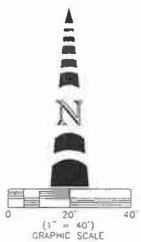


# SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND LYING IN  
SECTION 11, TOWNSHIP 53 SOUTH, RANGE 42 EAST,  
MIAMI-DADE COUNTY, FLORIDA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	114.51'	502.50'	13°03'25"	N 74°24'24" E	114.27'
C2	113.37'	497.50'	13°03'25"	S 74°24'24" W	113.13'
C3	18.35'	135.00'	7°47'16"	S 47°43'01" W	18.34'

LINE	BEARING	DISTANCE
L1	N 09°26'20" W	36.59'
L2	N 09°26'20" W	5.13'
L3	N 08°03'11" E	2.61'
L4	N 08°03'11" E	7.85'

INDIAN CREEK  
EAST CHANNEL

BULKHEAD LINE  
JACKSONVILLE-MIAMI INTRACOASTAL  
WATERWAY, DATED 5-13-1941.  
SOVEREIGN SUBMERGED LAND EASEMENT  
NO. 25031 (2280-13) TO THE STATE OF  
FLORIDA DEPARTMENT OF  
TRANSPORTATION.

SUBAQUEOUS CABLE  
INSTALLATION  
EASEMENT NO. 26187

LOT 2  
INDIAN CREEK SUBDIVISION  
PLAT BOOK 31, PAGE 75

BULKHEAD LINE  
JACKSONVILLE-MIAMI INTRACOASTAL  
WATERWAY, DATED 5-13-1941.  
SOVEREIGN SUBMERGED LAND EASEMENT  
NO. 25031 (2280-13) TO THE STATE OF  
FLORIDA DEPARTMENT OF  
TRANSPORTATION.

LOT 1  
INDIAN CREEK SUBDIVISION  
PLAT BOOK 31, PAGE 75

81.3' X 10' = 813 sqft  
EASEMENT

P.O.B.

PROPOSED  
10' EASEMENT

STATE PLANE COORDINATES

DESC.	NORTHING	EASTING
P.O.B.	550178.21	944953.60
"B"	550194.66	945040.84

N 80°23'28" E 250.90'

TRACT "1"  
AREA AT ALLISON ISLAND  
PLAT BOOK 162, PAGE 53

TRACT "4"  
AREA AT ALLISON ISLAND  
PLAT BOOK 162, PAGE 53

WEST 63RD STREET

INDIAN CREEK  
EAST CHANNEL

FLORIDA DEPARTMENT OF  
TRANSPORTATION PARCEL 800  
EASEMENT 40453

WEST 63RD STREET  
INDIAN CREEK EAST CHANNEL  
MIAMI-DADE COUNTY, FLORIDA

TITLE: SKETCH



**METRON**  
SURVEYING & MAPPING, LLC  
LAND SURVEYORS-PLANNERS  
LB# 7071

10970 S. CLEVELAND AVE.  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

www.metronfl.com

\* SURVEY CONSISTS OF SHEETS 1 - 7 \*  
\* AND IS NOT VALID WITHOUT COMPLETE SET \*

**FIBER OPTIC CABLE  
INSTALLATION**

No	Date	Revisions
1	12-12-18	TO ADD SECOND EASEMENT
2	11-27-19	TO REVISE EASEMENTS
3	03-26-20	TO REVISE EASEMENT

FILE NAME	FIELD BOOK/PAGE	PROJECT NO.	SHEET
14295SR EAST 2.dwg	604/3	14295	6 OF 7
SURVEY DATE	DRAWN BY	SCALE	CHECKED BY
11-26-19	JDF	1" = 40'	DJO
FILE NO. (S-1-R)	11-53-42		

# DESCRIPTION

OF A PARCEL OF LAND LYING IN  
SECTION 11, TOWNSHIP 53 SOUTH, RANGE 42 EAST,  
MIAMI-DADE COUNTY, FLORIDA

(10' EASEMENT)

