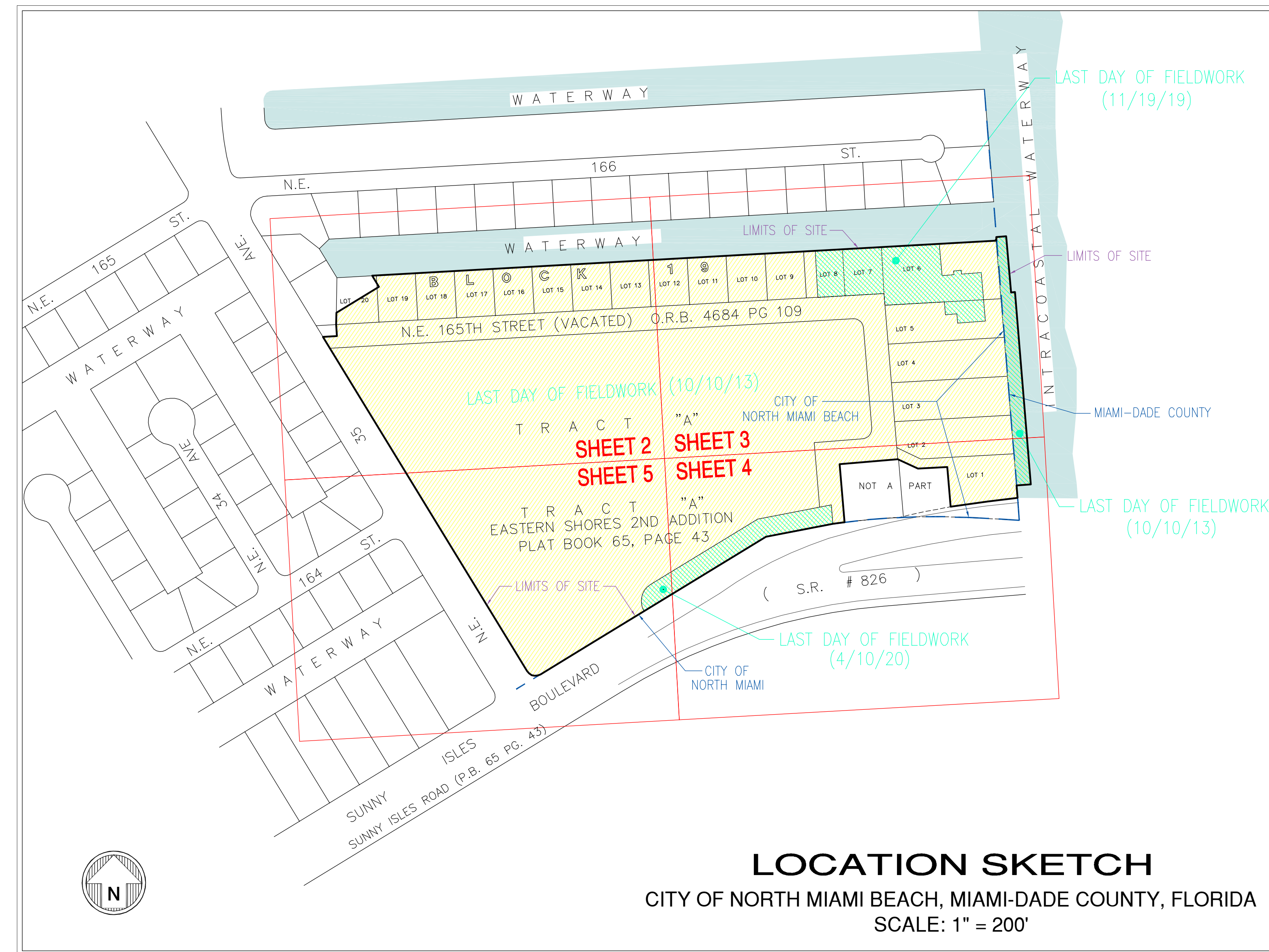


INTRACOASTAL MALL



OVERALL LEGAL DESCRIPTION:

