



LOCATION MAP:
NOT TO SCALE

LEGAL DESCRIPTION:

PORTIONS OF LOTS 1 THROUGH 4 AND LOTS 9 THROUGH 12, BLOCK 5, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, OF BLOCK 5, OF SAID NORMANDY BEACH SOUTH; THENCE ALONG THE SOUTH LINE OF SAID LOT 9, SOUTH 87°36'06" WEST, A DISTANCE OF 6.50 FEET, TO A LINE BEING 6.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 5, ALSO BEING THE WEST RIGHT OF WAY LINE OF BYRON AVENUE; THENCE ALONG SAID PARALLEL LINE, NORTH 02°19'22" WEST, A DISTANCE OF 195.81 FEET, TO A LINE BEING 4.19 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 72ND AVENUE; THENCE ALONG SAID PARALLEL LINE, SOUTH 87°36'06" WEST, A DISTANCE OF 236.68 FEET, TO A LINE BEING 6.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, ALSO BEING THE EAST RIGHT OF WAY LINE OF CARLYLE AVENUE; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°19'22" EAST, A DISTANCE OF 111.68 FEET; THENCE SOUTH 87°40'38" WEST, A DISTANCE OF 2.17 FEET, TO A LINE BEING 4.33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, ALSO BEING THE EAST RIGHT OF WAY LINE OF CARLYLE AVENUE; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°19'22" EAST, A DISTANCE OF 53.37 FEET; THENCE SOUTH 87°40'38" WEST, A DISTANCE OF 4.33 FEET TO SAID WEST LINE OF BLOCK 5 AND THE EAST RIGHT OF WAY LINE OF CARLYLE AVENUE; THENCE ALONG SAID WEST LINE, NORTH 02°19'22" WEST, A DISTANCE OF 154.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'28", FOR A DISTANCE OF 23.54 FEET TO THE POINT OF TANGENCY, ALSO BEING THE NORTH LINE OF SAID BLOCK 5 AND THE SOUTH RIGHT OF WAY OF 72ND AVENUE; THENCE NORTH 87°36'06" EAST, FOR A DISTANCE OF 219.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'32", FOR A DISTANCE OF 23.58 FEET TO THE POINT OF TANGENCY, ALSO BEING THE EAST LINE OF SAID BLOCK 5 AND THE WEST RIGHT OF WAY LINE OF BYRON AVENUE; THENCE ALONG SAID EAST LINE, SOUTH 02°19'22" EAST, FOR A DISTANCE OF 184.98 FEET TO THE POINT OF BEGINNING.

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

CERTIFICATION:

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'

SKETCH & DESCRIPTION

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
DWNG. BY	ZH
CHK. BY	DAS

DATE	REVISIONS

