



75th STREET ROW
11,840 sq ft

OCEAN TERRACE RIGHT OF WAY
25,205 sq ft

74th STREET ROW ADDITION
4,380 sq ft

74th STREET ROW
4,500 sq ft

ROW CALCULATIONS	
OCEAN TERRACE RIGHT OF WAY	25,205 SF
75 TH STREET ROW	11,840 SF
74 TH STREET ROW	4,500 SF
SUB-TOTAL ROW	41,545 SF
74 TH STREET ROW ADDITION	4,380 SF
OVERALL TOTAL ROW:	45,925 SF

ROW CALCULATIONS

Exhibit "A"

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the Right-of-Way of 74th Street that adjoins Lot 14 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 14; thence South 86°59'28" West, along the South line of said Lot 14, also being the North Right-of-Way line of 74th Street (Third Street per Plat Book 34 at Page 4), for 146.00 feet to the Southwest corner of said Lot 14; thence South 02°58'50" East, along the Southern prolongation of the West line of said Lot 14, also being the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4), for 30.00 feet to a point on the center line of said 74th Street; thence North 86°59'28" East, along said center line, for 146.00 feet to a point on the Southern prolongation of the East line of said Lot 14; thence North 02°58'50" West, along said Southernly prolongation, for 30.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 4.380 square feet, or 0.101 acres, more or less.
- 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 #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, 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. 190176

Ref. Dwg. 2016-170

Plotted: 3/14/19 10:100

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 3/14/19

Scale NOT TO SCALE

Job. No. 190176

Dwg. No. 1019-007-1

Sheet 1 of 3

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10d

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@flsurvey.com

Date	3/14/19
Scale	1"=60'
Job. No.	190176
Dwg. No.	1019-007-1
Sheet	2 of 3

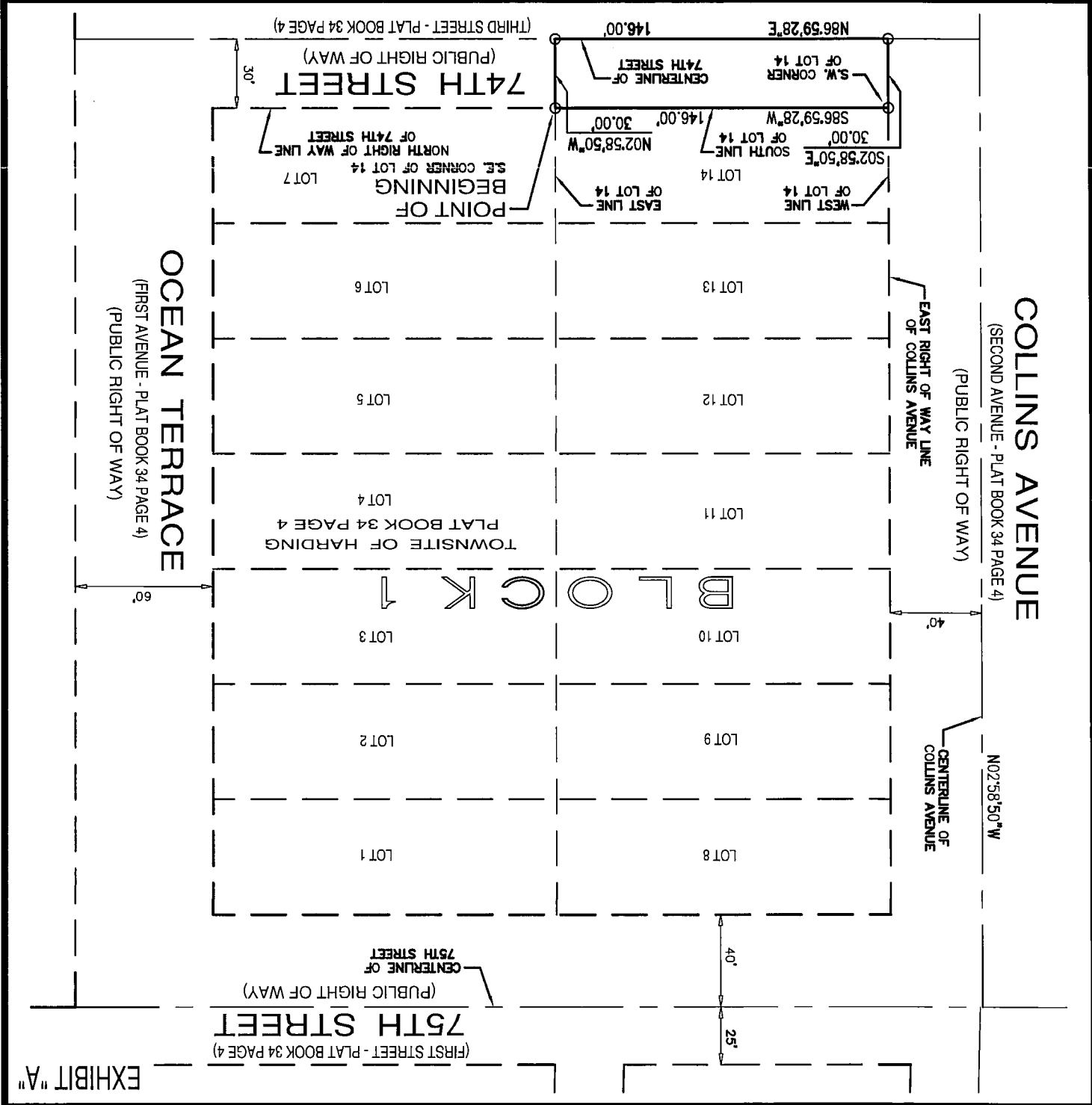


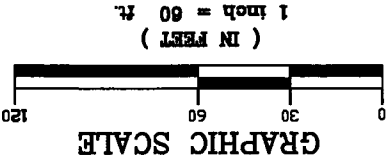
EXHIBIT "A"

