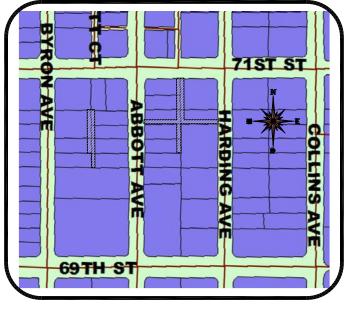
# SKETCH AND LEGAL DESCRIPTION THIS IS NOT A SURVEY

### ABBREVIATIONS:

Q = CENTER LINE
U.E. = UTILITY EASEMENT
L.B. = LICENSED BUSINESS
O.R.B.=OFFICIAL RECORDS BOOK
P.B= PLAT BOOK
PG.=PAGE
N.A.P. = NOT A PART OF.



LOCATION SKETCH

SCALE = N.T.S.

# **LEGAL DESCRIPTION:**

UTILITY (RESERVATION EASEMENT) TO BE RELEASED. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 5 OF LOTS | THROUGH 5 AND THE WEST 5 FEET OF LOTS | 6 THROUGH | 8, OF BLOCK | 2, OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:

AND

THE EAST 5 OF LOTS 3 THROUGH 5 AND THE WEST 5 FEET OF LOTS 7 THROUGH 10, OF BLOCK 13, OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### AND

"CITY'S PRIVATE EASEMENT ( O.R.B. 6386, PAGES 438, 440, AND 443, MIAMI- DADE COUNTY RECORDS.
THE SOUTH 10 FEET OF LOTS 3 AND 16, BLOCK 12, OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE 10' WIDE UTILITY EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 6386, PAGE 440 AND OFFICIAL RECORDS BOOK 6386, PAGE 440 AND OFFICIAL RECORDS BOOK 6386, PAGE 443 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

# **SURVEYOR'S NOTES:**

- I . NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA  $\sharp$  ASSOCIATES , INC.
- 2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE
- 3. THE SKETCH AND LEGAL DESCRIPTION IS CERTIFIED TO THE CITY OF MIAMI BEACH.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATLITES

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

DRAWN BY:	DA
DATE :	06/15/2021
SURVEY NO:	12-000295-9
SHEET:	1 OF 2



#### SKETCH AND LEGAL DESCRIPTION THIS IS NOT A SURVEY **GRAPHIC SCALE** -40 80 (IN FEET) 1 INCH = 80 FEET NORMANDY BEACH SOUTH (P.B.21, PG.54) LOT 6 LOT 7 | LOT 8 | LOT 9 | LOT 10 LOT 9 | LOT 10 | LOT 11 | LOT 12 LOT 13 Ō Ō 35. 35 71st STREET Ō Ō 35. 35. 25.0 30.0' 30.0' **1**5.0' RESERVATION LOT I BLOCK 12 25.0' 25.0 LOT I IOT 12 EASEMENT LOT 18 BLOCK 13 BLOCK 13 (PER PLAT) BLOCK 12 Щ Щ BYRON AVENU TO BE RELEASED AVENU **AVENUE** BY CMB 50.0' LOT 2 5.0' RESERVATION LOT 2 EASEMENT BLOCK 12 LOT II LOT 17 BLOCK 13 BLOCK 13 BLOCK 12 (PER PLAT) HARDING TO BE RELEASED BBOTT BY CMB LOT 16 5.0' RESERVATION LOT 3 EASEMENT LOT 10 (PER PLAT) BLOCK 13 BLOCK 12 LOT 3 BLOCK 13 BLOCK 12 TO BE RELEASED BY CMB 5.0' RESERVATION 5 PER O.R.B. 6386 PG. 443 ¢ O.R.B. 6386 PG. 440 O.R.B. 6386, PG.438 LOT 15 LOT 4 EASEMENT LOT 4 BLOCK 12 BLOCK 12 BLOCK 13(PER PLAT) SOUTH , PG.54) BLOCK 13 NORMANDY BEACH SOUTH ( P.B.21, PG.54 NORMANDY -BEACH SOUTH -( P.B.21, PGI54) 10.0' UTILITY EASEMENT TO BE RELEASED BY CMB LOT 14 LOT 5 LOT 5 LOT 8 BLOCK 12 BLOCK 12 BLOCK 13 BLOCK 13 LOT 13 LOT 6 LOT 6 LOT 7 BLOCK 12 BLOCK 12 BLOCK 13 BLOCK 13 AS LIMITS OF THIS LIMITS OF THIS CORRECTED PLAT OF ATLANTIC HEIGHTS (N.A.P.) ( P.B. 9, PG.14) CORRECTED PLAT OF PLAT (N.A.P.) ATLANTIC HEIGHTS (N.A.P.) (P.B. 9, PG.14) LOT PLAT (N.A.P.) LOT I LOT I LOT 12 LOT 12 BLOCK H BLOCK F BLOCK H BLOCK E

DRAWN BY:	DA
DATE :	06/15/2021
SCALE:	1"=80'
SURVEY NO:	12-000295-9
SHEET:	2 OF 2



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