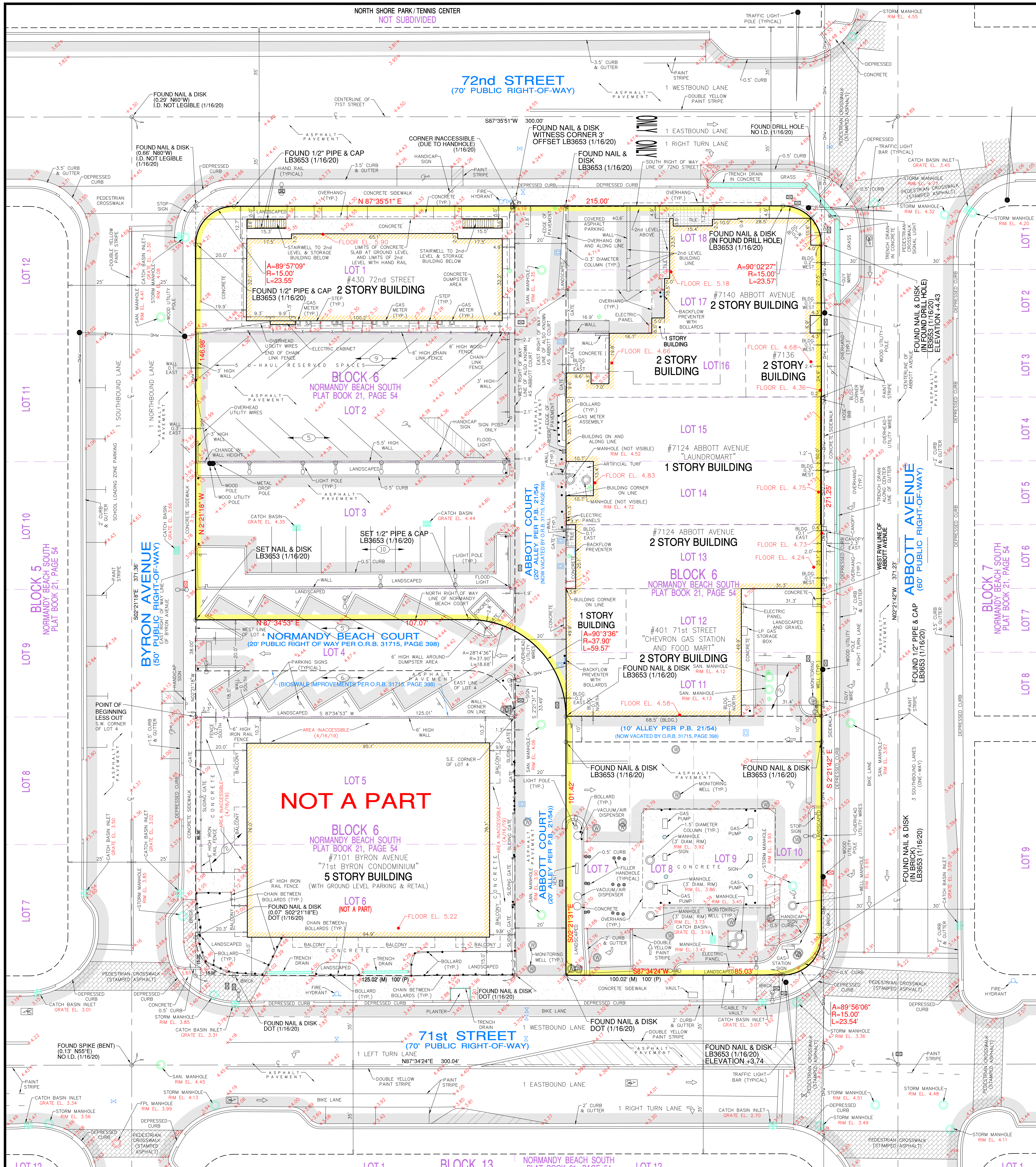

LEGEND

= CATCH BASIN		—OHW— =	OVERHEAD UTILITY WIRE
= CATCH BASIN INLET		—X— =	CHAIN LINK FENCE
= MANHOLE		=	LIMITED ACCESS RIGHT–OF–WAY LINE
= LIGHT POLE		=	0.5' CURB
= WATER METER		=	2.00' CURB & GUTTER
= WATER VALVE		=	WALL
= UTILITY POLE		EL. =	ELEVATION INV. = INVERT
= RISER		BLDG. =	BUILDING
= FIRE HYDRANT		SAN. =	SANITARY
= HANDHOLE		TYP. =	TYPICAL
= SEWER/GAS VALVE		C.L.F. =	CHAIN LINK FENCE
= CLEANOUT		P.R.M. =	PERMANENT REFERENCE MONUMENT
= WELL		F.D.O.T. =	FLORIDA DEPT. OF TRANSPORTATION
= DRAIN		(M) =	MEASURED DISTANCE
6.54 = GRADE ELEVATION		(P) =	PLATTED DISTANCE
= BOLLARD		P.B. =	PLAT BOOK PG. = PAGE
= SIGN		=	CONCRETE
		=	ASPHALT PAVEMENT
		R/W =	RIGHT–OF–WAY
		℄ =	CENTER LINE

