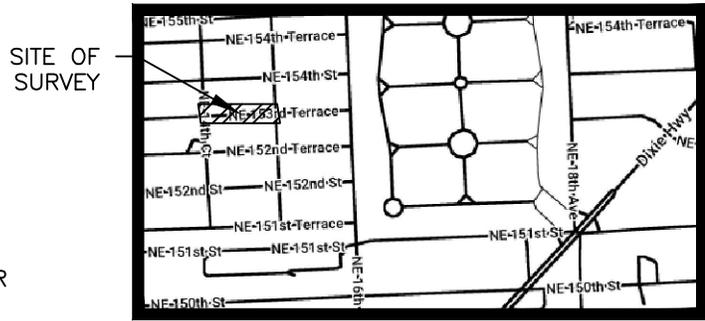


**LEGEND:**

- M.D.C.R. MIAMI DADE COUNTY RECORDS
- LB LICENSED BUSINESS
- N&D NAIL & DISK
- (P) PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- SQ. FT. SQUARE FEET
- 1 INDICATES LOT NUMBER
- Ⓞ CENTERLINE



**LOCATION SKETCH**  
(NOT TO SCALE)

**LEGAL DESCRIPTION:**

A PORTION OF NORTHEAST 153RD TERRACE, "PLAT OF WASHINGTON PARK" PER PLAT BOOK 2, PAGE 95 OF THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 8, "PLAT OF WASHINGTON PARK" PER PLAT BOOK 2, PAGE 95 OF THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY. SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NORTHEAST 153RD TERRACE WITH THE EAST RIGHT OF WAY LINE OF NORTHEAST 14TH COURT, THENCE NORTH 87°09'46" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 401.76 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHEAST 15TH COURT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE SOUTH 02°55'54" EAST ALONG SAID WEST RIGHT OF WAY LINE, 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED NORTHEAST 153RD TERRACE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BLOCK 11 OF SAID PLAT; THENCE SOUTH 87°09'46" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 401.84 FEET TO THE INTERSECTION WITH AFOREMENTIONED EAST RIGHT OF WAY LINE FOR NORTHEAST 14TH COURT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID BLOCK 11; THENCE NORTH 02°47'08" WEST ALONG SAID EAST RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 12,054 SQUARE FEET (0.2767 ACRES), MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON APRIL 1, 2022 I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES, INC.  
SURVEYORS, ENGINEERS, AND PLANNERS

BY: BENJAMIN B. HOYLE, P.S.M.  
FLORIDA REGISTRATION NO. 6769

**R/W VACATING**

Z:\PROJECTS\481903840.00 WASHINGTON PARK NMB\SURVEY\CAD\481903840-SD\_WASHINGTON\_PARK.DWG

**SKETCH AND DESCRIPTION**

NE 153RD TERRACE  
A PORTION OF SECTION 17,  
TOWNSHIP 52 SOUTH,  
RANGE 42 EAST  
MIAMI-DADE COUNTY, FLORIDA

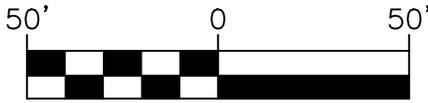
DATE	4/1/2022
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	SKN
CHK. BY	BBH