Tract "A", Lots 2 through 18 and a portion of Lots 19 and 20, Block 19 and also that vacated street known as NE 165th Street extending from NE 35th Avenue Eastward to the Western Boundary of Lots 5 and 6; thence Southerly to State Road 826, all in Block 19 of EASTERN SHORES 2nd ADDITION, according to the Plat thereof, recorded in Plat Book 65, Page 43, and that portion of Lessee's interest in that certain Sovereignty Submerged Lands Lease between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and MSW Intracoastal Mall, L.L.C., recorded on February 2, 2009 in Official Records Book 26738, Page 946, all being recorded in the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Lot 20 of said Block 19; thence N 00°53'14" E along the West line of said Lot 20 for 30.41 feet; thence N 58°36'22" E for 128.16 feet; thence N 31°23'42" W for 33.10 feet to a point on the North line of said Lot 20; thence N 86°46'13" E along the North line of said Block 19 for 1605.47 feet to the Northeast corner of said Lot 6; thence N 04°46'53" W for 1.86 feet; thence N 39°53'07" E for 1.99 feet; thence N 05°06'53" W for 5.99 feet; thence N 88°29'12" E for 25.80 feet; thence S 04°59'49" E for 144.76 feet; thence N 86°44'31" E for 9.64 feet; thence S 04°42'35" E for 496.02 feet; thence S 85°31'00" W for 36.72 feet; thence S 04°46'53" E along the East line of Block 19, for 31.70 feet to a point on the Northerly Right-of-Way line of State Road 826, per Official Records Book 12103, Page 1685, of the Public Records of Miami-Dade County, Florida; the following two (2) courses being along said Northerly Right-of-Way line; (1) thence S 83°09'49" W for 77.17 feet to a point of curvature of a 1952.86 foot radius curve leading to the left; (2) thence Westerly along said curve through a central angle of 02°49'34" for an arc of 96.32 feet; the following two (2) courses being along the Easterly and Northerly lines of the Warranty Deed granted to Miami Dade Water and Sewer Authority as described in Official Records Book 11323, Page 1086, of the Public Records of Miami-Dade County, Florida; (1) thence N 04°50'25" W for 102.70 feet; (2) thence S 86°46'13" W for 75.11 feet (75.19 feet Deed); thence N 64°54'39" W along said Northerly line of Miami Dade Water and Sewer property and the Northerly line of the property granted to Florida Power and Light Company as described in Official Records Book 6829, Page 118, of the Public Records of Miami-Dade County, Florida for 57.61 feet (57.66 feet Deed) to the Northeast corner of the corrective Warranty Deed granted to Florida Power and Light Company as recorded in Official Records Book 270, Page 60 of the Public Records of Miami-Dade County, Florida; the following (2) courses being along the Northerly and Westerly boundaries of said Florida Power and Light property; (1) thence S 80°09'35" W for 150.00 feet; (2) thence S 04°50'25" E for 150.33 feet (Deed 150.00 feet) to a point on the Northerly Right-of-Way line of State Road No. 826 per property described in Parcel 103, Case Number 84-15796, Miami-Dade County, Florida, said point lying on a circular curve of a 1757.28 foot radius, leading to the left and whose point bears S 07°24'51" E; thence Westerly along said Northerly Right-of-Way line through a central angle of 6°48'46" for an arc of 208.95 feet to a point on a non-tangent line; thence S 58°36'07" W along said Northerly Right-of-Way line of State Road No. 826 as described in Parcel 103 per said Case 84-15796, said line also being the Southeasterly line of said Tract "A" for 675.36 feet to a point of curvature of a 25.00 foot radius curve leading to the right; thence Westerly and Northerly along said curve being along the Southerly line of said Tract "A" through a central angle of 90°00'00" for an arc of 59.27 feet to a point of tangency; thence N 31°23'53" W along the Southwesterly line of said Tract "A" and its Northwesterly prolongation thereof, said Westerly line also being the Easterly Right-of-Way line of NE 35th Avenue for 1006.59 feet to a point on the centerline of said vacated and abandoned NE 165th Street; thence N 86°46'13" E along said centerline for 35.79 feet; thence N 03°13'47" W for 30.00 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Sections 10, 11, 14 and 15, Township 52 South, Range 42 East, City of North Miami Beach and Unincorporated Miami-Dade, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 58°36'07" W for the Northerly right of way line of State Road No. 826, and evidenced by (2) found 1/2" pipe & caps.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Dade Miami-Dade County Bench Mark No. N-555, Elevation +4.82m, located on April 24, 2019 at Sunny Isles Boulevard and NE. 35th Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0142L, for Community No. 120656 & 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands containing 1,267,011 square feet, or 29.086 acres, more or less. Uplands containing 1,248,055 square feet, or 28.851 acres, more or less. Submerged lands containing 18,956 square feet, or 0.435 acres, more or less.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Tax Folio No.: 07-2210-002-2640 & 07-2210-002-2641.
- This is not a Mean High Water Line Survey.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 10, 2013, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description

