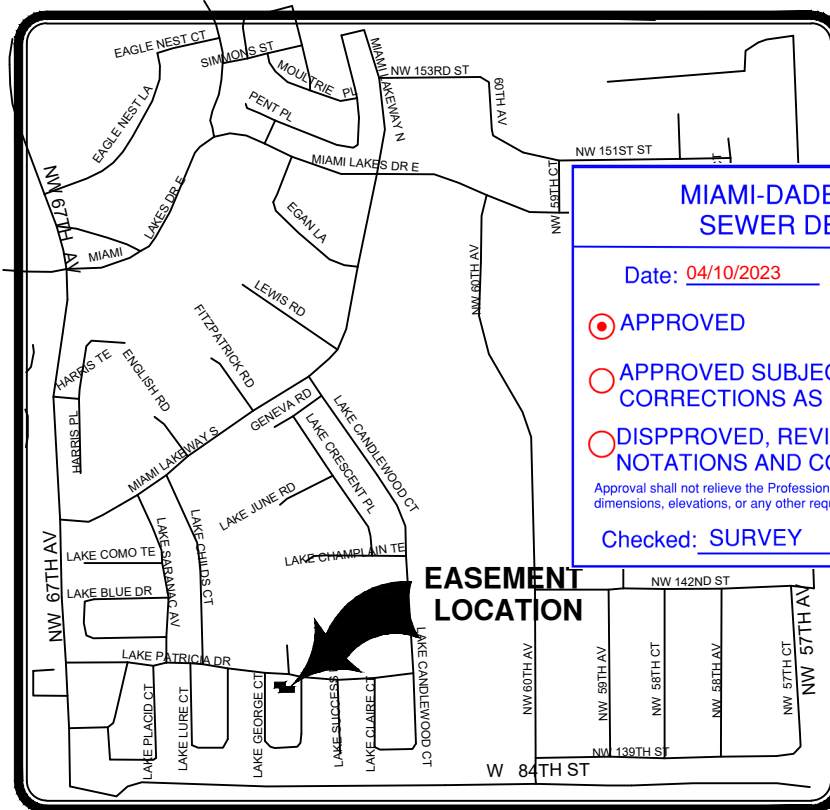


**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION  
LOCATION MAP  
MIAMI-DADE COUNTY  
SEC.24-TWN.52S-RGE.40E**

**EXHIBIT 'B'  
THIS DOCUMENT IS  
NOT VALID WITHOUT  
ALL SHEETS**



NOT TO SCALE

<b>MIAMI-DADE WATER AND SEWER DEPARTMENT</b>	
Date: <u>04/10/2023</u>	
<input checked="" type="radio"/> <b>APPROVED</b>	
<input type="radio"/> <b>APPROVED SUBJECT TO NOTATIONS AND CORRECTIONS AS INDICATED</b>	
<input type="radio"/> <b>DISAPPROVED, REVISE AS INDICATED BY NOTATIONS AND CORRECTIONS, AND RESUBMIT</b>	
<small>Approval shall not relieve the Professional Surveyor and Mapper of the responsibility for correct dimensions, elevations, or any other requirements of the design.</small>	
Checked: <u>SURVEY</u>	Reviewed: <u>Jose B.</u>

**SURVEYOR NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
3. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. BEARINGS ARE BASED ON A PLAT BEARING OF N82°36'41"W ALONG THE CENTER LINE OF LAKE PATRICIA DRIVE, ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
5. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
  - a. PLAT BOOK 75, PAGE 35
6. SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

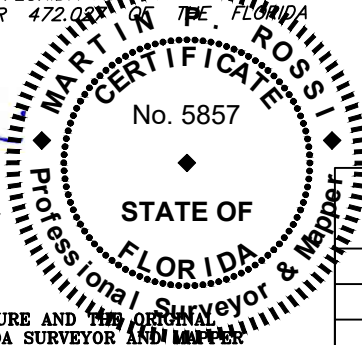
**ABBREVIATIONS:**

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- D.C.R. - MIAMI-DADE COUNTY RECORDS
- SQ.FT. - SQUARE FEET
- ℄ - CENTERLINE

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.001 OF THE FLORIDA STATUTES.

*Martin P. Rossi*

**MARTIN P. ROSSI, P.S.M.**  
Professional Surveyor and Mapper  
State of Florida - License No. 5857  
2747 N ANDREWS WAY,  
FT. LAUDERDALE, FL 33309  
Date: \_\_\_\_\_



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

**THIS IS NOT A BOUNDARY SURVEY**

<b>6350 LAKE PATRICIA DRIVE</b>	
<b>MIAMI LAKES, MIAMI-DADE COUNTY, FL 33014</b>	
<b>FOR MIAMI-DADE WATER AND SEWER DEPARTMENT</b>	
DATE: MARCH 28, 2023	SCALE: N.T.S.
DRAWN BY: L.P.	1 of 2