DATE	REVISIONS

SHEET NO. 1 OF 2 SHEETS  
PROJECT NO. 481903840L



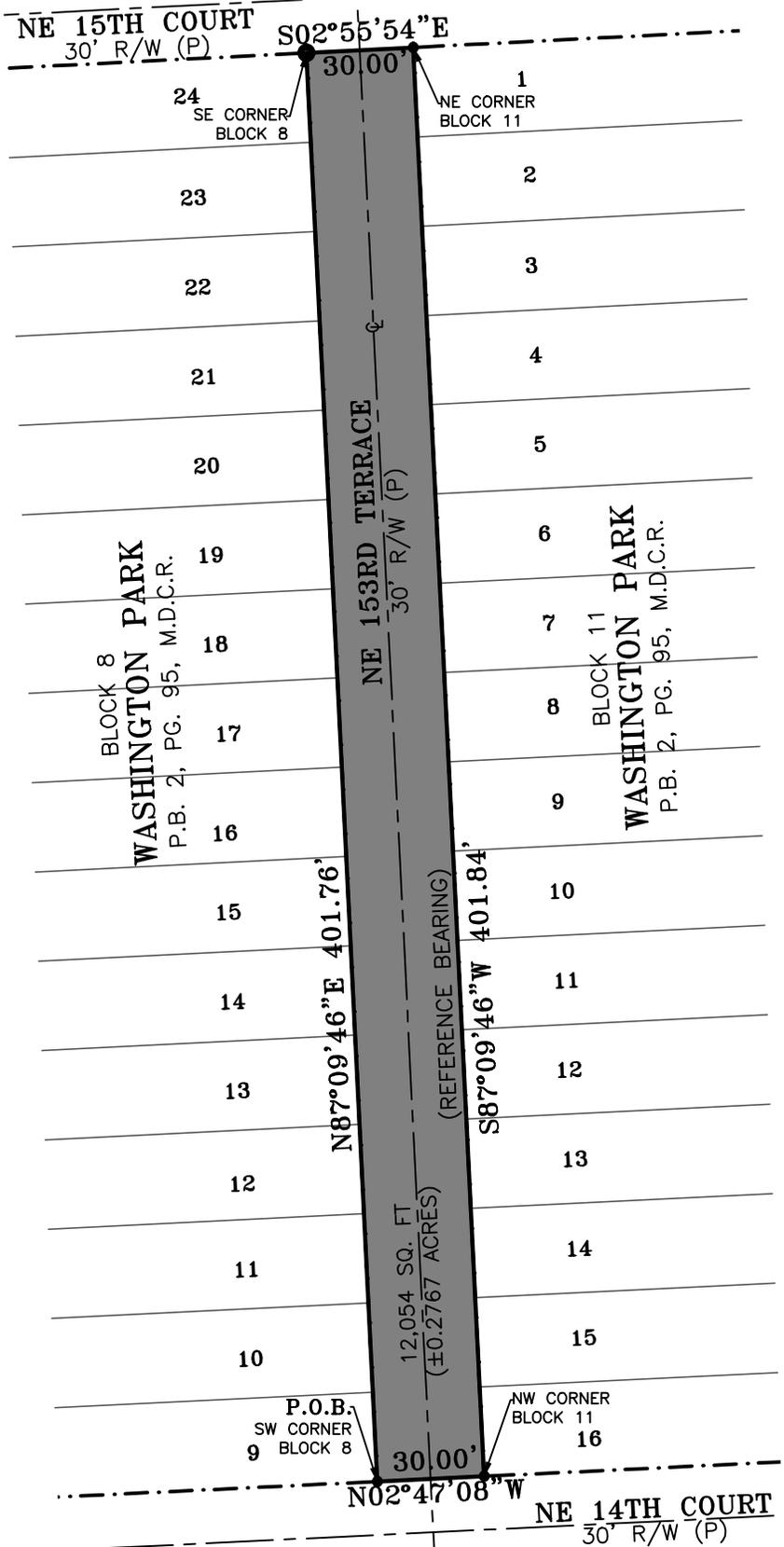
**GRAPHIC SCALE**



( IN FEET )

**SURVEY NOTES:**

1. PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
2. GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH A 2011 ADJUSTMENT (NAD 83/2011), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) – REAL TIME KINEMATIC (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS), HAVING A REFERENCE BEARING OF SOUTH 87°09'46" WEST, ALONG THE NORTH LINE OF BLOCK 11, WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NORTH RIGHT OF WAY LINE OF NE 153 TERRACE.
3. THIS IS NOT A SURVEY.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.



**R/W VACATING**

Z:\PROJECTS\481903840.00 WASHINGTON PARK NMB\SURVEY\CAD\481903840-SD\_WASHINGTON\_PARK.DWG

**SKETCH AND DESCRIPTION**

NE 153RD TERRACE  
A PORTION OF SECTION 17,  
TOWNSHIP 52 SOUTH,  
RANGE 42 EAST  
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DATE	4/1/2022
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	SKN
CHK. BY	BBH

DATE	REVISIONS

**ENGINEERS | PLANNERS | SCIENTISTS**  
**CONSTRUCTION MANAGERS**

**KCI** LICENSED BUSINESS NO. 6901

1425 W Cypress Creek Road, Suite 101  
Fort Lauderdale, FL 33309 • 954-776-1616 • www.kci.com

SHEET NO. 2 OF 2 SHEETS  
PROJECT NO. 481903840L