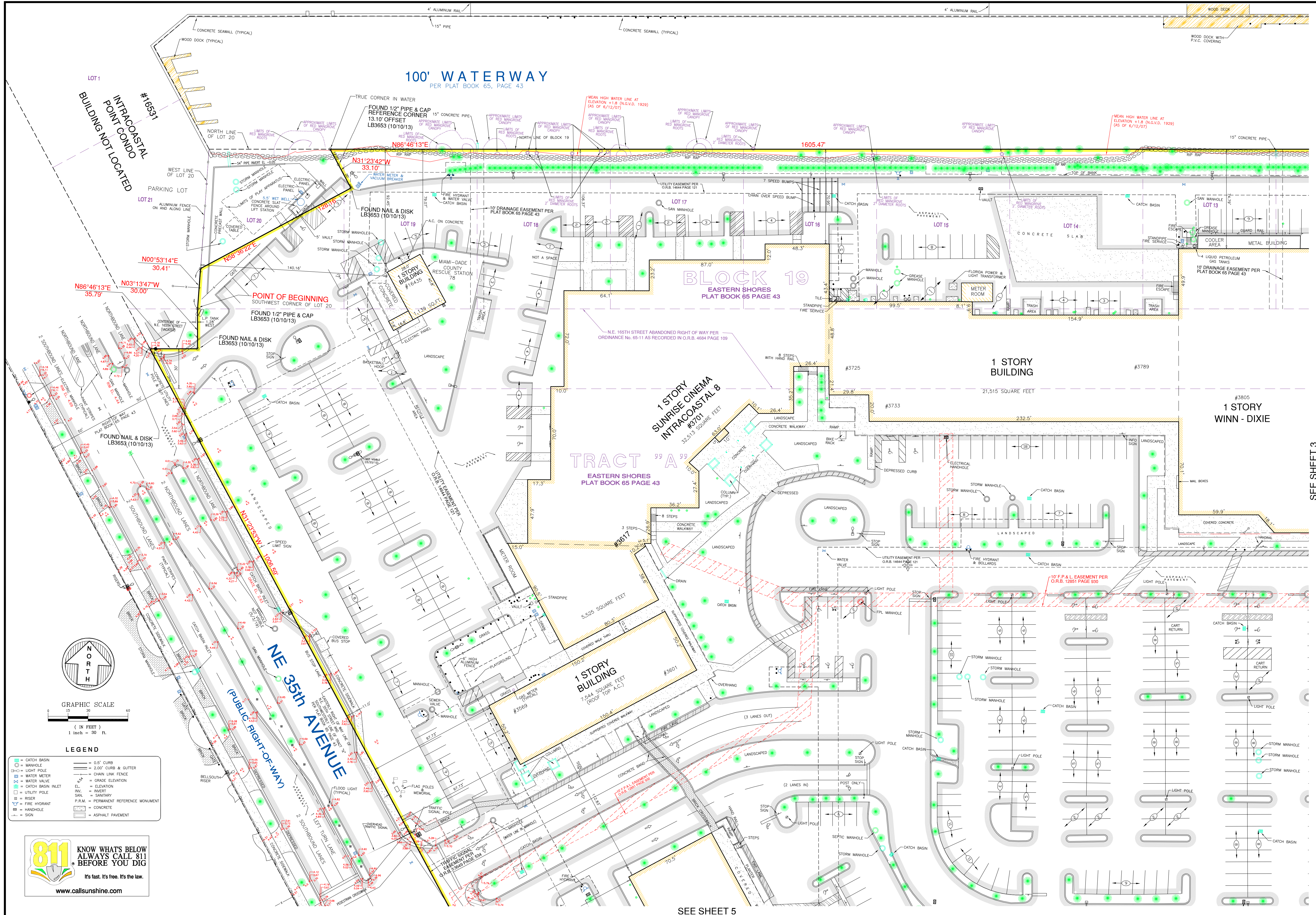
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/10/13
Scale	1"=200'
Drawn By	MAP
CAD No.	970818
Plotted	4/16/20 1:23p
Ref. Dwg.	296-163
Field Book	490/65 SJH
Job No.	200264
Dwg. No.	2020-034
Sheet	1 of 5

SEE SHEET 3

SEE SHEET 5

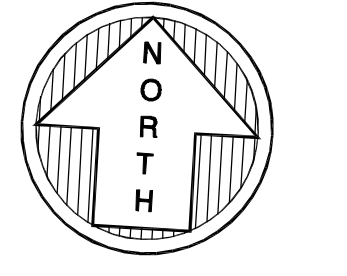


100' WATERWAY
PER PLAT BOOK 65, PAGE 43

BLOCK 19
EASTERN SHORES
PLAT BOOK 65 PAGE 43

TRACT 99 A
EASTERN SHORES
PLAT BOOK 65 PAGE 43

NE 35th AVENUE
(PUBLIC RIGHT-OF-WAY)



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND table with symbols for Catch Basin, Manhole, Light Pole, Water Meter, Water Valve, Catch Basin Inlet, Utility Pole, Riser, Fire Hydrant, Handhole, Sign, 0.5' CURB, 2.00' CURB & GUTTER, CHAIN LINK FENCE, GRADE ELEVATION, INVERT, SANITARY, PERMANENT REFERENCE MONUMENT, CONCRETE, ASPHALT PAVEMENT.

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Revision Description

No.

