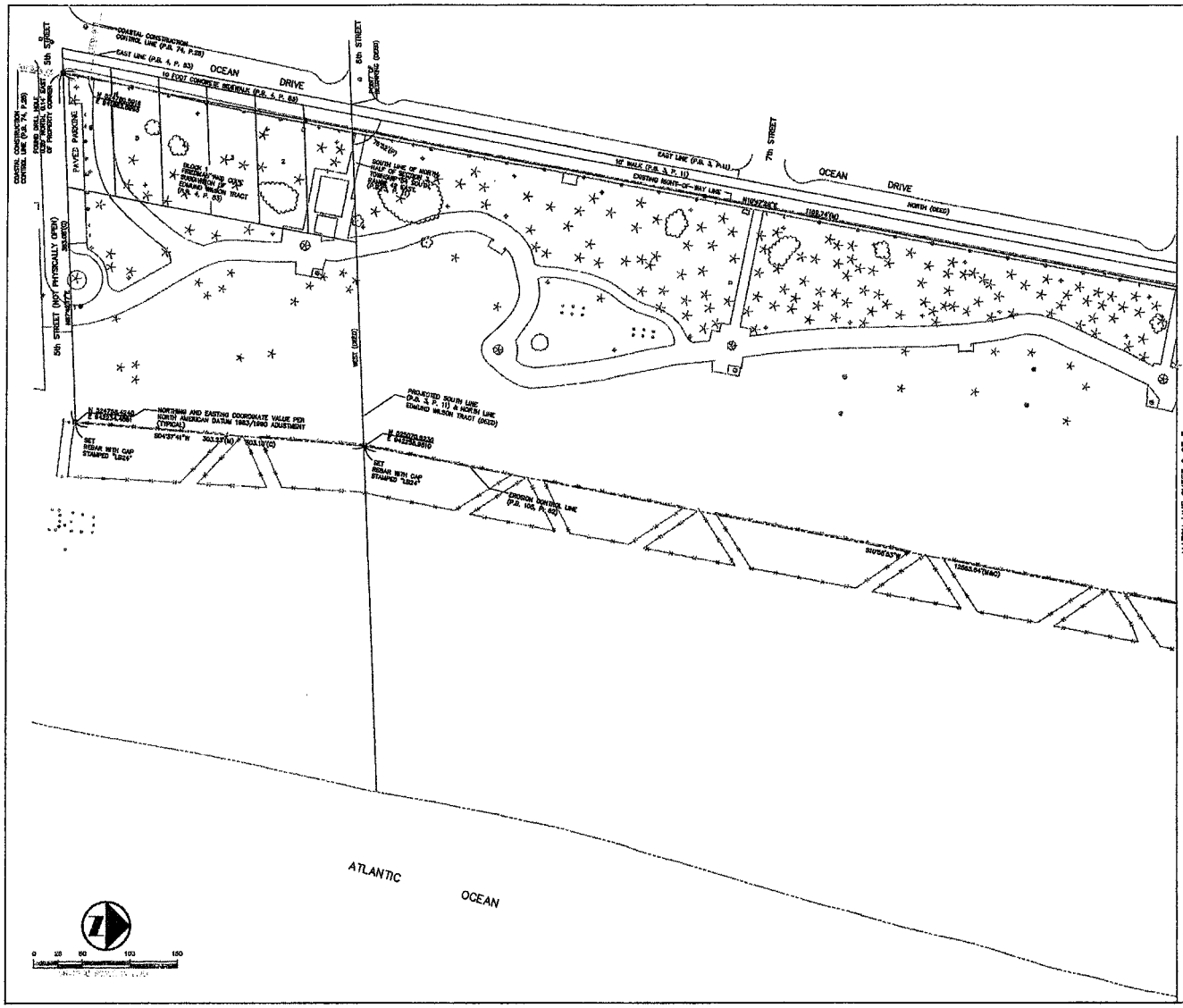

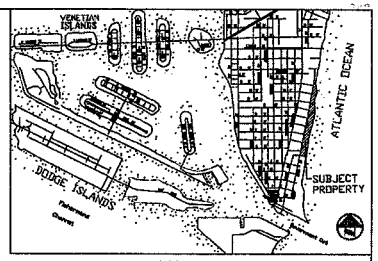

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOTS 1 THROUGH 6, INCLUSIVE, IN BLOCK 1 OF "FRIEDMAN AND COPE SUBDIVISION OF EDMUND WILSON TRACT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 3, TOWNSHIP 54 SOUTH OF RANGE 42 EAST, AT THE INTERSECTION OF SAID SOUTH LINE AS AFORESAID WITH THE EAST LINE OF OCEAN DRIVE, AS SHOWN ON A PLAT OF OCEAN BEACH ADDITION NO 1 AS RECORDED IN PLAT BOOK 3, AT PAGE 11, OF THE DADE COUNTY PUBLIC RECORDS; THENCE NORTH ALONG THE EAST SIDE OF SAID OCEAN DRIVE, PARALLEL WITH AND 30 FEET EAST OF THE WEST SIDE OF SAID OCEAN DRIVE TO THE NORTH LINE OF THE AFORESAID PLAT, PLAT BOOK AND PAGE AS AFORESAID; THENCE CONTINUING NORTH ALONG THE EAST SIDE OF THE SAID OCEAN DRIVE PARALLEL WITH AND 30 FEET EAST OF THE WEST SIDE OF SAID OCEAN DRIVE AS SHOWN ON A PLAT OF OCEAN BEACH ADDITION NO. 2, AS RECORDED IN PLAT BOOK 2, AT PAGE 95, DADE COUNTY PUBLIC RECORDS, TO THE NORTH LINE OF SAID PLAT OF OCEAN BEACH ADDITION NO. 2 AS AFORESAID; SAID NORTH LINE BEING THE SOUTH LINE OF THE RICHARD CANNEY TRACT; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE ATLANTIC OCEAN; THENCE SOUTHWARDLY IN A MEANDERING LINE ALONG THE SHORE OF SAID ATLANTIC OCEAN TO THE SOUTH LINE OF OCEAN BEACH ADDITION NO. 1, PLAT BOOK AND PAGE AS AFORESAID, IF PROJECTED EASTERLY INTO THE ATLANTIC OCEAN, SAID SOUTH LINE BEING THE SOUTH LINE OF THE NORTH HALF OF SECTION 3, TOWNSHIP 54 SOUTH OF RANGE 42 EAST, AND THE NORTH LINE OF THE EDMUND WILSON TRACT; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE POINT AND PLACE OF BEGINNING; TOGETHER WITH ALL COMMON LAW RIPARIAN RIGHTS BELONGING OR INCIDENT THERETO.