Plotted:	3/14/19 10:10a
Rel. Dwg.	2016-170
Cad. No.	190176
Drawn By	MAP

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

LOCATION SKETCH

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-1
Sheet	3 of 3



ATLANTIC OCEAN

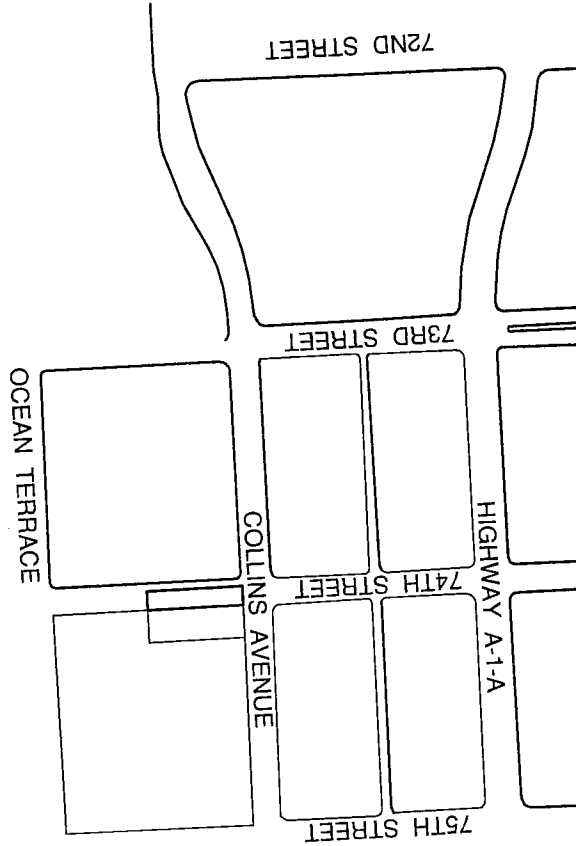


EXHIBIT "A"

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the Right-of-Way of 75th Street that adjoins Lot 8 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 8, also being the Northwest corner of Lot 1 of said Block 1; thence South 86°59'28" West along the North line of said Lot 8, also being the South Right-of-Way line of said 75th Street, (First Street per Plat Book 34 at Page 4) for 146.00 feet to the Northwest corner of said Lot 8, also being a point on the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4); thence North 02°58'50" West, along the Northern prolongation of the West line of said Lot 8, also being said East Right-of-Way line of Collins Avenue for 40.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 146.00 feet; thence South 02°58'50" East, along the Northern prolongation of the East line of said Lot 8, for 40.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 5.840 square feet, or 0.134 acres, more or less.
- 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 #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, 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.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

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 fns@fssurvey.com	

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-F
Sheet	1 of 3

SKETCH OF DESCRIPTION

EXHIBIT "A"

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

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

LOCATION SKETCH

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-F
Sheet	3 of 3

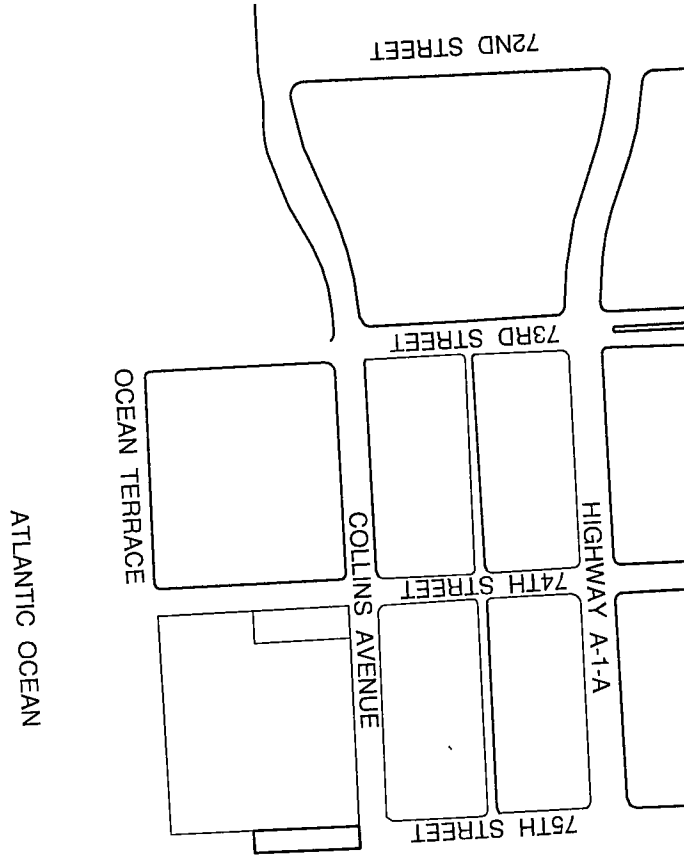


EXHIBIT "A"

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the Right-of-Way of 74th Street and Ocean Terrace that adjoins Lot 7 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 7; thence North 86°59'28" East, along the South line of said Lot 7, also being the North Right-of-Way line of 74th Street (Third Street per Plat Book 34 at Page 4), for 150.00 feet to the Southeast corner of said Lot 7; thence North 02°58'50" West, along the East line of said Lot 7, also being the West Right-of-Way line of Ocean Terrace, (First Avenue per Plat Book 34 at Page 4), for 50.00 feet to the Northeast corner of said Lot 7; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 7, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 80.00 feet to a point on the center line of said 74th Street; thence South 86°59'28" West, along said center line, for 210.00 feet to a point on the Southerly prolongation of the West line of said Lot 7; thence North 02°58'50" West, along said Southerly prolongation, for 30.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 9.300 square feet, or 0.213 acres, more or less.
- 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 #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, 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.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