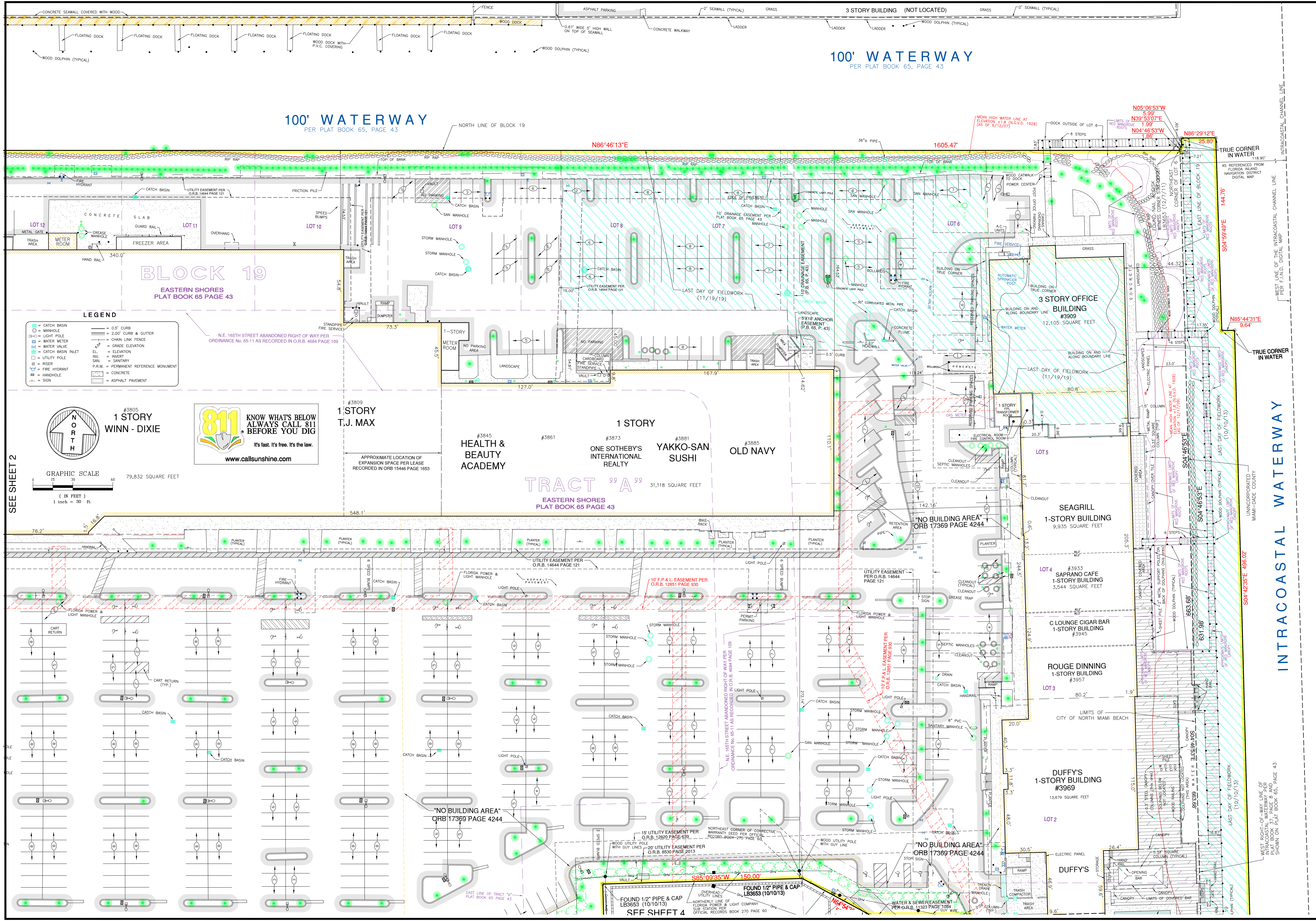
O.N.

No.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 10/10/13
Scale: 1"=30'
Drawn By: MAP
CAD No.: 970818
Plotted: 4/16/20 1:23p
Ref. Dwg.: 296-163
Field Book: 490/65 SJH
Job No.: 200264
Dwg. No.: 2020-034
Sheet: 3 of 5



SEE SHEET 2

FILE

FILE

FILE

FILE

FILE

FILE

FILE

FILE

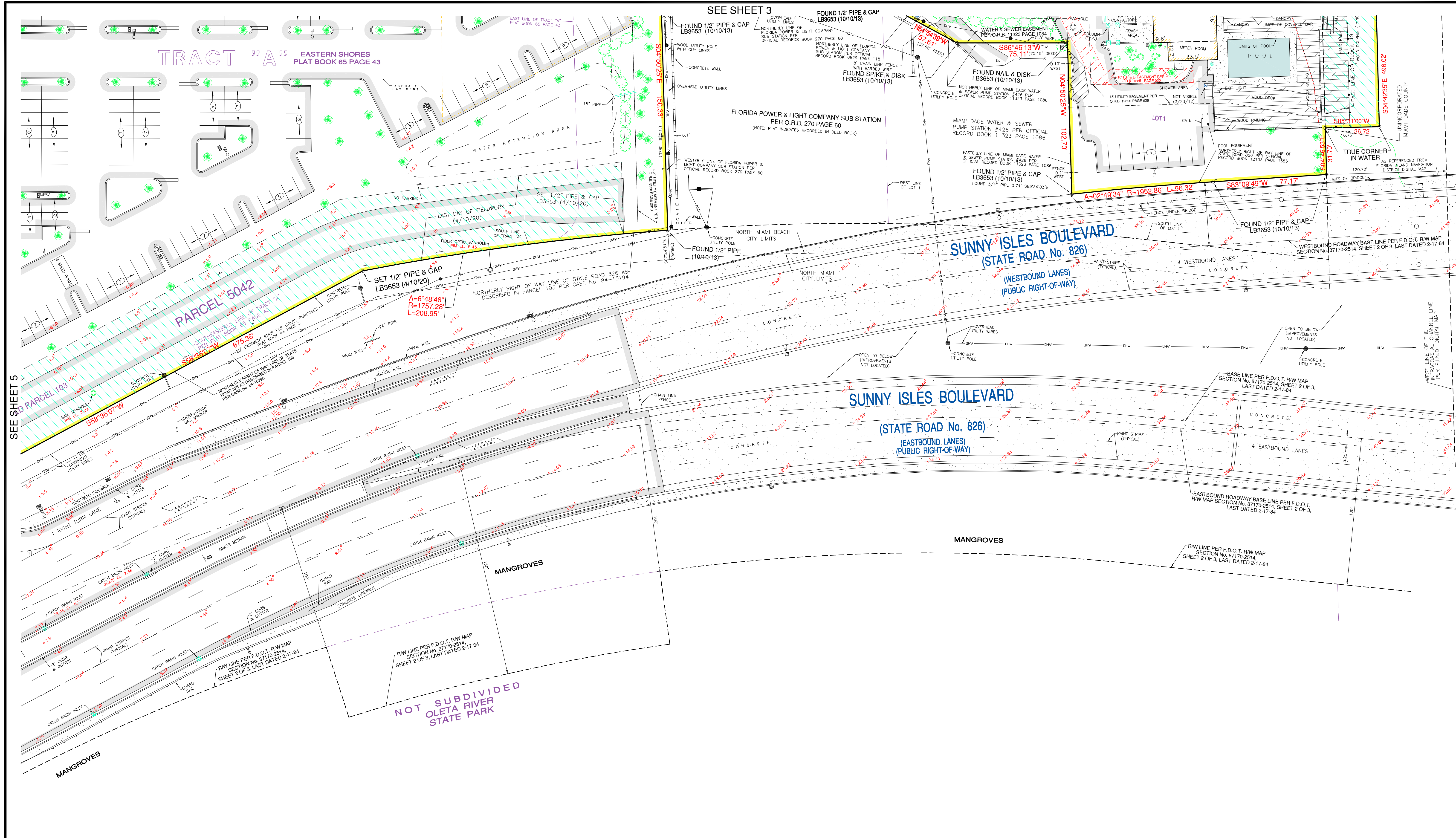
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 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
 INTRACOASTAL MALL
 CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/10/13
Scale	1"=30'
Drawn By	MAP
CAD No.	970818
Plotted	4/16/20 1:23p
Ref. Dwg.	296-163
Field Book	490/65 SJH
Job No.	200264
Dwg. No.	2020-034
Sheet	4 of 5



SEE SHEET 3

SEE SHEET 5

TRACT "A" EASTERN SHORES PLAT BOOK 65 PAGE 43

PARCEL 5042

PARCEL 103

SUNNY ISLES BOULEVARD (STATE ROAD No. 826) (WESTBOUND LANES) (PUBLIC RIGHT-OF-WAY)

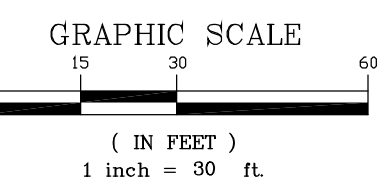
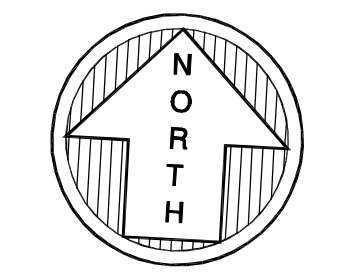
SUNNY ISLES BOULEVARD (STATE ROAD No. 826) (EASTBOUND LANES) (PUBLIC RIGHT-OF-WAY)

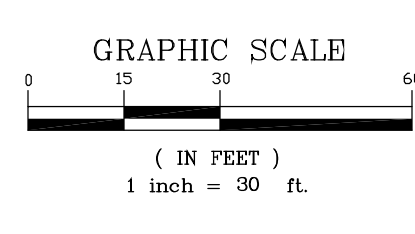
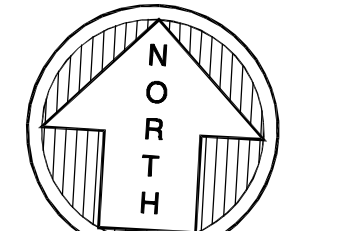
NOT SUBDIVIDED OLETA RIVER STATE PARK

LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- MANHOLE
- SIGN
- 0.5' CURB
- 2.00' CURB & GUTTER
- CHAIN LINK FENCE
- GRADE ELEVATION
- ELEVATION
- INVERT
- SANITARY
- PERMANENT REFERENCE MONUMENT
- CONCRETE
- ASPHALT PAVEMENT

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NE 164th STREET
(PUBLIC RIGHT-OF-WAY)

LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	CATCH BASIN INLET		ELEVATION
	UTILITY POLE		INVERT
	RISER		SANITARY
	FIRE HYDRANT		PERMANENT REFERENCE MONUMENT
	HANDHOLE		CONCRETE
	SIGN		ASPHALT PAVEMENT

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BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

SEE SHEET 2

1 STORY BUILDING
#3525 #3585
9,476 SQUARE FEET

2 STORY BUILDING
#3509
10,293 SQUARE FEET

ONE STORY BUILDING
#3501

NE 35th AVENUE
(PUBLIC RIGHT-OF-WAY)

TRACT "A"
EASTERN SHORES
PLAT BOOK 65 PAGE 43

BLOCK 4
EASTERN SHORES
PLAT BOOK 65, PAGE 28

(STATE ROAD No. 826)
PUBLIC RIGHT-OF-WAY
SUNNY ISLES BOULEVARD

NOT SUBDIVIDED
OLETA RIVER
STATE PARK

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 10/10/13
Scale: 1"=30'
Drawn By: MAP
CAD No.: 970818
Plotted: 4/16/20 1:23p
Ref. Dwg.: 296-163
Field Book: 490/65 SJH
Job No.: 200264
Dwg. No.: 2020-034
Sheet: 5 of 5

TAB 7

65-43#1

EASTERN SHORES

2nd. ADDITION

A SUBDIVISION LYING IN SECTIONS 10, 11, 14 & 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST, N. MIAMI BEACH, DADE COUNTY, FLORIDA

JOHN O. BRENDLA · ENGINEER · FT. LAUDERDALE, FLORIDA
JULY, 1957

ACKNOWLEDGEMENT

State of Florida } ss. Before me this day personally appeared Harold Thurman, to me well known to be the person described in and who executed the foregoing instrument and who upon being duly sworn, acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.
In witness whereof I have hereunto set my hand and seal this 22 day of July, A.D. 1957.
My commission expires 20 October 1958.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That EASTERN PROPERTIES INC. a Florida Corporation, has caused the lands described hereon to be surveyed, subdivided and platted as shown on sheet two (2) to be known as "EASTERN SHORES 2nd ADDITION". The Streets, Avenue and Road shown hereon together with all existing and future planting, trees and shrubbery thereon are hereby dedicated to the perpetual use of the public for proper purposes. The drainage easements as shown hereon are for the installation and maintenance of drainage facilities only. The Easements as shown hereon by dashed lines and marked "A.E." are for the installation and maintenance of Public Utilities. In witness whereof the said EASTERN PROPERTIES INC. has caused these presents to be signed by its President and attested by its Secretary-Treasurer this 22 day of June, A.D. 1957.

Witness Alice B. Palmer AS TO BOTH SIGNATURES
Witness Arnold C. King AS TO BOTH SIGNATURES
Andrew J. Mann Seal
AS SECRETARY-TREASURER
Charles E. Hoy Seal
AS SECRETARY-TREASURER



MORTGAGEE APPROVAL

KNOW ALL MEN BY THESE PRESENTS: That Lester F. Brooker and Gervase M. Brooker, his wife, Harold J. Utter and Dagne H. Utter, his wife, A.T. M'Abay and Mildred H. M'Abay, his wife, owners and holders of a certain mortgage dated March 8, 1957 and recorded in Clerk's file No. 00 57809 of the Public Records of Dade County, Florida, do hereby consent to this plot and join in the above dedications.

Witness our hands and seals of Dade County, Florida this 22 day of June, A.D. 1957.
Witness H. S. Mason
Witness Harold J. Utter
Witness Mildred H. M'Abay
Witness Alice B. Palmer
Witness Arnold C. King
Witness Lester F. Brooker Seal
Witness Gervase M. Brooker Seal
Witness Harold J. Utter Seal
Witness Dagne H. Utter Seal
Witness A.T. M'Abay Seal
Witness Mildred H. M'Abay Seal

ACKNOWLEDGEMENT

State of Florida } ss. This is to certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Lester F. Brooker and his wife, Gervase M. Brooker, Harold J. Utter and his wife, Dagne H. Utter, A.T. M'Abay and his wife, Mildred H. M'Abay, to me well known to be the persons described in and who executed the foregoing instrument and who, upon being duly sworn, acknowledged that they executed the same freely and voluntarily. In witness whereof I have hereunto set my hand and seal this 22 day of June, A.D. 1957. My commission expires 22 March 1960.



MORTGAGEE APPROVAL

KNOW ALL MEN BY THESE PRESENTS: That the CENTER CORPORATION, E. Raymond Moss, President and William E. Hayes Treasurer, owners and holders of a certain mortgage dated July 18, 1956 under Clerk's file No. FF-10490 of the Public Records of Dade County, Florida, do hereby consent to this plot and join in the dedication. Witness our hands and seals of Dade County, Florida this 22 day of June, A.D. 1957.

Witness Charles H. Johnson AS TO BOTH SIGNATURES
Witness Joseph A. Jackson AS TO BOTH SIGNATURES
Witness E. Raymond Moss Seal
AS PRESIDENT
Witness William E. Hayes Seal
AS TREASURER



ACKNOWLEDGEMENT

State of Florida } ss. This is to certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, E. Raymond Moss and William E. Hayes, President and Treasurer respectively of CENTER CORPORATION, and they acknowledged to me the execution of the foregoing instrument and the seal of said corporation was affixed thereto by and with the authority of the Board of Directors for the purposes therein expressed.

In witness whereof I have hereunto set my hand and seal this 22 day of June, A.D. 1957. My commission expires May 3, 1961.



MORTGAGEE APPROVAL

KNOW ALL MEN BY THESE PRESENTS: and Emma L. Graves. That H. Wilbur Graves, as ancillary executor under last will and testament of Harvey B. Graves, deceased, owners and holders of a certain mortgage dated Jan. 4, 1956 and filed in Mortgage Book 3274 of page 377 of the Public Records of Dade County, Florida, do hereby consent to this plot and join in the dedication. Witness our hands and seal this 22 day of June, 1957.

Witness Charles H. Johnson AS TO BOTH SIGNATURES
Witness Emma L. Graves AS ANCILLARY EXECUTOR
Witness Omara J. Austin AS TO BOTH SIGNATURES



ACKNOWLEDGEMENT

County of MANHATTAN } ss. Before me this day personally appeared H. Wilbur Graves and Emma L. Graves, to me well known to be the persons described in and who executed the foregoing instrument and who upon being duly sworn, acknowledged that they executed the same freely and voluntarily for the purposes therein expressed. In witness whereof I have hereunto set my hand and seal this 22 day of June, A.D. 1957. My commission expires March 30, 1958.



