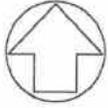


EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

20 FOOT AERIAL EASEMENT FOR CONSTRUCTION OF HABITABLE IMPROVEMENTS



NORTH

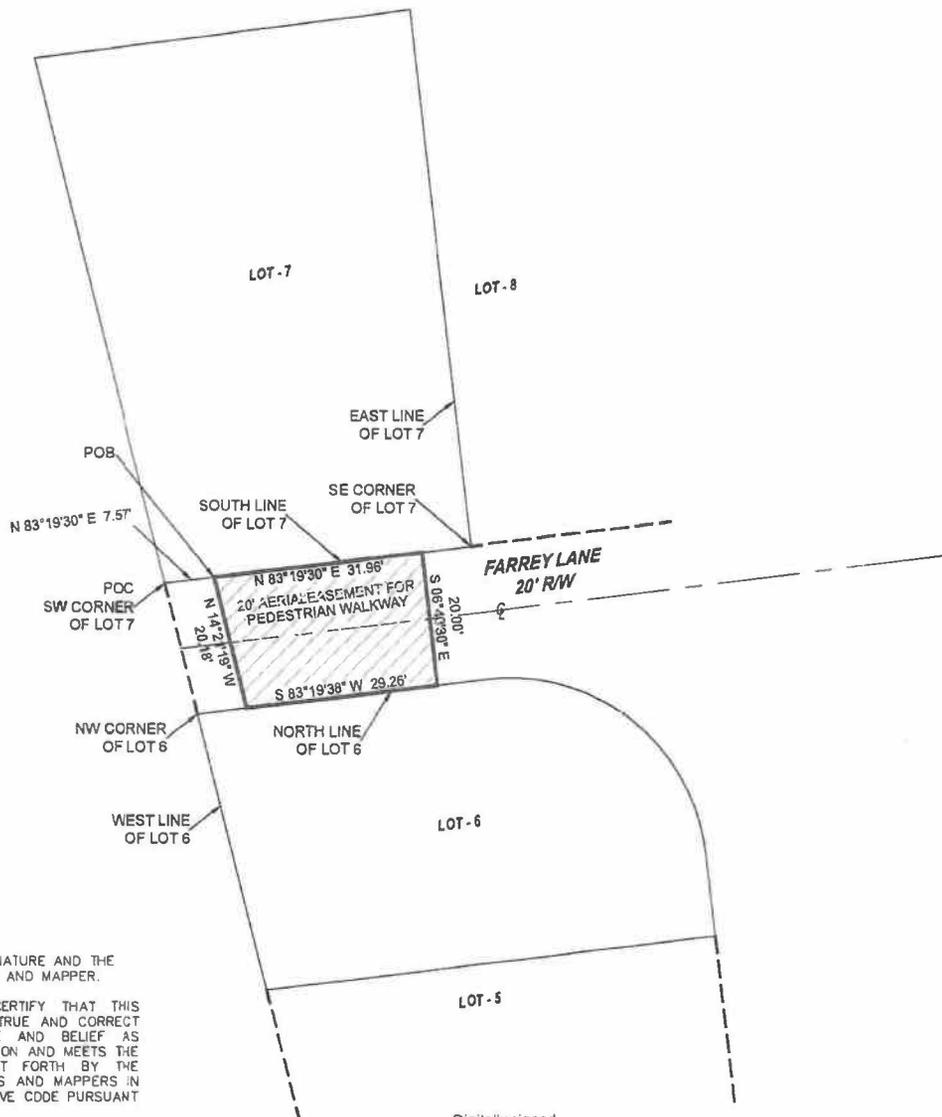
SCALE: 1"=30'

A 20 FOOT AERIAL EASEMENT LYING IN THAT PORTION OF FARREY LANE, OF SECOND SECTION BELLE ISLE VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 100, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE HORIZONTAL LIMITS OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, OF SAID SECOND SECTION BELLE ISLE VILLAS, THEN RUN N 83°19'30" E ALONG THE SOUTH LINE OF SAID LOT 7, FOR A DISTANCE OF 7.47 TO THE POINT OF BEGINNING OF A 20 FOOT AERIAL EASEMENT; THEN CONTINUE ALONG SAID SOUTH LINE OF SAID LOT 7 FOR A DISTANCE OF 31.96 FEET TO A POINT; THEN RUN S 06°40'30" E ALONG A LINE THAT IS AT RIGHT ANGLES FROM THE AFOREMENTIONED COURSE, FOR A DISTANCE OF 20 FEET TO A POINT ON THE NORTH LINE OF LOT 6; THEN RUN S 83°19'38" W ALONG THE NORTH LINE OF SAID LOT 6, FOR A DISTANCE OF 29.26 TO A POINT; THEN RUN N 14°21'19" W, FOR A DISTANCE OF 20.18 FEET TO THE POINT OF BEGINNING.

THE VERTICAL LIMITS OF THE ABOVE EASEMENT ARE 657-SQUARE FEET± AND 36,301-CUBIC FEET± OF AIR RIGHTS BETWEEN AN ELEVATION OF 17.12- FEET (NGVD29), LOWER LIMIT, TO AN ELEVATION OF 65.56- FEET (NGVD29), UPPER LIMIT.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF FARREY LANE TO BEAR N 83°19'30" E, ASSUMED.



LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- R = RADIUS
- A = ARC LENGTH
- Δ = CENTRAL ANGLE
- ⊕ = CENTERLINE

DATE: 09/13/2024

THIS IS NOT A SURVEY.

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

I, NICOLAS DEL VENTO, HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAFTED UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

Nicolas Del Vento
Digitally signed by Nicolas Del Vento
Date: 2024.10.03 13:05:24 -04'00'



JOB#: 240711339

DRAWN BY: NICK

CAD FILE: MMS 7 FARREY

SHEET 1 OF 1

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

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STATE OF FLORIDA LIC. # 6945