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	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-A
Sheet	1 of 3

Plotted: 3/14/19 10:10a
 Ret. Dwg. 2016-170
 Cad. No. 190176
 Drawn By MAP

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@flsurvey.com

Date 3/14/19
 Scale 1"=60'
 Job. No. 190176
 Dwg. No. 1019-007-A
 Sheet 2 of 3

SKETCH OF DESCRIPTION

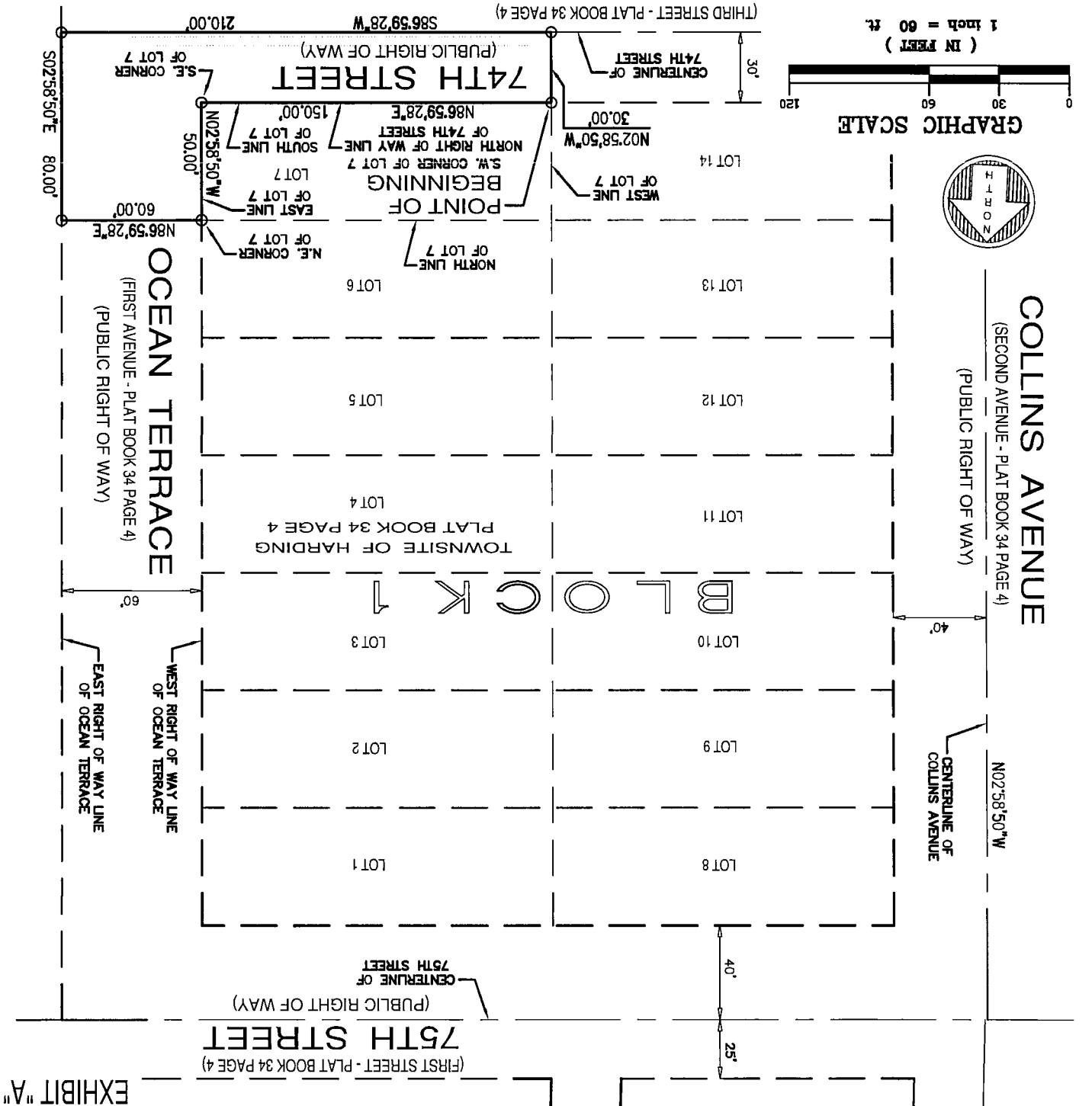
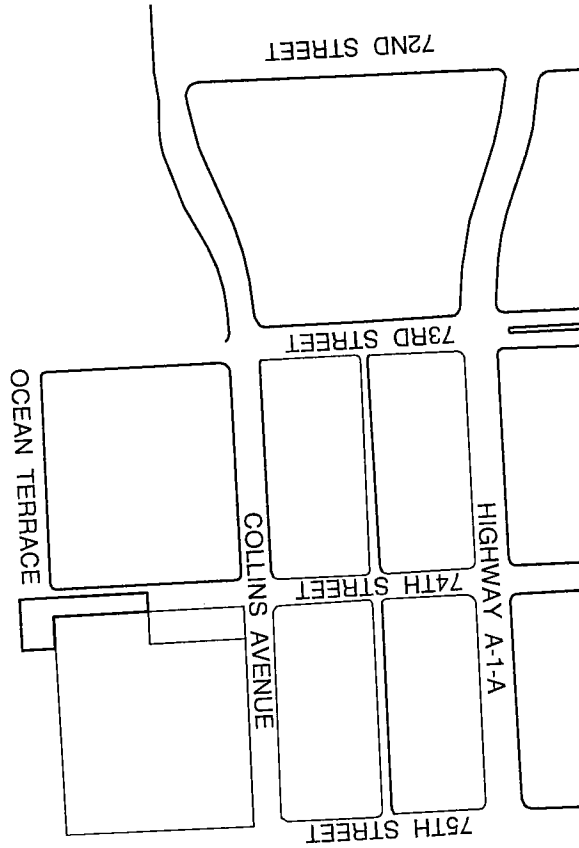