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

MIAMI-DADE COUNTY  
SEC.24-TWN.52S-RGE.40E

EXHIBIT 'B'  
THIS DOCUMENT IS  
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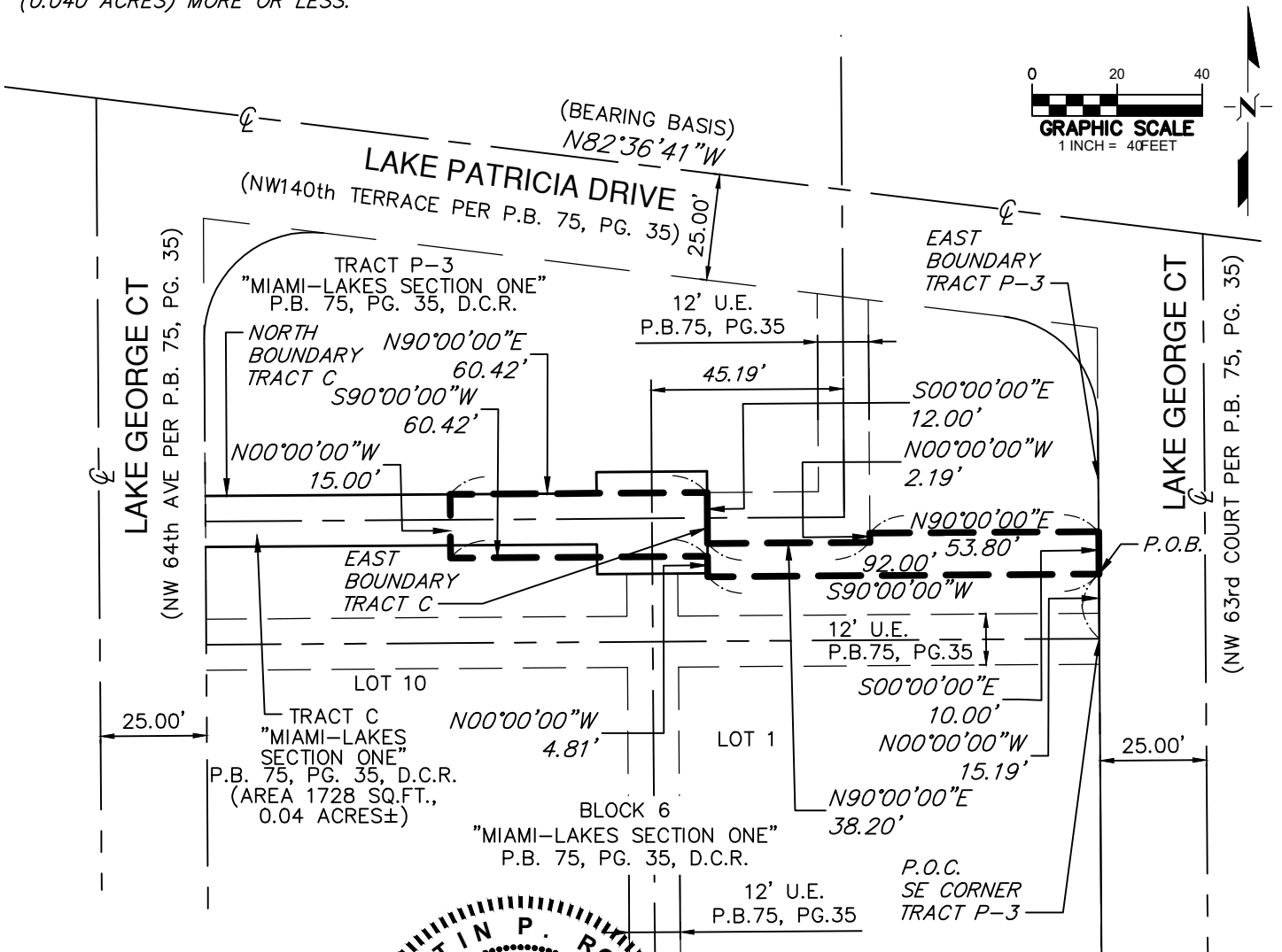
LEGAL DESCRIPTION:

A PORTION OF TRACT C AND TRACT P-3 OF "MIAMI LAKES-SECTION ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

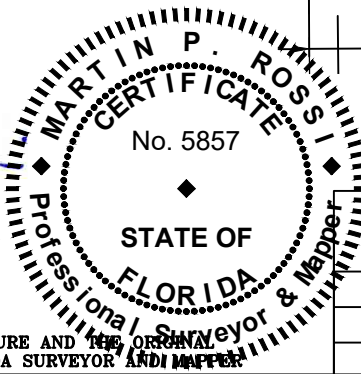
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT P-3; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT P-3, NORTH 00°00'00" WEST 15.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" WEST 92.00 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT C, NORTH 00°00'00" WEST 4.81 FEET; THENCE SOUTH 90°00'00" WEST 60.42 FEET; THENCE NORTH 00°00'00" WEST 15.00 FEET; THENCE NORTH 90°00'00" EAST 60.42 FEET; THENCE ALONG SAID EAST BOUNDARY OF TRACT C, SOUTH 00°00'00" EAST 12.00 FEET; THENCE NORTH 90°00'00" EAST 38.20 FEET; THENCE NORTH 00°00'00" WEST 2.19 FEET; THENCE NORTH 90°00'00" EAST 53.80 FEET; THENCE ALONG SAID EAST BOUNDARY OF SAID TRACT P-3, SOUTH 00°00'00" EAST 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1743 SQUARE FEET (0.040 ACRES) MORE OR LESS.



*Martin P. Rossi*

MARTIN P. ROSSI, P.S.M.  
Professional Surveyor and Mapper  
State of Florida - License No. 5857  
2747 N ANDREWS WAY,  
FT. LAUDERDALE, FL 33309  
Date: \_\_\_\_\_



THIS IS NOT A BOUNDARY SURVEY

6350 LAKE PATRICIA DRIVE  
MIAMI LAKES, MIAMI-DADE COUNTY, FL 33014

FOR MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: MARCH 28, 2023

SCALE: 1"=40'

DRAWN BY: L.P.

2 OF 2

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER