





## 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 Southerly 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 Southerly prolongation of the East line of said Lot 14; 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 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.

<i>Drawn By</i>	MAP
<i>Cad. No.</i>	190176
<i>Ref. Dwg.</i>	2016-170
<i>Plotted:</i>	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

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

EXHIBIT "A"

(FIRST STREET - PLAT BOOK 34 PAGE 4)

**75TH STREET**

(PUBLIC RIGHT OF WAY)

CENTERLINE OF  
75TH STREET

LOT 8

LOT 1

LOT 9

LOT 2

LOT 10

LOT 3

LOT 11

LOT 4

LOT 12

LOT 5

LOT 13

LOT 6

LOT 14

LOT 7

**POINT OF  
BEGINNING**

S.E. CORNER OF LOT 14

NORTH RIGHT OF WAY LINE  
OF 74TH STREET**74TH STREET**

(PUBLIC RIGHT OF WAY)

(THIRD STREET - PLAT BOOK 34 PAGE 4)

WEST LINE  
OF LOT 14EAST LINE  
OF LOT 14

S02°58'50"E

30.00'

S86°59'28"W

S.W. CORNER  
OF LOT 14CENTERLINE OF  
74TH STREET

N86°59'28"E

146.00'

**COLLINS AVENUE**

(SECOND AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

EAST RIGHT OF WAY LINE  
OF COLLINS AVENUE

N02°58'50"W

CENTERLINE OF  
COLLINS AVENUE

40'

60'

**OCEAN TERRACE**

(FIRST AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

**B L O C K 1**TOWNSITE OF HARDING  
PLAT BOOK 34 PAGE 4

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

**SKETCH OF DESCRIPTION****FORTIN, LEAVY, SKILES, INC.**

CONSULTING ENGINEERS, SURVEYORS &amp; MAPPERS

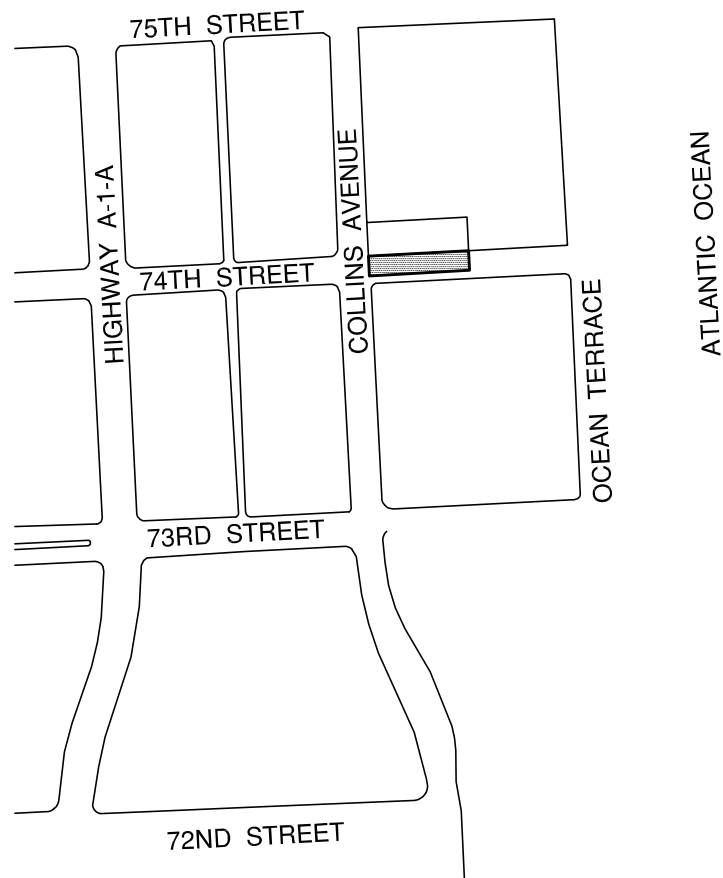
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th. Street / North Miami Beach, Florida. 33162

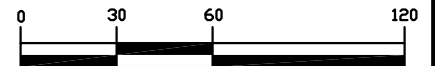
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

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

# EXHIBIT "A"



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

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

## 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

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

## 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 Northerly 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 Northerly 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.