EXHIBIT "A"

EXHIBIT "A"



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.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-A
Sheet	3 of 3

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the Right-of-Way of 75th Street and Ocean Terrace that adjoins Lots 1 and 2 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 2; thence North 02°58'50" West along the East line of said Lots 1 and 2, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 100.00 feet to the Northeast corner of said Lot 1; thence South 86°59'28" West, along the North line of said Lot 1, also being the South Right-of-Way line of 75th Street (First Street per Plat Book 34 at Page 4) for 150.00 feet to Northwest corner of said Lot 1; thence North 02°58'50" West, along the Northerly prolongation of the West line of said Lot 1 for 40.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 210.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East along said East Right-of-Way line for 140.00 feet; thence South 86°59'28" West, along the Easterly prolongation of the South line of said Lot 2, of 60.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 14,400 square feet, or 0.331 acres, more or less.
- 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 #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, 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.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

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	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-E
Sheet	1 of 3

Plotted: 3/14/19 10:10
 Ref. Dwg. 2016-170
 Cad. No. 190176
 Drawn By MAP

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@flsurvey.com

SKETCH OF DESCRIPTION

Date 3/14/19
 Scale 1"=60'
 Job. No. 190176
 Dwg. No. 1019-007-E
 Sheet 2 of 3

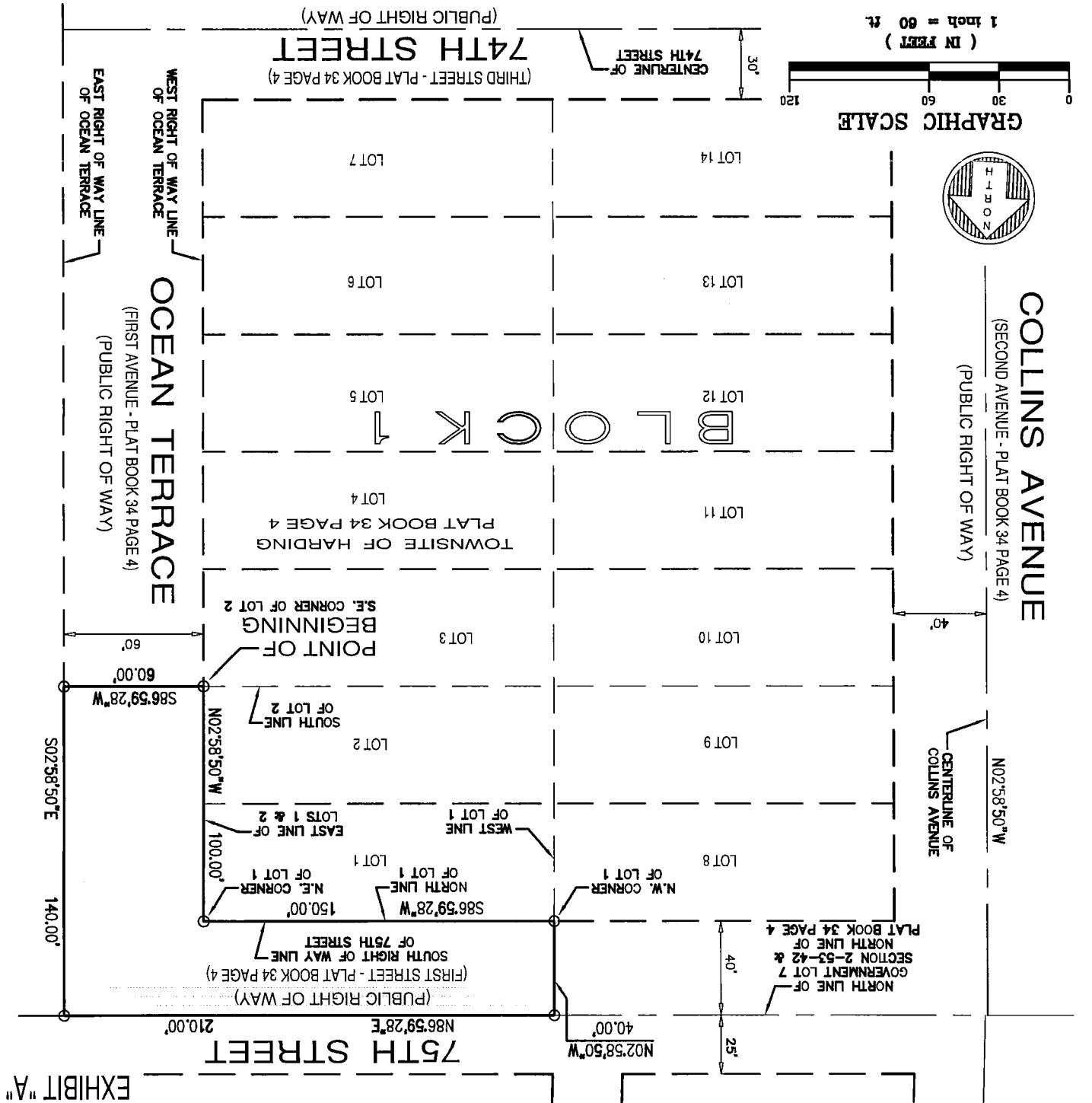


EXHIBIT "A"

