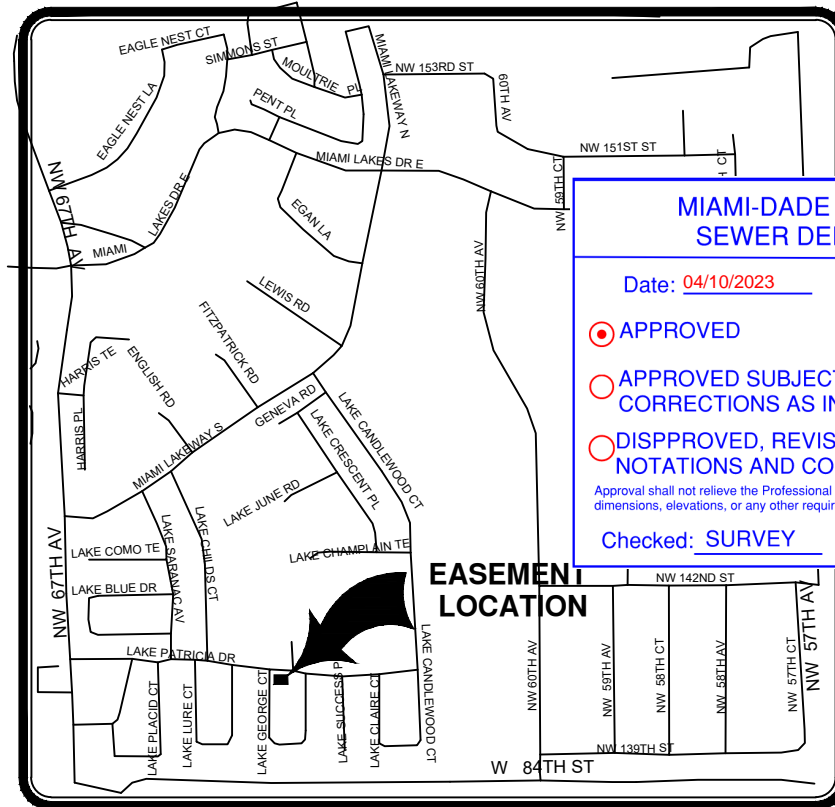


**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.24-TWN.52S-RGE.40E**

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



NOT TO SCALE

MIAMI-DADE WATER AND SEWER DEPARTMENT	
Date: <u>04/10/2023</u>	
<input checked="" type="radio"/> APPROVED	
<input type="radio"/> APPROVED SUBJECT TO NOTATIONS AND CORRECTIONS AS INDICATED	
<input type="radio"/> DISAPPROVED, REVISE AS INDICATED BY NOTATIONS AND CORRECTIONS, AND RESUBMIT	
<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.

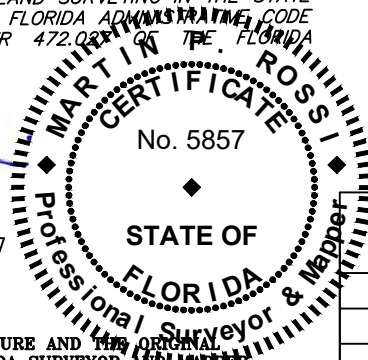
ABBREVIATIONS:

- 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 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: _____



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: N.T.S.
DRAWN BY: L.P.	1 of 2