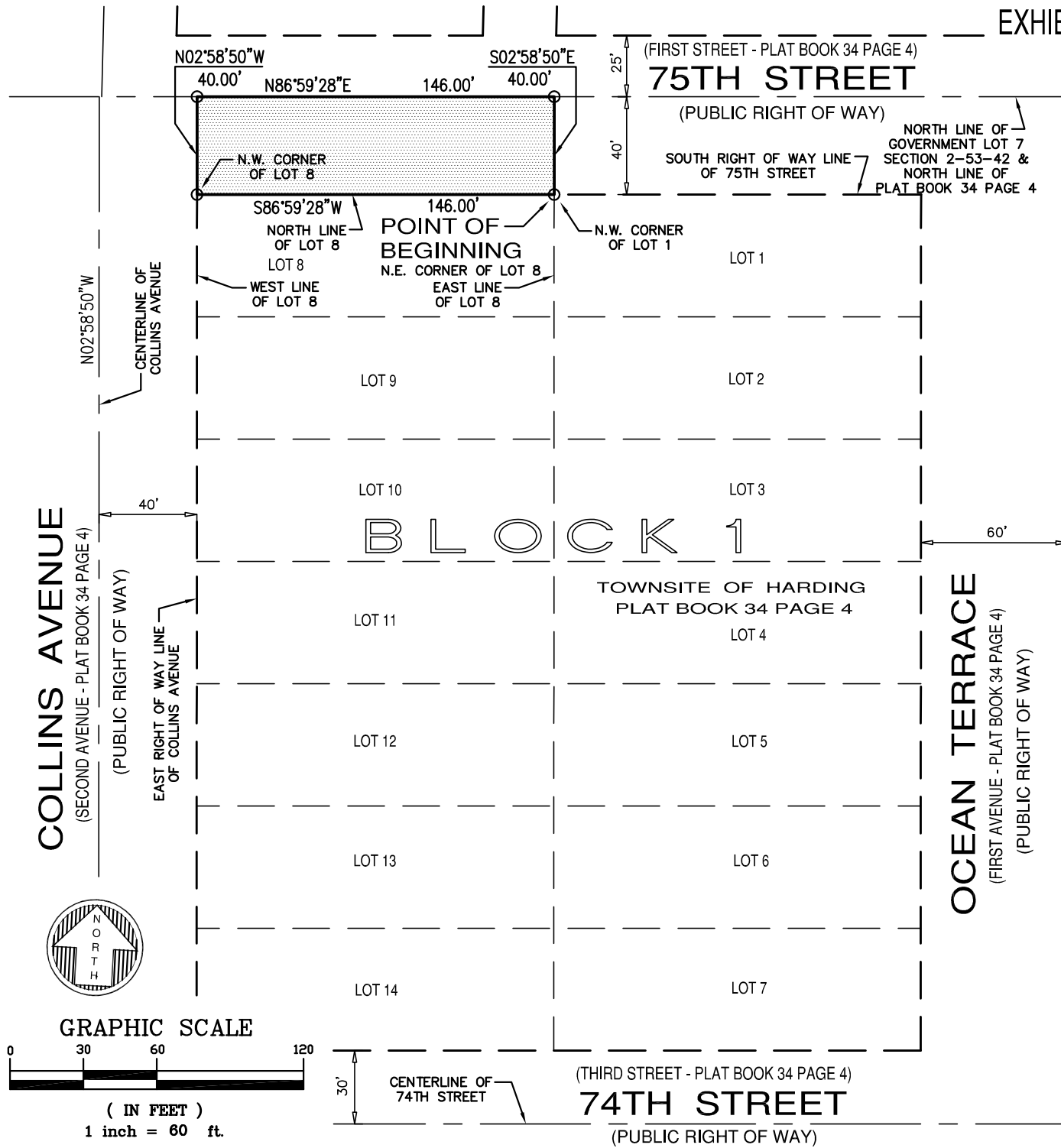
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

### 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 fls@flssurvey.com

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

EXHIBIT "A"