Plotted: 3/14/19 10:10a
Ref. Dwg. 2016-170
Cad. No. 190176
Drawn By MAP

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@flsurvey.com	

Date 3/14/19
Scale NOT TO SCALE
Job No. 190176
Dwg. No. 1019-007-E
Sheet 3 of 3

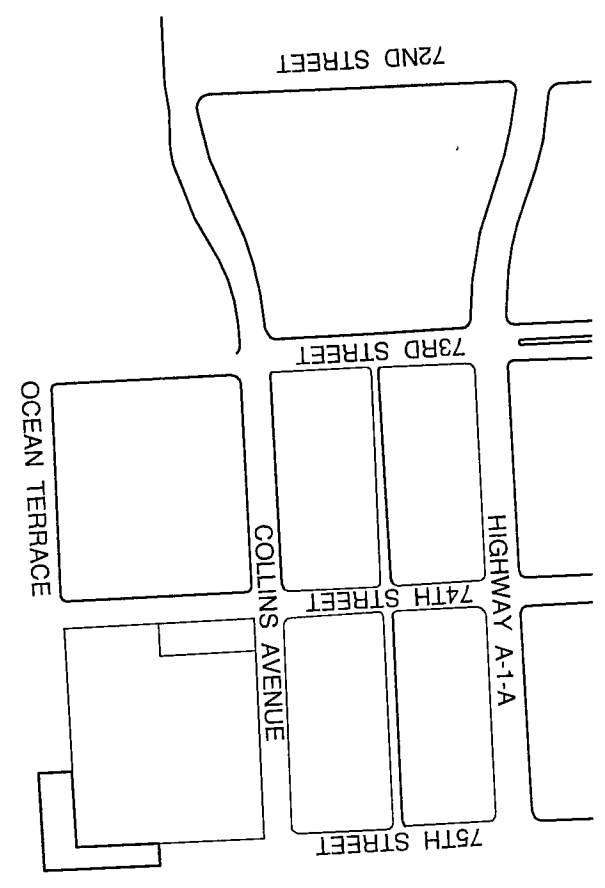


EXHIBIT "A"

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Ocean Terrace Right-of-Way that adjoins Lot 5 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 5; thence North 02°58'50" West along the East line of said Lot 5, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 50.00 feet to the Northeast corner of said Lot 5; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 5, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 50.00 feet; thence South 86°59'28" West along the Easterly prolongation of the South line of said Lot 5, for 60.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 3.000 square feet, or 0.069 acres, more or less.
- 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 #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, 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.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

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 fns@fssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-C
Sheet	1 of 3

Plotted: 3/14/19 10:10a

Rel. Dwg. 2016-170

Cad. No. 190176

Drawn By MAP

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@flsurvey.com

Date 3/14/19

Scale 1"=60'

