

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

Lots 1 through 13, Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34, Page 4, of the Public Records of Miami-Dade County, Florida, and

A portion of the Right-of-Way of Ocean Terrace that adjoins Lots 1 through 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 Southeast corner of said Lot 7; thence North 02°58'50" West along the East line of said Block 1, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 390.00 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 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 420.00 feet to the centerline of 74th Street (Second Street per Plat Book 34, Page 4); thence South 86°59'28" West, along said center line, for 60.00 feet; thence North 02°58'50" West along the Southerly extension of said East line of Block 1 for 30.00 feet to the Point of Beginning.

and

A portion of the Right-of-Way of 74th Street that adjoins Lots 7 and 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 7; thence South 86°59'28" West, along the South line of said Lots 7 and 14, also being the South Right-of-Way line of said 74th Street (Third Street per Plat Book 34 at Page 4), for 296.00 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 296.00 feet to a point on the Southerly prolongation of the East line of said Lot 7; thence North 02°58'50" West, along said Southerly prolongation, for 30.00 feet to the Point of Beginning.

and

A portion of the Right-of-Way of 75th Street that adjoins Lots 1 and 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 1; thence South 86°59'28" West along the North line of said Lots 1 and 8, also being the South Right-of-Way line of said 75th Street, (First Street per Plat Book 34 at Page 4) for 296.00 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 296.00 feet; thence South 02°58'50" East, along the Northerly prolongation of the East line of said Lot 1, 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.
- 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 N 86°59'28" E for the center line of 74th Street, and evidenced by (2) two set nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade Benchmark No. G-313, Elevation +8.26 and located in January, 2017 at the intersection of 72nd Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation X and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326B, 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 shown hereon containing 142,220 square feet, or 3.265 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 furnished by client and no claims as to ownership are made or implied.
- Folio No.'s: 02-3202-003-0010, 02-3202-003-0020, 02-3202-003-0030, 02-3202-003-0040, 02-3202-003-0050, 02-3202-003-0060, 02-3202-003-0070, 02-3202-003-0080, 02-3202-003-0090, 02-3202-003-0100, 02-3202-003-0110, 02-3202-003-0120 and adjacent vacated Rights-of-Ways

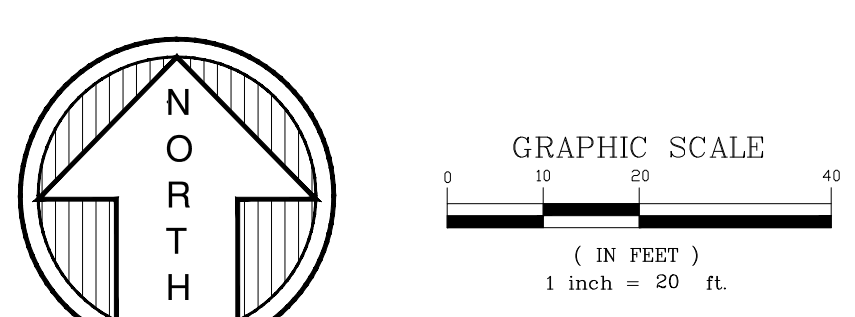
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 19, 2019, and was last updated on May 18, 2021 and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This fieldwork on site completed on May 18, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653 Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated,
ou=AD14100000017402A28F4020042958,
cn=Daniel C Fortin
By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, L56435
State of Florida.
Date: 2021.05.27 15:06:43 -0400

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LEGEND

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 Some.

No.	O.N.	Revision Description	KTF
1	210299	UPDATE SURVEY - RLL	KTF

Drawn By: DWF
Cad. No.: 161547
Plotted: 5/24/21 1:33p
Ref. Dwg.: 2016-170-NGVD
Field Book: 644/4-12 & F.S.-TMC

BOUNDARY & TOPOGRAPHIC SURVEY
OCEAN TERRACE - COLLINS & 74th STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000063
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-631-7152 / Email: info@fortinleavy.com

Date	12/19/19
Scale	1"=20'
Job No.	191242
Dwg. No.	2019-171
Sheet	1 of 1