SURVEYOR'S CERTIFICATE

I hereby certify that the attached plot of "EASTERN SHORES 2nd ADDITION" is a true and correct representation of the land as recently surveyed and platted under my direction, also that Permanent Reference Monuments (P.R.M.) as shown on Sheet Two (2) were set on the 22 day of June, A.D. 1957 in accordance with Section 7, Chapter 10275 (No. 253) Laws of Florida.

John O. Brendla
Reg. Land Surveyor No. 527 Reg. Engineer No. 1885 State of Florida
7/24/57

This plot of "EASTERN SHORES 2nd ADDITION" was approved and the foregoing dedication was accepted and approved by resolution No. 475 passed and adopted by the City Council of North Miami Beach, Florida this 22 day of July, A.D. 1957.

Attest Virginia Moore AS CITY CLERK
Signed Paul Dell'Infante AS CLERK OF CIRCUIT COURT
This plot was approved and the foregoing dedication was accepted and approved by resolution No. 27 passed and adopted by the Board of County Commissioners of Dade County, Florida this 22 day of July, A.D. 1957.

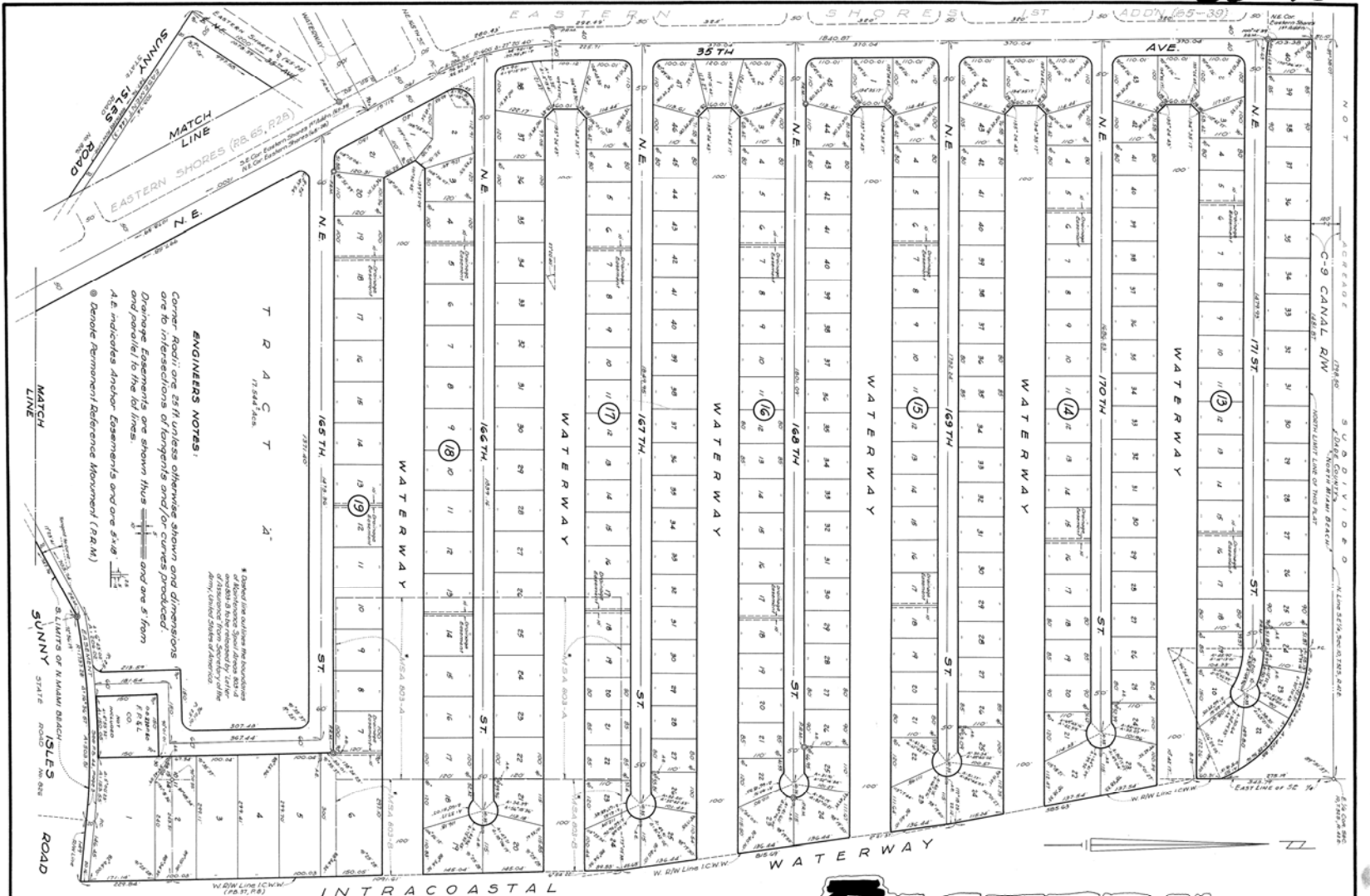
Approved E. B. Leatherman AS COUNTY ENGINEER
Attest E. B. Leatherman AS CLERK OF CIRCUIT COURT
by Edith AS DEPUTY CLERK

This plot was filed for record this 18 day of August, A.D. 1957 at 4:32 P.M. in Book 65 of Plats of page 43 of the Public Records of Dade County, Florida. This plot complies with the provisions of the Laws of the State of Florida.