Job. No. 190176

Dwg. No. 1019-007-C

Sheet 2 of 3

SKETCH OF DESCRIPTION

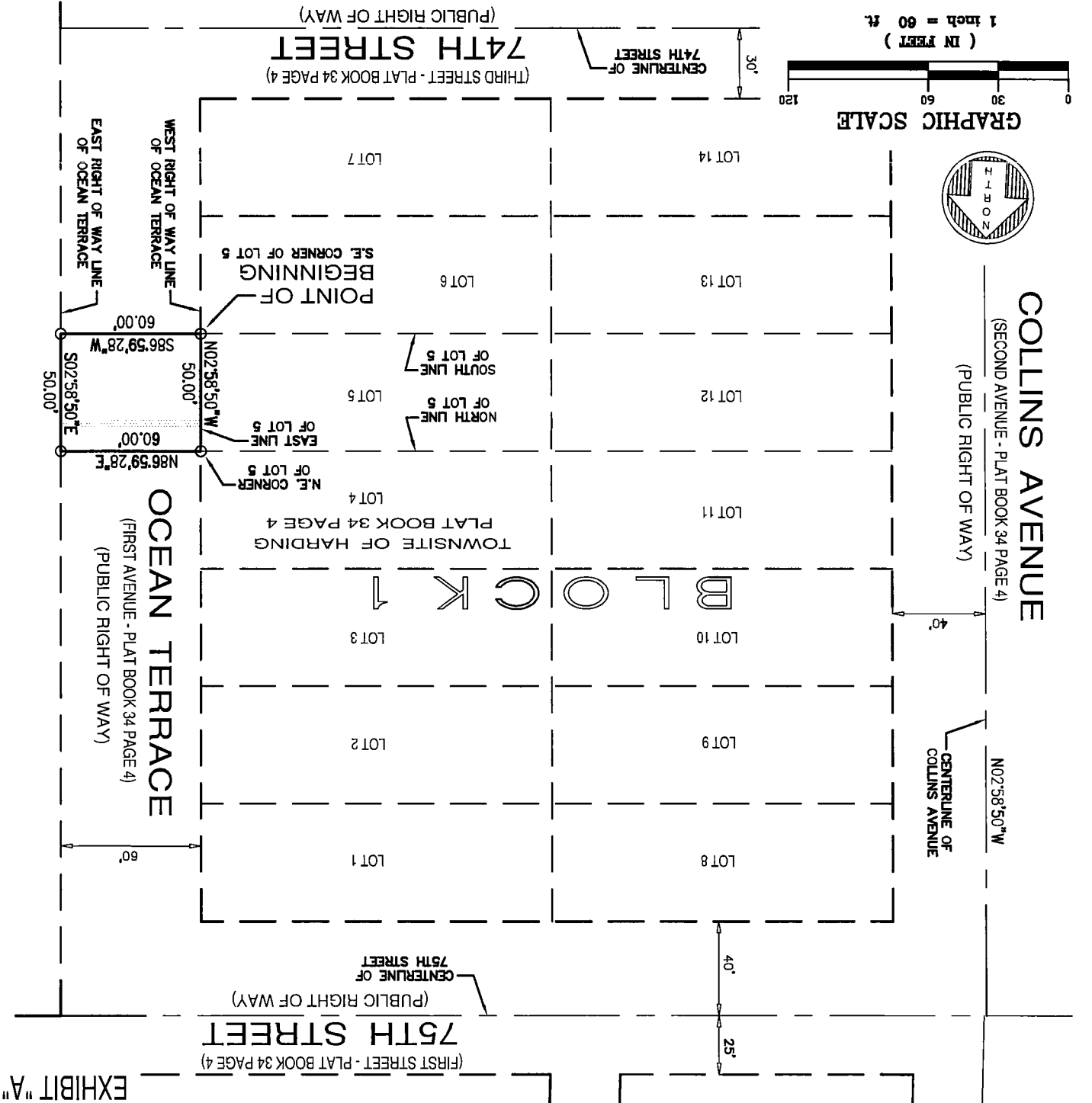
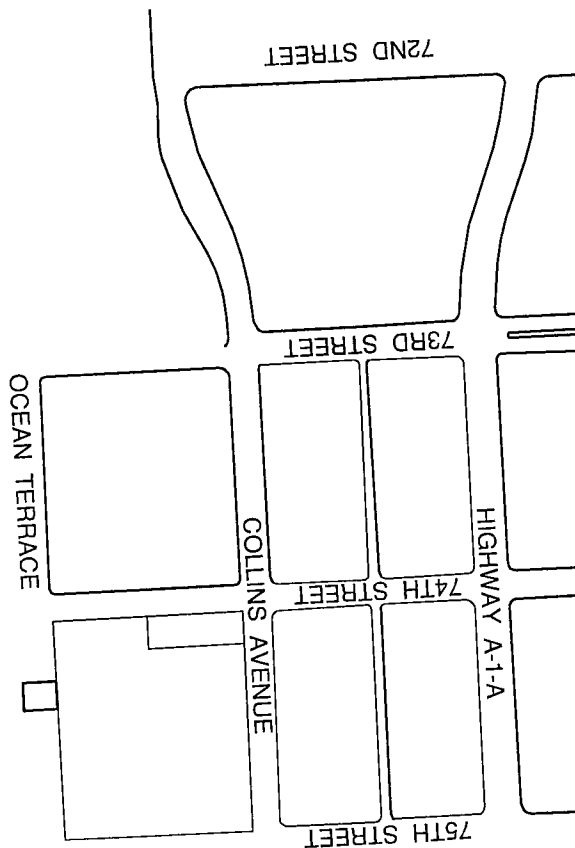


EXHIBIT "A"

EXHIBIT "A"



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@flsurvey.com

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-C
Sheet	3 of 3

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Ocean Terrace Right-of-Way that adjoins Lot 6 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 6; thence North 02°58'50" West along the East line of said Lot 6, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 50.00 feet to the Northeast corner of said Lot 6; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 6, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 50.00 feet; thence South 86°59'28" West along the Easterly prolongation of the South line of said Lot 6, for 60.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 3,000 square feet, or 0.069 acres, more or less.
- 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 #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, 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.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

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	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-B
Sheet	1 of 3

