

EXHIBIT "A"  
 501 NORTH SHORE DRIVE FL 33141  
 NORMANDY GOLF COURSE SUB  
 FOLIO No . 02-3203-007-2800  
 EASEMENT

SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. Bearings shown hereon are assumed and are based on the Center line of SW 107 AVENUE. being N90°00'00"W
3. This is not a valid certification without the signature and the original raised seal of Florida Licensed Surveyor and Mapper.
4. This page is not valid without sheets 2 and 3.
5. Additions or deletions to legal & sketch by others without the consent of the signing party is prohibited.
6. Minimum vertical clearance : 25 feet.
7. This Easement strip forms a closed Geometric Figure.
8. The seal appearing on this document was authorized by Pedro Luis Martinez LS#5443.
9. This legal description and sketch is certified to the City of Miami Beach.
10. The legal description and sketch is not full and complete without all sheets.

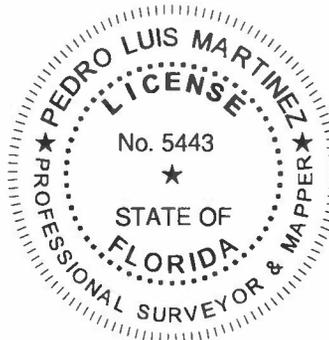
LEGEND

1. P.O.B denotes Point of Beginning
2. P.O.C denotes Point of Commencement.
3. P.O.T. denotes Point of Termination.
4. O.R.B. denotes Official Records Book
5. R/W denotes Right of Way
6. P/L Property Line

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL DESCRIPTION AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL DESCRIPTION AND SKETCH meet the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050-5J-17.52, Florida Administrative Code pursuant to Section 572.027, Florida Statutes and that the Sketch hereon is true and correct to the best of my knowledge and belief.

Subject to notes and notations shown hereon.  
 This Sketch does not represent a Boundary Survey.



*[Handwritten Signature]*

4-20-2020

For the Firm: \_\_\_\_\_ DATE  
 PEDRO MARTINEZ  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LB-7702 P.S.M. No. 5443-STATE OF FLORIDA  
 7179 WEST 13<sup>th</sup> Avenue HIALEAH, FLORIDA 33157  
 Phone: (786) 277-4851  
 E-MAIL: plpsm@gmail.com

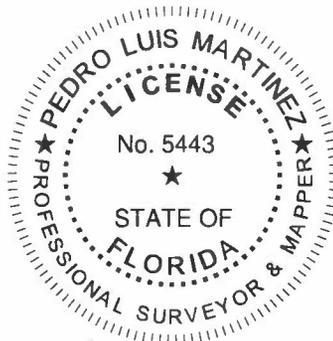
This page is not valid without page 2 and 3

JOB No S-2066	DRAWN DATE: 4-16-2020	REVISION No1:	CHECKED: P.M.	SCALE: AS NOTED
Project number:	<p><b>NORMANDY GOLF COURSE SUB.          EASEMENT OF WALL</b></p> <p>501 North Miami Beach Florida 33141</p>		<p><b>IN-SITE OF          RIGHT OF WAY          (P.B. 44 Pg 62)          Lot 18 Block 61</b></p> <p>Sheet 1 of 3</p>	

LEGAL DESCRIPTION OF WALL EASEMENT

An Easement located on a portion of Right-of-Way of N. Shore Drive and Vardon Street and to the Easterly and Southerly sides respectively of Lot 18, Block 61, " NORMANDY GOLF COURSE SUBDIVISION ", according to the plat thereof, recorded in Plat Book 44, Page 62, Public Records, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the above mentioned Lot 18, thence N90°00'00"E for 44.91 feet along the southerly line of said Lot 18, to a point of curvature of a tangent circular curve, concave to the Northwest; thence continue Northeasterly along the arc of said circular curve to the left, having a central angle of 41°27'06" and a radius of 25.00 feet to the POINT OF BEGINNING of said lot 18, thence run Northeasterly along the arc of said circular curve to the left, having a central angle of 152°41'12" and a radius of 7.63 feet an arc distance of 20.33' feet to a non-tangent point with the next described course; thence N00°00'00"E for 6.56 feet along the Easterly line of said Lot 18, also being the Westerly Right-of- Way line of the above mentioned Vardon Street; thence along the said Easterly line of Lot 18 to a point of curvature of a circular curve, concave to the Northwest with a radial bearing of N90°00'00"W; thence run Southwesterly along the arc of said circular curve to the right having a central angle of 48°32'54" and a radius of 25 feet for an arc distance of 21.18 feet to a point of tangency Southerly line of said Lot 18, also being the Northerly Right-of-Way of the above mentioned N. Shore Street to the POINT OF BEGINNING.  
Containing: 61.3 Square Feet