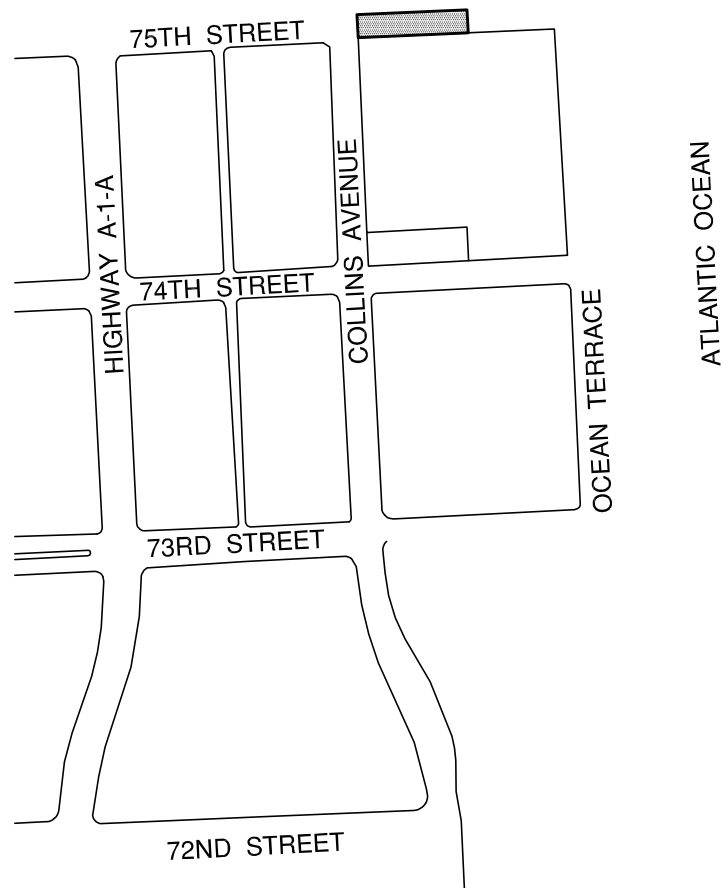
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

### 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@flssurvey.com

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

## EXHIBIT "A"



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

### 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

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

## 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

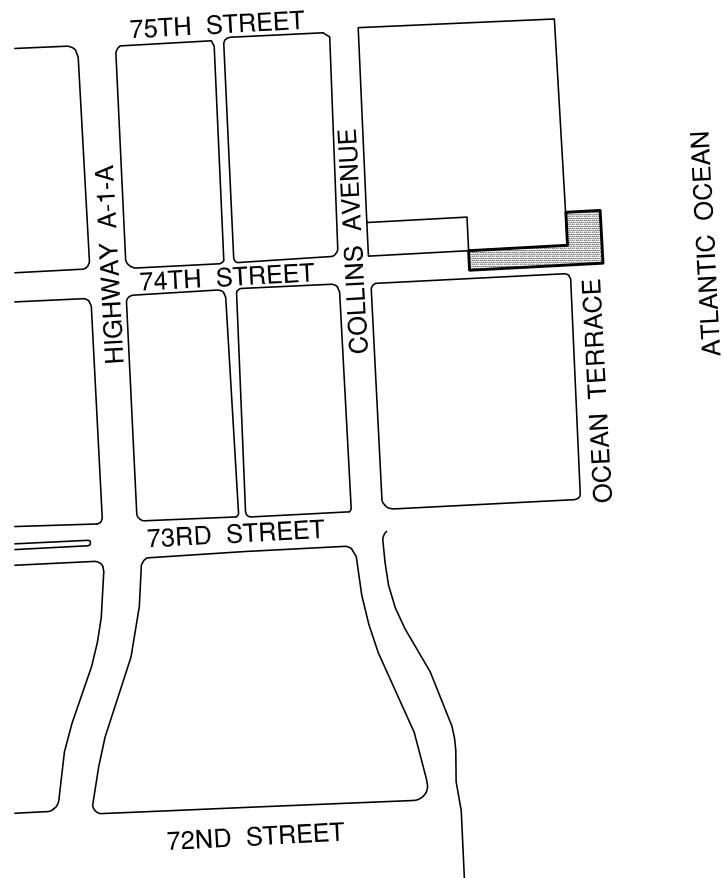
Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-A
Sheet	1 of 3



Sheet 2 of 3

Sheet 2 of 3

# EXHIBIT "A"



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

## 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

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

EXHIBIT "A"

# 75TH STREET

N86°59'28"E 210.00'

(PUBLIC RIGHT OF WAY)  
(FIRST STREET - PLAT BOOK 34 PAGE 4)  
SOUTH RIGHT OF WAY LINE  
OF 75TH STREET

N02°58'50"W  
40.00'