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BEFORE YOU DIG

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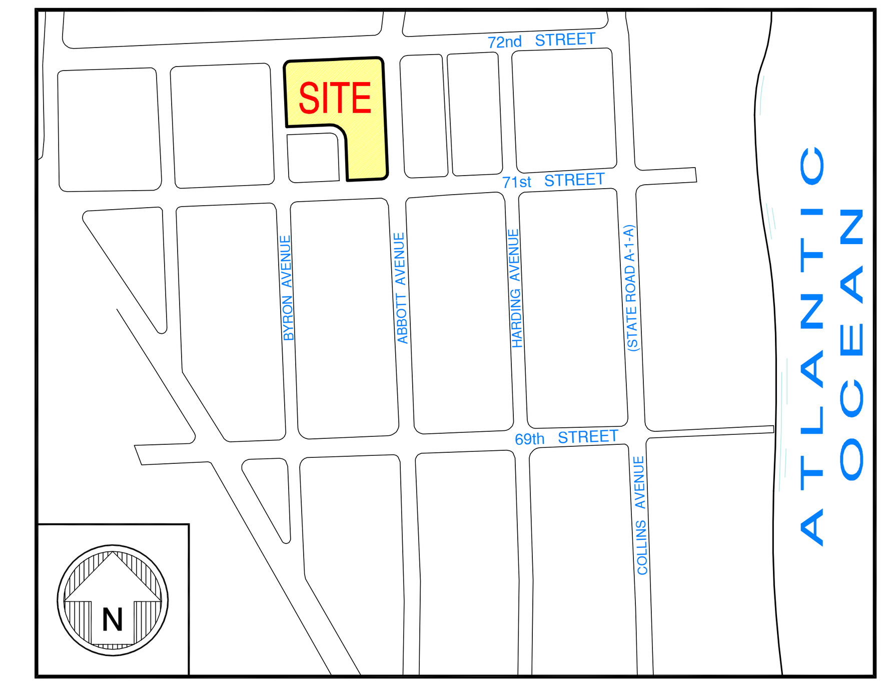

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, in Block 6, Normandy Beach South, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami–Dade County, Florida.

AND:

All of a 10' Alley also known as Normandy Beach Court lying adjacent to Lots 7, 8, 9 10 and 11, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami–Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 10; thence S 87°34'52" W along the North line of said Lots 7, 8, 9 and 10 for 100.01 feet to the Northwest corner of said Lot 7; thence N 02°21'31" W along the Northerly projection of the East right right of way line of a 20' Alley also known as Abbott Court for 10.00 feet to the Southwest corner of said Lot 11; thence N 87°34'52" E along the South line of said Lot 11 for 100.01 feet to the Southeast corner of said Lot 11; thence S 02°21'42" E along the Southerly projection of the West right right of way line of Abbott Avenue for 10.00 feet to the Point of Beginning.

AND:

A portion of a 20' Alley also known as Abbott Court lying adjacent to Lots 1, 2, 3, 4, 11, 12, 13, 14, 15, 16, 17 and 18, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami–Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence S 02°21'31" E along the East line of said Lots 1, 2, 3 and 4, also being the West right of way line of a 20' Alley also known as Abbott Court for 166.44 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 25°49'29" W; thence Southeasterly along a 37.90 foot radius curve leading to the right through a central angle of 61°49'00" for an arc distance of 40.89 feet to a non–tangent point; thence N 02°21'31" W along the West line of said Lots 11, 12, 13, 14, 15, 16, 17 and 18, also being the East right of way line of said 20' Alley also known as Abbott Court for 199.87 feet to the Northwest corner of said Lot 18; thence S 87°35'51" W along the Westerly projection of the South right of way line of 72nd Street for 20.00 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

A portion of Lot 4, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami–Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 4, thence N 02°21'18" W along the West line of said Lot 4, also being the East right of way line of Byron Avenue for 38.00 feet; thence N 87°34'53" E along the North line of Normandy Beach Court for 107.07 feet to a point of curvature; thence Southeasterly along a 37.90 foot radius curve leading to the right through a central angle of 28°14'36" for an arc distance of 18.68 feet to a non–tangent point; thence S 02°21'31" E along the East line of said Lot 4, also being the West right of way line of a 20' Alley also known as Abbott Court for 33.49 feet to the Southeast corner of said Lot 4; thence S 87°34'53" W along the South line of said Lot 4 for 125.01 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami–Dade County, Florida.
- All documents are recorded in the Public Records of Miami–Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights–of–way of records.
- Bearings hereon are referred to an assumed value of S02°21'42"E for the West right–of–way line of Abbott Avenue, and evidenced by (2) two found nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami–Dade County Benchmark No. G–313, Elevation +8.26, located on March 29, 2019 near the intersection of 72nd Street and Collins Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands per legal description shown hereon containing 53,776 square feet, or 1.235 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As–Built plans and/or on–site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 16, 2020, 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

Daniel C Fortin

Digitally signed by Daniel C Fortin
DN: c=US, o=IdenTrust ACES Unaffiliated Individual, cn=Daniel C Fortin, 0.9.2342.19200300.100.1.1=A01097C00000161773B91FA0000E42F
Date: 2020.01.17 09:43:41 -05'00'

By: ______________________________
Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision 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

BOUNDARY & TOPOGRAPHIC SURVEY
71st STREET & ABBOTT AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/16/19
Scale	1" = 20'
Drawn By	DWF
CAD No.	151246
Plotted	1/17/20 9:30a
Ref. Dwg.	2016-100-NGVD
Field Book	652/20 & F.S. TMC
Job No.	191360
Dwg. No.	2019-194
Sheet	1 of 1