4-20-2020

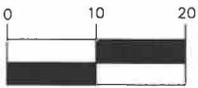
For the Firm: **PEDRO MARTINEZ** DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LB-7702 P.S.M. No. 5443-STATE OF FLORIDA  
 7179 WEST 13<sup>th</sup> Avenue HIALEAH, FLORIDA 33157  
 Phone: (786) 277-4851  
 E-MAIL: plpsm@gmail.com

JOB No S-2066	DRAWN DATE: 4-16-2020	REVISION No1:	CHECKED: P.M.	SCALE: AS NOTED
---------------	-----------------------	---------------	---------------	-----------------

Project number:	<p><b>NORMANDY GOLF COURSE SUB. EASEMENT OF WALL</b></p> <p>501 North Miami Beach Florida 33141</p>	<p><b>IN-SITE OF RIGHT OF WAY (P.B. 44 Pg 62) Lot 18 Block 61</b></p> <p>Sheet 2 of 3</p>
-----------------	---------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

N

GRAPHIC SCALE



( IN FEET )  
1 INCH =20FEET

1-STORY CBS  
Res:501  
NORMANDY GOLF COURSE SUB  
Plat Book 44, Page 62  
Lot 18, Block 61

1-STORY CBS  
Res:515  
NORMANDY GOLF COURSE SUB  
Plat Book 44, Page 62  
Lot 17, Block 61

N0°00'00"W  
Property Line

Right of Way Line

S0°00'00"W  
VARDON STREET

25.00'  
50.0' Total R/W

25.00'  
50.0' Total R/W

Right of Way Line P.O.C.

N90°00'00"E 44.91'

R=25'  
D=48°32'54"  
Arc Length=21.18'  
Chord. 20.56'  
CH=S24°16'27"W

N21°05'45"E

Easement

P.O.B.

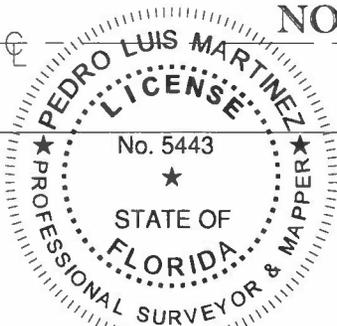
R=25.00'  
D=41°27'06"  
Arc Length=18.09'  
Chord. 17.69'  
CH=N69°16'27"E

R=7.63'  
D=152°41'12"  
Arc Length=20.33'  
Chord. 14.82'  
CH=N34°45'09"E

25.00'  
50.0' Total R/W

N90°00'00"W

NORTH SHORE DRIVE



4-20-2020

For the Firm: DATE  
PEDRO MARTINEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
LB-7702 P.S.M. No. 5443-STATE OF FLORIDA  
7179 WEST 13<sup>th</sup> Avenue HIALEAH, FLORIDA 33157  
Phone: (786) 277-4851  
E-MAIL: plpsm@gmail.com

JOB No S-2066 DRAWN DATE: 4-16-2020 REVISION No1: CHECKED: P.M. SCALE: 1" = 20'

Project number:

# NORMANDY GOLF COURSE SUB. EASEMENT OF WALL

501 North Miami Beach Florida 33141

IN-SITE OF  
RIGHT OF WAY  
(P.B. 44 Pg 62)  
Lot 18 Block 61

Sheet 3 of 3