NORTH LINE OF  
GOVERNMENT LOT 7  
SECTION 2-53-42 &  
NORTH LINE OF  
PLAT BOOK 34 PAGE 4

LOT 8

N.W. CORNER  
OF LOT 1

S86°59'28"W  
NORTH LINE  
OF LOT 1

LOT 1

150.00'  
N.E. CORNER  
OF LOT 1

WEST LINE  
OF LOT 1

EAST LINE OF  
LOTS 1 & 2

LOT 9

LOT 2

SOUTH LINE  
OF LOT 2

LOT 10

LOT 3

POINT OF  
BEGINNING  
S.E. CORNER OF LOT 2

TOWNSITE OF HARDING  
PLAT BOOK 34 PAGE 4

LOT 11

LOT 4

B L O C K 1

LOT 12

LOT 5

LOT 13

LOT 6

LOT 14

LOT 7

# OCEAN TERRACE

(FIRST AVENUE - PLAT BOOK 34 PAGE 4)  
(PUBLIC RIGHT OF WAY)

WEST RIGHT OF WAY LINE  
OF OCEAN TERRACE

EAST RIGHT OF WAY LINE  
OF OCEAN TERRACE

(THIRD STREET - PLAT BOOK 34 PAGE 4)

# 74TH STREET

(PUBLIC RIGHT OF WAY)

# COLLINS AVENUE

(SECOND AVENUE - PLAT BOOK 34 PAGE 4)

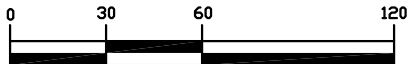
(PUBLIC RIGHT OF WAY)

N02°58'50"W

CENTERLINE OF  
COLLINS AVENUE



## GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

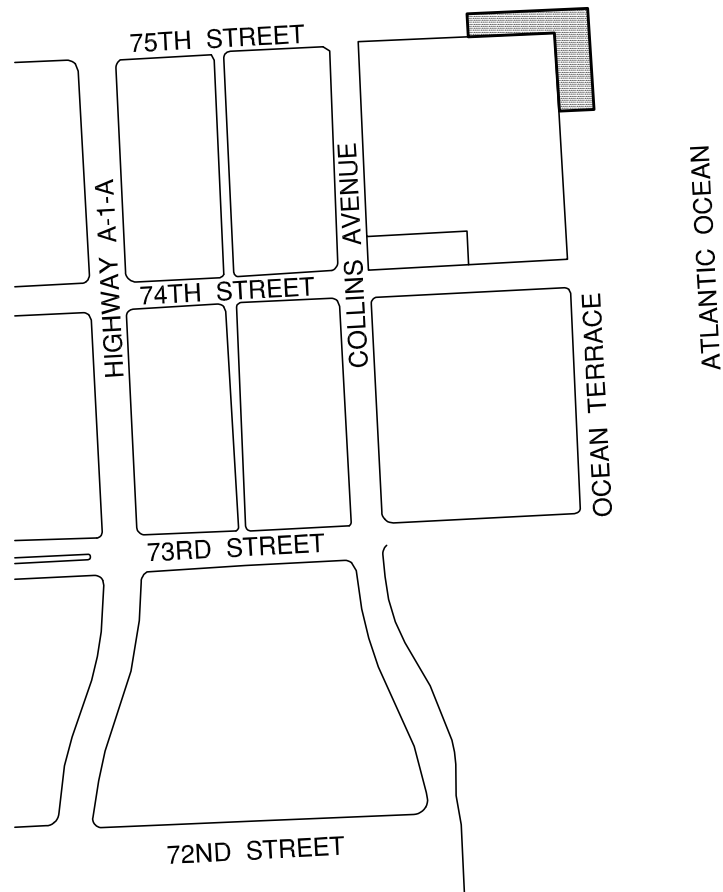
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	3/14/19 10:10a