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

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

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

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

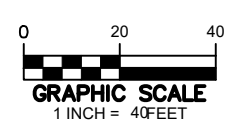
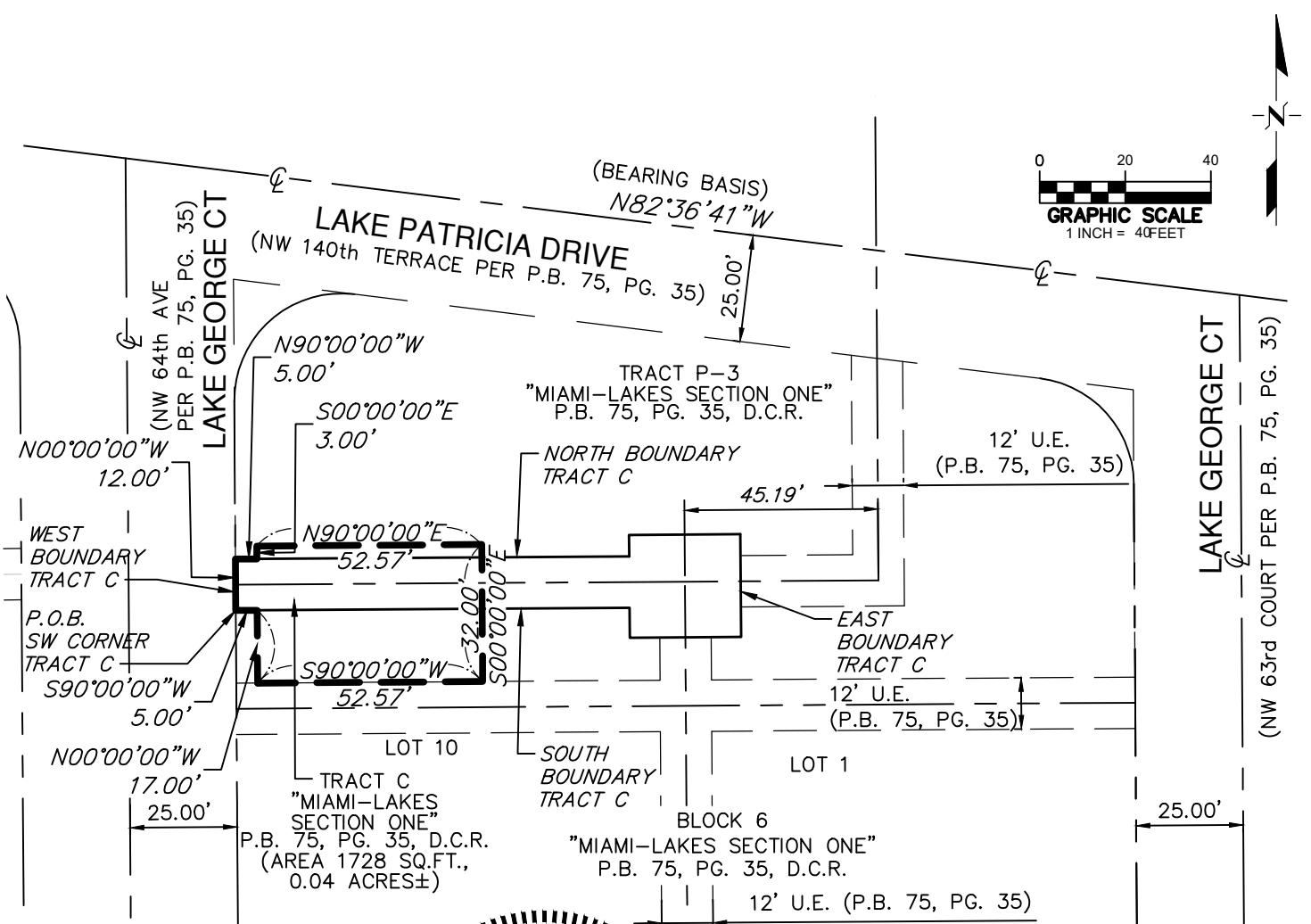
LEGAL DESCRIPTION:

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,

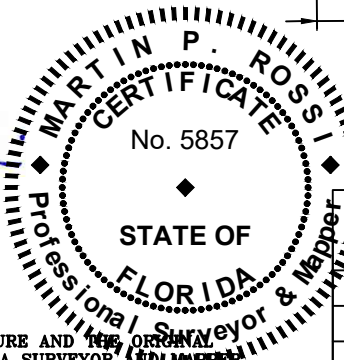
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT C, NORTH 00°00'00" WEST 12.00 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT C, NORTH 90°00'00" EAST 5.00 FEET; THENCE NORTH 00°00'00" WEST 3.00 FEET; THENCE NORTH 90°00'00" EAST 52.57 FEET; THENCE SOUTH 00°00'00" EAST 32.00 FEET; THENCE SOUTH 90°00'00" WEST 52.57 FEET; THENCE NORTH 00°00'00" WEST 17.00 FEET; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT C, SOUTH 90°00'00" WEST 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING CONTAINING 1742 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