SURVEYOR'S NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.

DATE OF COMPLETION OF FIELD SURVEY: NOVEMBER 6, 1995.

THE METES AND BOUNDS PORTION OF THE LEGAL DESCRIPTION AS DEPICTED ON THIS BOUNDARY SURVEY IS A VERBATIM COPY OF THE LEGAL DESCRIPTION CITED IN DEED BOOK 1934 AT PAGE 100, AS WELL AS SUBSEQUENT DEEDS FILED IN DEED BOOK 1986 AT PAGES 473 THROUGH 485, ALL OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

THIS "BOUNDARY SURVEY" DOES NOT PURPORT TO LOCATE THE MEAN HIGH WATER LINE OF THE SUBJECT PROPERTY AS DEFINED IN CHAPTER 177, PART II OF THE FLORIDA STATUTES.

THE LOCATION OF THE EROSION CONTROL LINE AS DEPICTED HEREON IS BASED ON THE STATE PLANE COORDINATE VALUES FOR THE ESTABLISHMENT OF THE EROSION CONTROL LINE FOR THE MIAMI BEACH NOURISHMENT PROJECT AS SHOWN ON DADE COUNTY PLAT FILE NUMBER 24-5342 DATED JULY 26, 1977 AS PREPARED BY THE DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

THERE MAY BE RESTRICTIONS ON THIS PROPERTY THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF MIAMI BEACH AND/OR DADE COUNTY, FLORIDA.

SUBSURFACE IMPROVEMENTS UPON OR ADJOINING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. THIS NOTE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

THE CHARACTER AND LOCATION OF THE SURFACE IMPROVEMENTS DEPICTED IN HALF TONE CLARITY AS SHOWN ON THIS SURVEY, ARE BASED ON TOPOGRAPHIC INFORMATION OBTAINED BY BURKHARDT AERIAL SURVEYS, INC. IN SEPTEMBER AND OCTOBER OF 1995. THIS DATA IS SHOWN FOR INFORMATION PURPOSES ONLY.