Plotted: 3/14/19 10:10a
Ref. Dwg. 2016-170
Cad. No. 190176
Drawn By MAP

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@flsurvey.com

Date 3/14/19
Scale 1"=60'
Job No. 190176
Dwg. No. 1019-007-B
Sheet 2 of 3

SKETCH OF DESCRIPTION

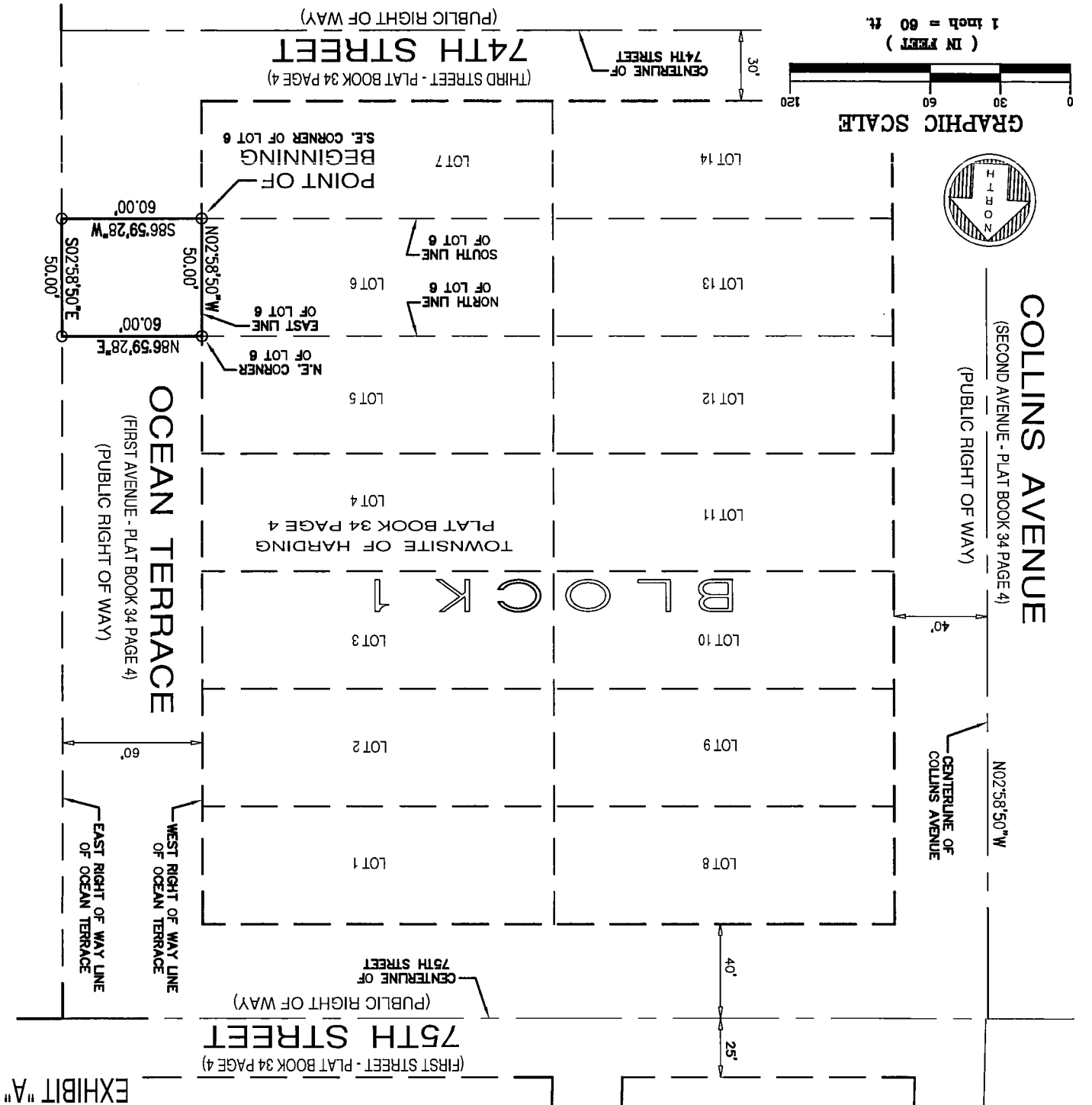


EXHIBIT "A"

Plotted: 3/14/19 10:10a
Rel. Dwg. 2016-170
Cad. No. 190176
Drawn By MAP

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@fssurvey.com

Date 3/14/19
Scale NOT TO SCALE
Job No. 190176
Dwg. No. 1019-007-B
Sheet 3 of 3

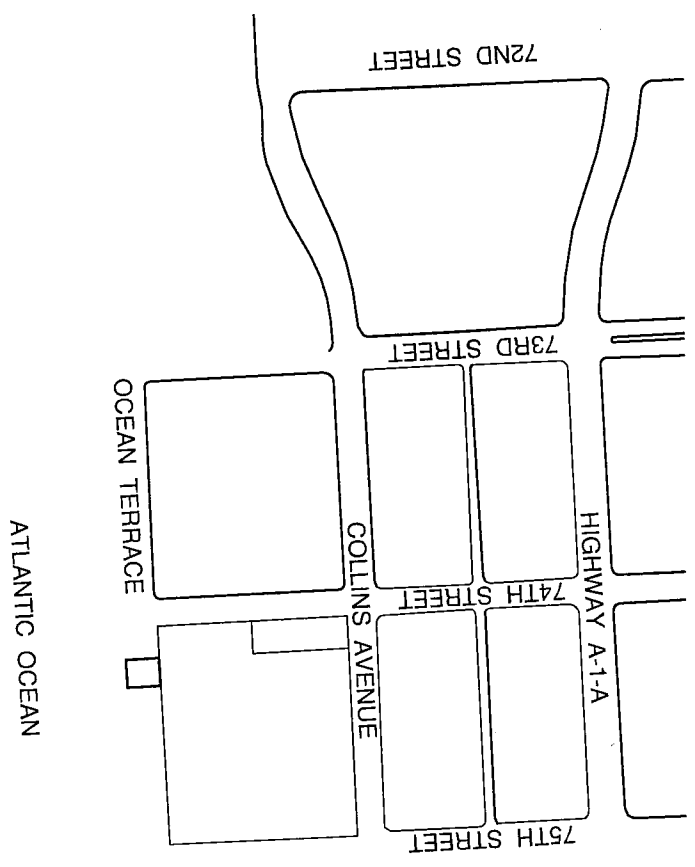
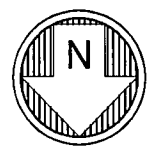


EXHIBIT "A"

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Ocean Terrace Right-of-Way that adjoins Lots 3 and 4 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 4; thence North 02°58'50" West along the East line of said Lots 3 and 4, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 100.00 feet to the Northeast corner of said Lot 3; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 3, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 100.00 feet; thence South 86°59'28" West, along the Easterly prolongation of the South line of said Lot 4, for 60.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 6.000 square feet, or 0.138 acres, more or less.
- 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 #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, 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.	190176
Rel. Dwg.	2016-170
Plotted:	4/8/19 11:46a

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@flsurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-D
Sheet	1 of 3

Plotted: 4/8/19 11:46a
Ref. Dwg. 2016-170
Cad. No. 190176
Drawn By MAP

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date 3/14/19
Scale 1"=60'
Job. No. 190176
Dwg. No. 1019-007-D
Sheet 2 of 3