## 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@flssurvey.com

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

## EXHIBIT "A"



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

### 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

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



## 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

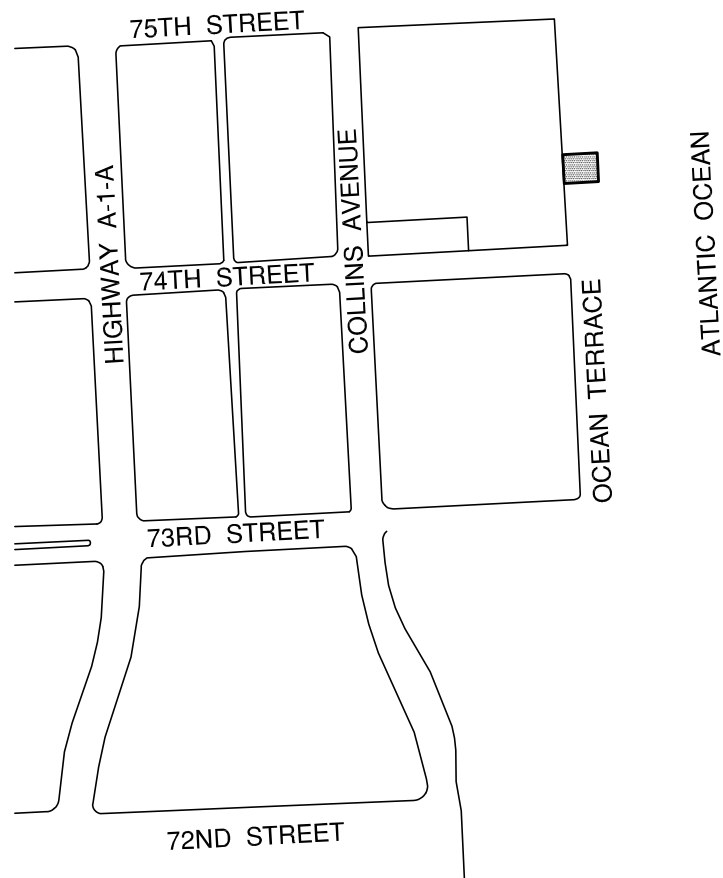
### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**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 fls@flssurvey.com

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



# EXHIBIT "A"



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

## 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

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

EXHIBIT "A"

(FIRST STREET - PLAT BOOK 34 PAGE 4)

**75TH STREET**

(PUBLIC RIGHT OF WAY)

CENTERLINE OF  
75TH STREET

WEST RIGHT OF WAY LINE  
OF OCEAN TERRACE

EAST RIGHT OF WAY LINE  
OF OCEAN TERRACE

N02°58'50"W

CENTERLINE OF  
COLLINS AVENUE

LOT 8

LOT 1

LOT 9

LOT 2

LOT 10

LOT 3

LOT 11

LOT 4

LOT 12

LOT 5

LOT 13

LOT 6

LOT 14

LOT 7

**B L O C K 1**

TOWNSITE OF HARDING  
PLAT BOOK 34 PAGE 4

**OCEAN TERRACE**

(FIRST AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

N.E. CORNER  
OF LOT 6

EAST LINE  
OF LOT 6

NORTH LINE  
OF LOT 6

SOUTH LINE  
OF LOT 6

POINT OF  
BEGINNING  
S.E. CORNER OF LOT 6

N86°59'28"E

60.00'

50.00'

N02°58'50"W

50.00'

S86°59'28"W

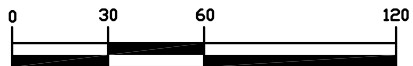
60.00'

50.00'

S02°58'50"E

50.00'

GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

CENTERLINE OF  
74TH STREET

(THIRD STREET - PLAT BOOK 34 PAGE 4)

**74TH STREET**

(PUBLIC RIGHT OF WAY)

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

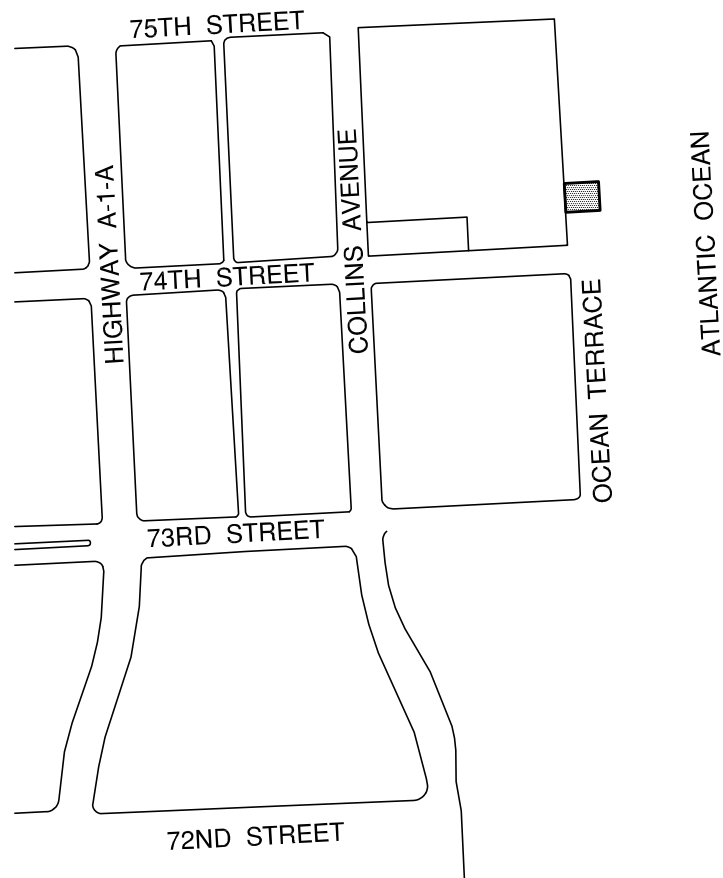
## SKETCH OF DESCRIPTION

**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@flssurvey.com

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



# EXHIBIT "A"



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

## 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

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

## 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
Ref. 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@flssurvey.com