ABBREVIATIONS:

(M) MEASURED DIMENSION
(P) RECORD PLAT DIMENSION
(C) CALCULATED DIMENSION
P.B. PLAT BOOK
P. PAGE

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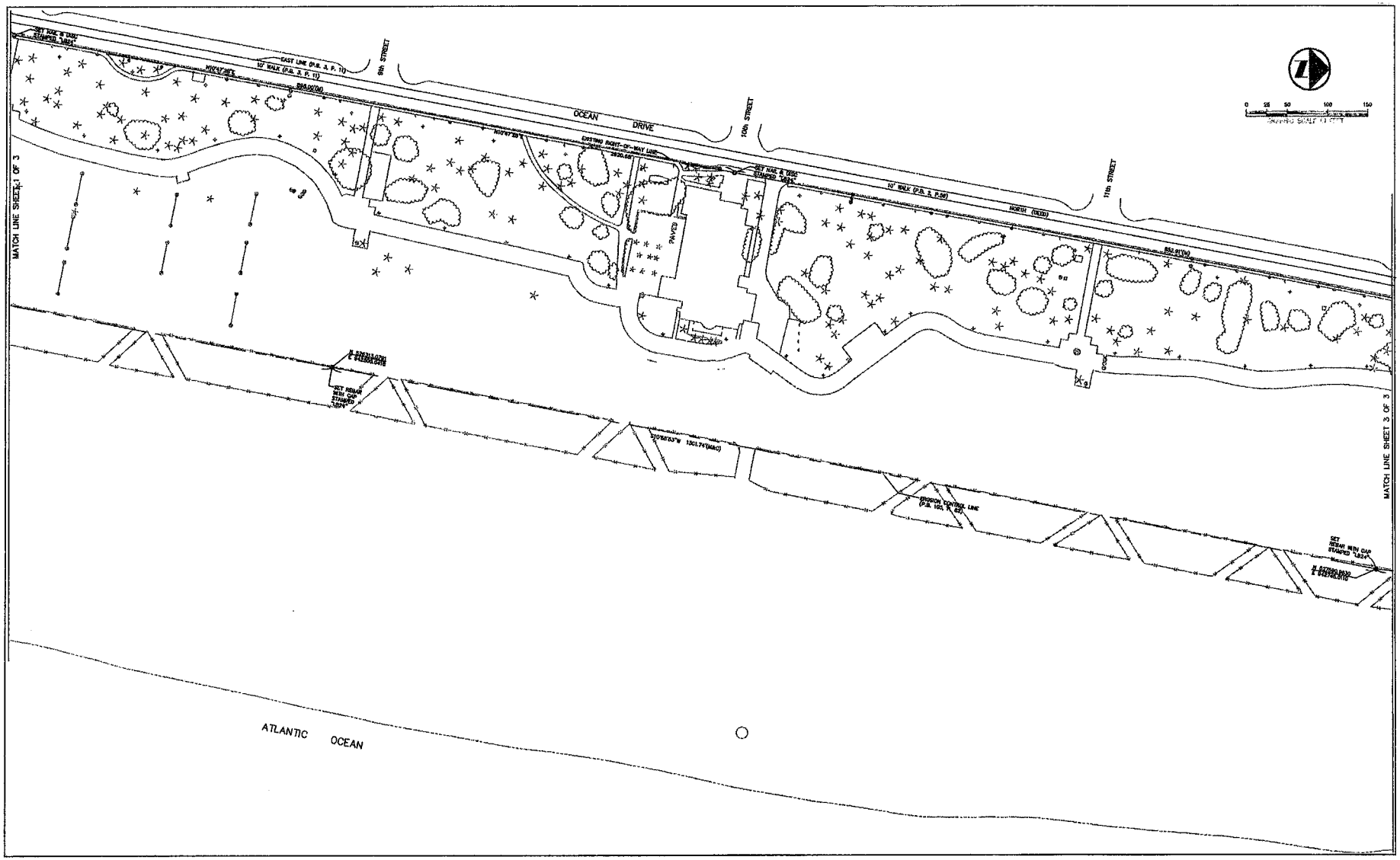
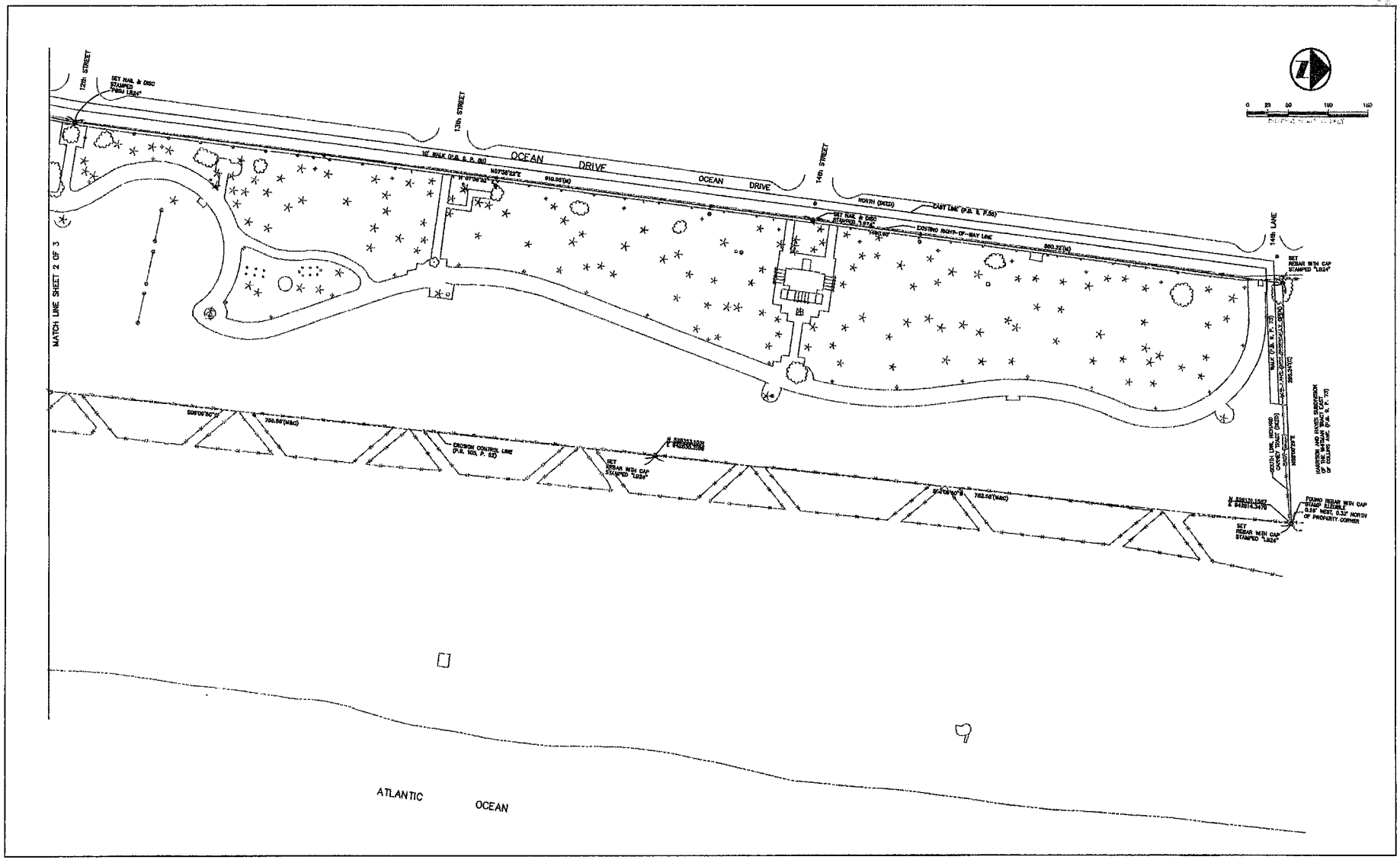
PBSJ ARCHITECTURE ENGINEERING SURVEYING PLANNING 5001 N.W. 107th AVENUE MIAMI, FLORIDA 33178-1007 (305) 592-7970 POST, BUCKLEY, SCHUH & JERNIGAN, INC.	CLIENT CITY OF MIAMI BEACH RECREATION, CULTURE AND PARKS DEPARTMENT	PROJECT LUMMUS PARK	TASK BOUNDARY SURVEY	ORIGINAL: REVISIONS: 1 2 3 4 5	6 7 8 9 10 11 12	SURVEYOR'S OFFICIAL SEAL	JOB NO. DRAWN DESIGNED CHECKED QC SHEET 1/3