SKETCH OF DESCRIPTION

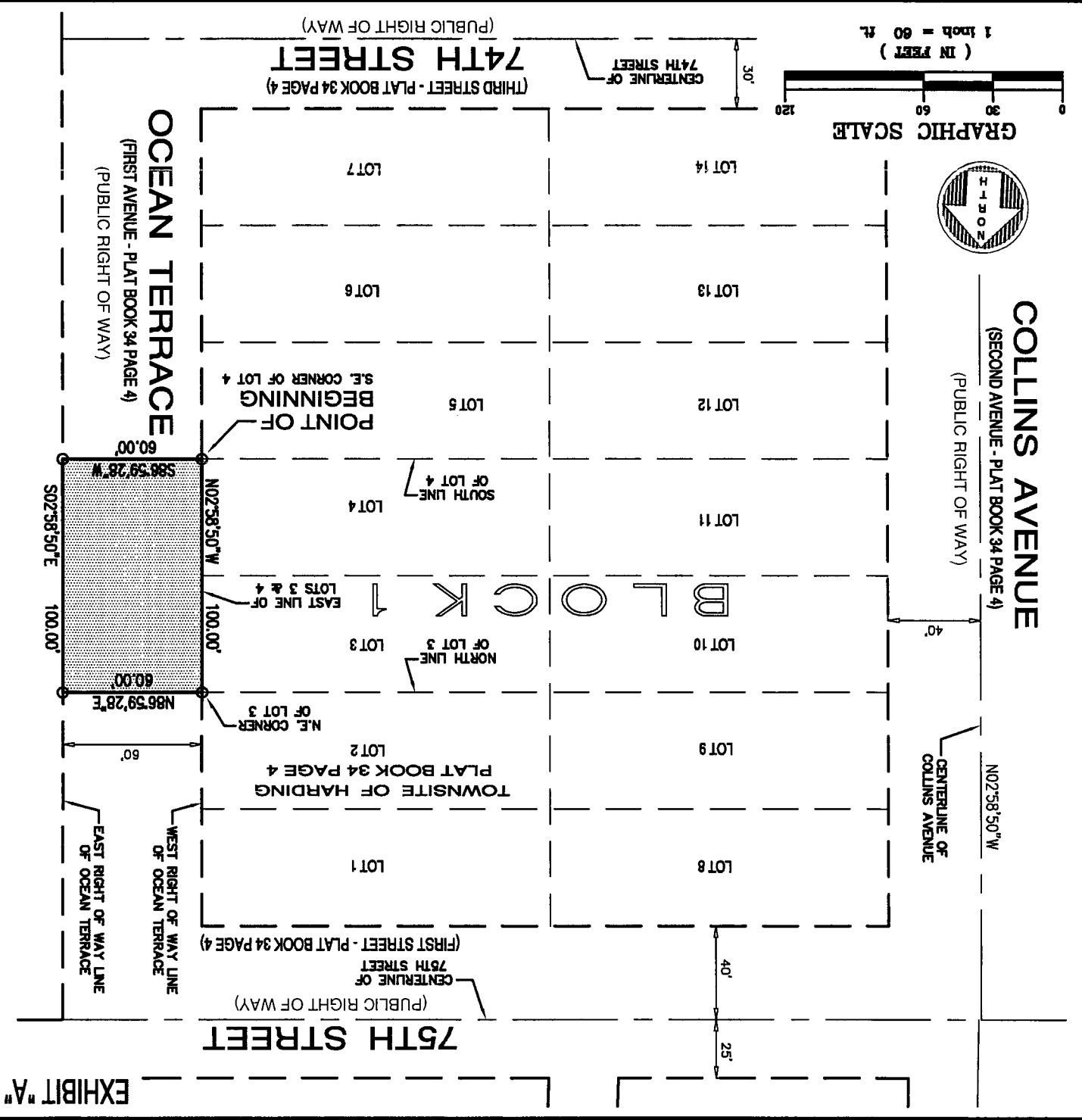
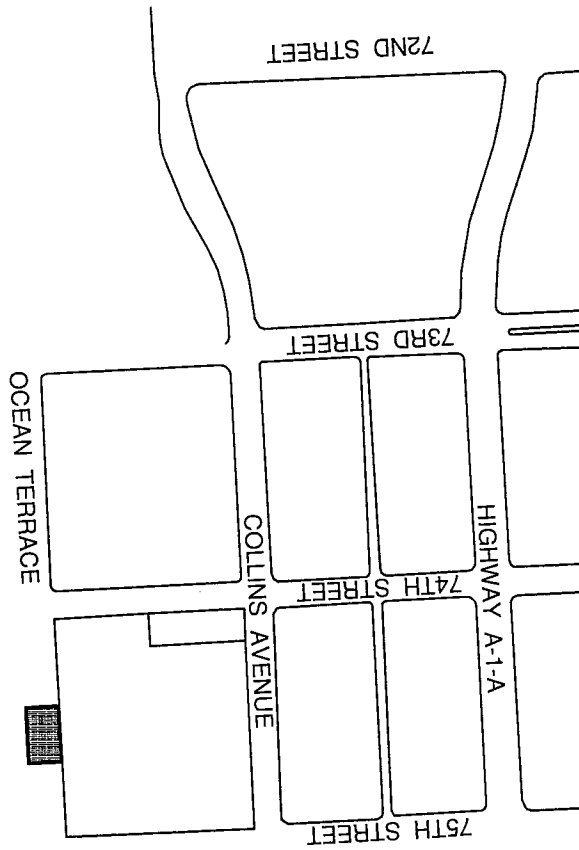


EXHIBIT "A"

EXHIBIT "A"



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@flsurvey.com

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	4/8/19 11:46a

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-D
Sheet	3 of 3