



SAID LAND LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 3,179 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON DECEMBER 02, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)



Digitally
signed by
DONALD A
SPICER

Date:
2025.01.15
11:22:28-05'00'

PORTIONS OF LOTS 1-4 AND LOTS 9-12,
BLOCK 5
NORMANDY BEACH SOUTH
PLAT BOOK 21, PAGE 54
MIAMI-DADE COUNTY RECORDS

CITY OF MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 3

DRAWING NO. 11327.00 SD-3 SIDEWALK

DATE 12/02/24

SCALE N/A

FIELD BK.	N/A
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DWNG. BY ZH

CHK. BY DAS

DATE	REVISIONS
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[illegible]

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BK.	BOOK
CHK.	CHECKED
DWNG.	DRAWING
L	ARC LENGTH (CURVE DATA)
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
N/A	NOT APPLICABLE
NO.	NUMBER
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R	RADIUS (CURVE DATA)
R/W	RIGHT OF WAY
SE	SOUTHEAST
Δ	CENTRAL ANGLE (CURVE DATA)
℄	CENTERLINE

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF N02°19'22"W ALONG THE WEST LINE OF BLOCK 5, NORMANDY BEACH SOUTH . AS RECORDED IN PLAT BOOK 21. PAGES 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CITY OF MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA



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SHEET 2 OF 3

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DATE 12/02/24

SCALE N/A

FIELD BK. N/A

DWNG. BY ZH

CHK. BY DAS

DATE	REVISIONS
------	-----------

DATE	12/02/24	DATE	REVISIONS
SCALE	AS SHOWN		
FIELD BK.	N/A		
DWNG. BY	ZH		
CHK. BY	DAS		