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

EXHIBIT "A"

## 75TH STREET

(PUBLIC RIGHT OF WAY)

CENTERLINE OF  
75TH STREET

(FIRST STREET - PLAT BOOK 34 PAGE 4)

LOT 8

LOT 1

LOT 9

LOT 2

TOWNSITE OF HARDING  
PLAT BOOK 34 PAGE 4

LOT 10

LOT 3

NORTH LINE  
OF LOT 3EAST LINE OF  
LOTS 3 & 4

LOT 11

LOT 4

SOUTH LINE  
OF LOT 4

LOT 12

LOT 5

POINT OF  
BEGINNING  
S.E. CORNER OF LOT 4

LOT 13

LOT 6

LOT 14

LOT 7

WEST RIGHT OF WAY LINE  
OF OCEAN TERRACEEAST RIGHT OF WAY LINE  
OF OCEAN TERRACE

60'

N86°59'28"E

60.00'

100.00'

N02°58'50"W

S86°59'28"W

60.00'

60.00'

S02°58'50"E

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

COLLINS AVENUE

(SECOND AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

N02°58'50"W

CENTERLINE OF  
COLLINS AVENUE

40'

25'

40'

30'

CENTERLINE OF  
74TH STREET

(THIRD STREET - PLAT BOOK 34 PAGE 4)

74TH STREET

(PUBLIC RIGHT OF WAY)

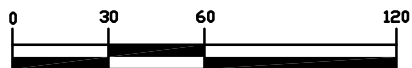
OCEAN TERRACE

(FIRST AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)



GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

Drawn By MAP

Cad. No. 190176

Ref. Dwg. 2016-170

Plotted: 4/8/19 11:46a

## SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.

CONSULTING ENGINEERS, SURVEYORS &amp; 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

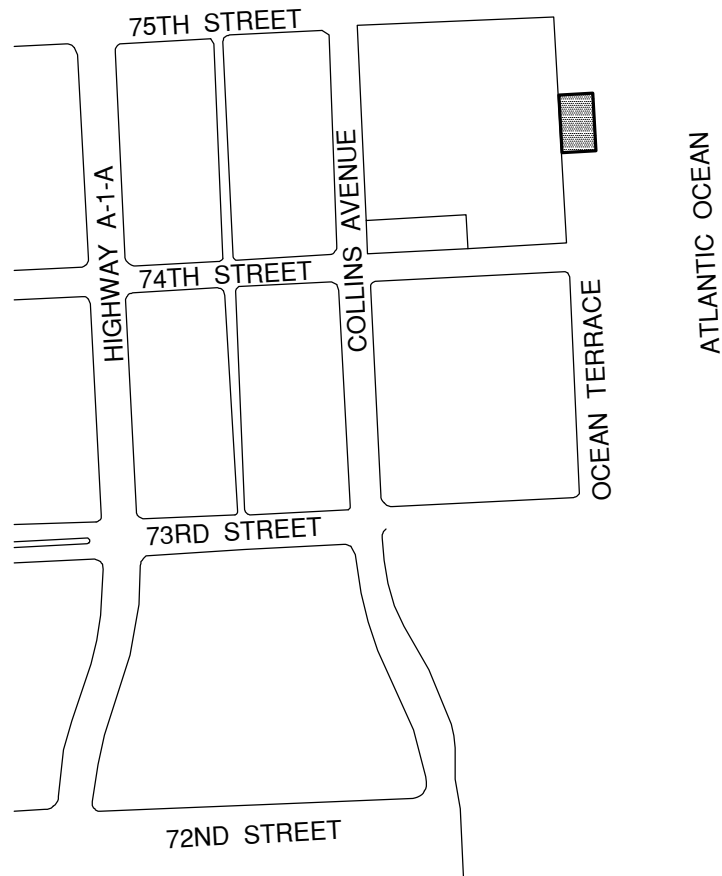
Scale 1"=60'

Job. No. 190176

Dwg. No. 1019-007-D

Sheet 2 of 3

## EXHIBIT "A"



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

### 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

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