PBSJ ARCHITECTURE ENGINEERING SURVEYING PLANNING 2001 N.W. 107th AVENUE MIAMI, FLORIDA 33172-2027 (305) 592-7890 POST, BUCKLEY, SCHUH & JERNIGAN, INC.	CLIENT: CITY OF MIAMI BEACH RECREATION, CULTURE AND PARKS DEPARTMENT	PROJECT: LUMMUS PARK	TASK: BOUNDARY SURVEY	ORIGINAL: REVISIONS: 1 2 3 4 5 6 7 8 9 10 11 12	JOB NO. DRAWN DESIGNED CHECKED QC SHEET 2/3



PBSJ — ARCHITECTURE, ENGINEERING, SURVEYING, PLANNING — 2601 N.W. 107th AVENUE, MIAMI, FLORIDA 33172-2507, (305) 592-7979 — POST, BUCKLEY, SCHUH & JERNIGAN, INC.	CLIENT: CITY OF MIAMI BEACH RECREATION, CULTURE AND PARKS DEPARTMENT	PROJECT: LUMMUS PARK	TASK: BOUNDARY SURVEY	ORIGINAL: REVISIONS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	SURVEYOR'S OFFICIAL SEAL

JOB NO.
DRAWN
DESIGNED
CHECKED
QC
SHEET 3/3