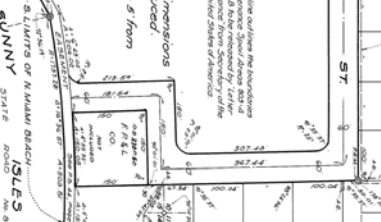
E. B. LEATHERMAN · Clerk of Circuit Court
by E. B. Leatherman AS DEPUTY CLERK
KNOW ALL MEN BY THESE PRESENTS: That Harold Thurman, as trustee, the owner and holder by assignment rerecorded under clerk file No. 00 70847 of that certain mortgage dated July 18, 1956 and recorded under clerk's file No. FF, 110498 of the public records of Dade County, Florida, does hereby consent to this plot and join in the foregoing dedication. Witness my hand and seal this 22 day of July, 1957.

Witness Mildred H. M'Abay
Witness D. P. Henning
Witness Harold Thurman Seal





ENGINEERS NOTES:
 Corner Radii are 25 ft unless otherwise shown and dimensions are to intersections of tangents and/or curves produced.
 Drainage easements are shown thus $\frac{1}{8}$ " and are 5 ft from and parallel to the lot lines.
 A. indicates Anchor Easements and are 5' x 8'
 © Denote Permanent Reference Monument (P.R.M.)



DESCRIPTION
 Commencing at the Northeast corner of Eastern Shores Subdivision as recorded in Plat Book 45 of Page 28, Dade County Records which is the intersection of the centerline of NE 35th Avenue with the westerly prolongation of the centerline of the north waterway of said subdivision for a point of beginning, Thence run northwesterly along said centerline of NE 35th Avenue at right angles to said centerline of north waterway for a distance of 190.00 ft. To a point of curvature, Thence run northwesterly along the arc of a curve to the right having a radius of 630.00 ft. to a point of tangency, Thence run northwesterly along a line which is tangent to the last described curve for a distance of 529.87 ft. To a point on the south right of way line of the C-9 Canal Thence run northwesterly 55.00 ft. up way line of the C-9 Canal which forms an angle of 90° 49' 06" to the right with a prolongation of the last described course for a distance of 148.81 ft. To a point of curvature, Thence run southeasterly along the arc of a curve to the right having a radius of 342.00 ft. to a point of tangency, Thence run southeasterly along a line which is tangent to the last described curve for a distance of 106.67 ft. To a point on the south line of Section 10, Twp. 52 S., Rge. 42 E. and point beginning of the 165th Street Waterway, Thence run southerly along said east line of said Section 10 and west right of way line of the Intracoastal Waterway for a distance of 48.00 ft. to a point of tangency, Thence run southeasterly along said west right of way line of the Intracoastal Waterway which forms an angle of 45° 42' 17" to the left with a prolongation of the last described course for a distance of 284.43 ft. to a point of tangency, Thence run southeasterly along said west right of way line of the Intracoastal Waterway which forms an angle of 91° 11' 13" to the right with a prolongation of the last described course for a distance of 85.64 ft. to a point, Thence run southerly along said west right of way line of the Intracoastal Waterway to a point back Star Bay, Dade County records, which forms an angle of 74° 21' 15" to the right with a prolongation of the last described course for a distance of 106.67 ft. To a point on the south line of Section 11, Twp. 52 S., Rge. 42 E., said point being 200.51 ft. east of the southeast corner of said Section 11, Thence run southerly along said west right of way line of the Intracoastal Waterway which is a continuation of the last described course for a distance of 579.81 ft. To a point on the north right of way line of Sunny Isles Road (State Road No. 152) R.P. 44, P. 3, Thence run westerly along said north right of way line for an angle of 91° 11' 13" to the right with a prolongation of the last described course for a distance of 149.11 ft. to a point of curvature, Thence run southerly along the arc of a curve to the right having a radius of 139.58 ft. to a point of tangency, Thence run southerly along said west right of way line for an angle of 77° 13' 41" to the left with a prolongation of the tangent to the last described curve of the last described point for a distance of 347.61 ft. to the intersection with the westward centerline of NE 35th Avenue, Thence run northwesterly along said centerline of NE 35th Avenue which is at right angles to the last described course for a distance of 100.00 ft. to the POINT OF BEGINNING. Excepting therefrom 2501 square parcel owned by Florence Tower Light Co. recorded in Plat Book 379, Vol. 48 of Dade County, Florida, and subject to Easement as recorded in P.B. 44, 1st Edition of Dade County, Florida.

EASTERN SHORES

2ND. ADDITION...

A SUBDIVISION LYING IN
 SECTIONS 10, 11, 14 & 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST
 N. MIAMI BEACH, DADE COUNTY, FLORIDA

JOHN O. BRENDLA - ENGINEER FT. LAUDERDALE, FLA.
 SCALE: 1" = 100' SCALE IN FEET July, 1957