## LEGAL DESCRIPTION:


A 10' EASEMENT, LYING IN THE STATE OF FLORIDA, COUNTY OF MIAMI-DADE, IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 42 EAST, BEING PART OF LOT 1, BLOCK 3, SECOND OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINES OF WEST 63RD STREET AND ALLISON ROAD (FORMERLY WATER VIEW PRADO) ACCORDING TO THE PLAT OF INDIAN CREEK SUBDIVISION AS RECORDED IN PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA; THENCE N.80°23'28"E., ALONG SAID CENTERLINE OF WEST 63RD STREET FOR A DISTANCE OF 250.90; THENCE N.09°26'20"W. LEAVING SAID CENTERLINE FOR A DISTANCE OF 36.59 FEET TO A POINT ON THE EAST SIDE OF A CONCRETE SEAWALL, THE MEAN HIGH WATER LINE, THE BULKHEAD LINE FOR JACKSONVILLE-MIAMI INTRACOASTAL WATERWAY SOVEREIGN SUBMERGED LAND EASEMENT NO. 25031 (2280-13) TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, DATED 5-13-1941; THENCE CONTINUE N.09°26'20"W. ALONG SAID CONCRETE SEAWALL, MEAN HIGH WATER LINE AND SAID BULKHEAD LINE FOR A DISTANCE OF 5.13 FEET; THENCE N.67°52'41"E., LEAVING SAID CONCRETE SEAWALL, MEAN HIGH WATER LINE AND SAID BULKHEAD LINE FOR A DISTANCE OF 80.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 502.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'25", A CHORD BEARING OF N.74°24'24"E., A CHORD LENGTH OF 114.27 FEET AND AN ARC LENGTH OF 114.51 FEET; THENCE N.80°56'07"E. FOR A DISTANCE OF 104.70 FEET TO A POINT ON THE WEST FACE OF AN EXISTING CONCRETE SEAWALL, MEAN HIGH WATER LINE AND SAID BULKHEAD LINE AND THE **POINT OF BEGINNING** HAVING A NORTHING OF 550178.21 AND AN EASTING OF 944953.60; THENCE N.08°03'11"E. ALONG SAID CONCRETE SEAWALL, MEAN HIGH WATER LINE AND SAID BULKHEAD LINE FOR A DISTANCE OF 2.61 FEET; THENCE N.80°56'07"E., LEAVING SAID CONCRETE SEAWALL, MEAN HIGH WATER LINE AND SAID BULKHEAD LINE FOR A DISTANCE OF 87.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST 63RD STREET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 135.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'16", A CHORD BEARING OF S.47°43'01"W., A CHORD LENGTH OF 18.34 FEET AND AN ARC LENGTH OF 18.35 FEET; THENCE S.80°56'07"W. LEAVING SAID NORTHERLY RIGHT OF WAY FOR A DISTANCE OF 74.80 FEET TO A POINT ON SAID CONCRETE SEAWALL, MEAN HIGH WATER LINE AND SAID BULKHEAD LINE; THENCE N.08°03'11"E. ALONG SAID CONCRETE SEAWALL, MEAN HIGH WATER LINE AND SAID BULKHEAD LINE FOR A DISTANCE OF 7.85 FEET TO THE **POINT OF BEGINNING**.

EASEMENT CONTAINS 813 SQUARE FEET, 0.019 ACRES, MORE OR LESS

1. BEARINGS SHOWN HEREON ARE TRUE NORTH BASED ON STATE PLANE COORDINATES FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

WEST 63RD STREET  
INDIAN CREEK EAST CHANNEL  
MIAMI-DADE COUNTY, FLORIDA

TITLE: DESCRIPTION				
		<b>METRON</b> SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB #7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457
				www.metronfl.com
FILE NAME: 14295SR EAST 2.dwg	PROJECT NO.: 14295	SHEET: 7 OF 7		
SKETCH DATE: 11-26-19	DRAWN BY: JDF	SCALE: 1" = 40'	CHECKED BY: DJO	(S-T-R) 11-53-42