

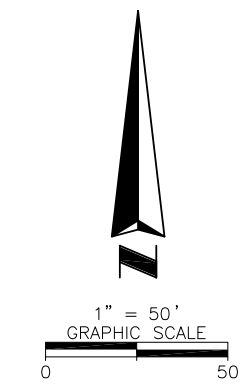
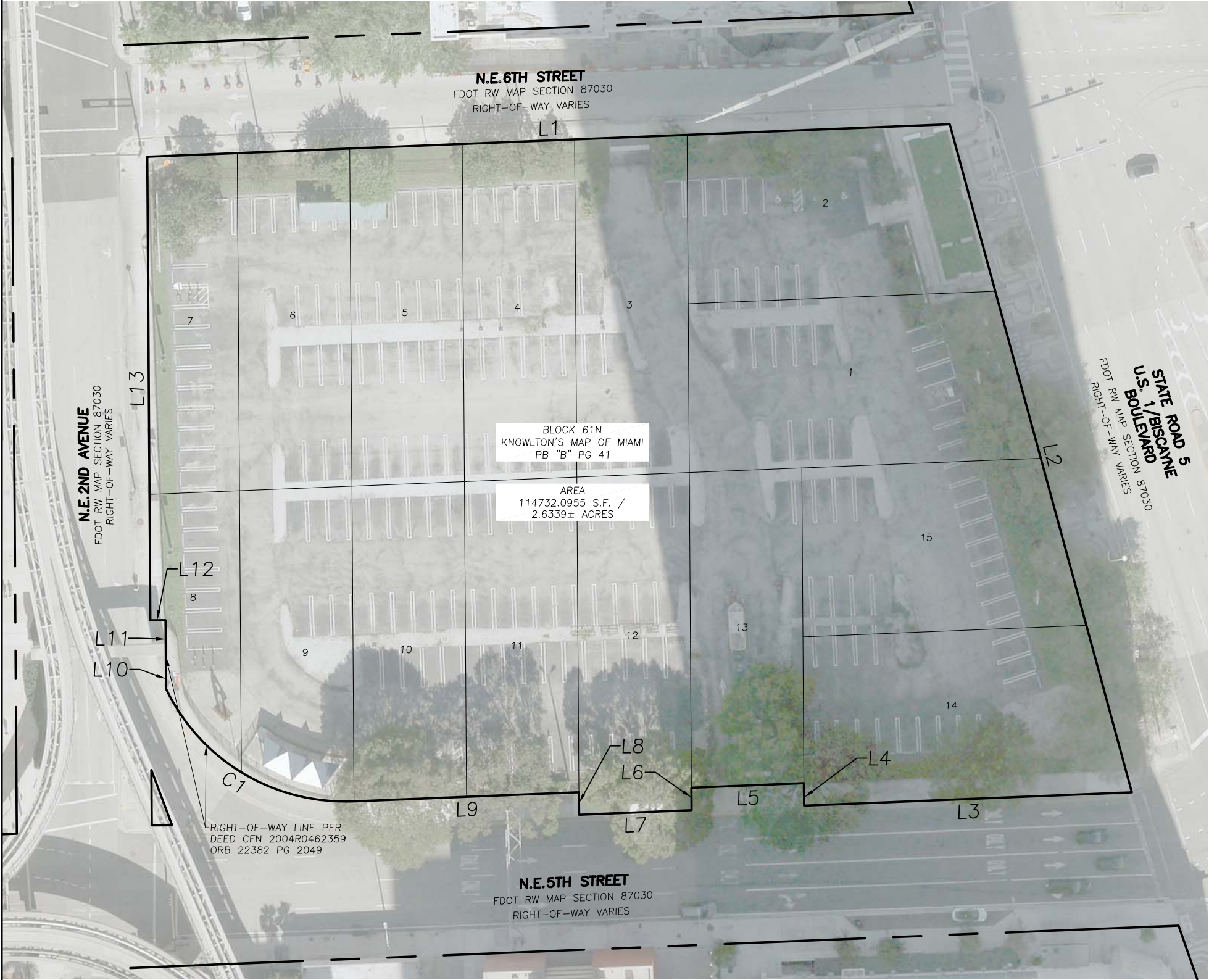


LEGAL DESCRIPTION (MIAMI-DADE COUNTY SITE):

A PORTION OF LOTS 1 TO 15, BLOCK 61N, KNOWLTON'S MAP OF MIAMI, PLAT BOOK "B", PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS SHOWN ALSO ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87030 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 7, BLOCK 61N OF SAID PLAT WITH THE EAST LINE OF THE WEST 10.00 FEET LINE OF SAID LOT 7 AS DESCRIBED IN ORIGINAL RECORD BOOK 22382, PAGE 2049 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG NORTH LINE OF SAID BLOCK, N.87°41'03"E., A DISTANCE OF 356.99 FEET; THENCE S.15°14'30"E., A DISTANCE OF 307.81 FEET; THENCE S.87°41'00"W., A DISTANCE OF 145.83 FEET; THENCE N.00°22'37"W., A DISTANCE OF 10.00 FEET; THENCE S.87°41'00"W., A DISTANCE OF 50.03 FEET; THENCE S.00°22'37"E., A DISTANCE OF 10.00 FEET; THENCE S.87°41'00"W., A DISTANCE OF 50.03 FEET; THENCE N.00°22'44"W., A DISTANCE OF 10.00 FEET; THENCE S.87°40'59"W., A DISTANCE OF 100.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 88.00 FEET AND A CHORD THAT BEARS N.57°58'41"W., 94.43 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°53'42", A DISTANCE OF 99.67 FEET; THENCE N.00°23'53"W., A DISTANCE OF 14.49 FEET; THENCE N.00°24'17"W., A DISTANCE OF 16.00 FEET; THENCE S.89°37'32"W., A DISTANCE OF 6.75 FEET; THENCE N.00°22'44"W., A DISTANCE OF 206.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 114732 SQUARE FEET OR 2.63 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°41'03"E	356.99'
L2	S15°14'30"E	307.81'
L3	S87°41'00"W	145.83'
L4	N00°22'37"W	10.00'
L5	S87°41'00"W	50.03'
L6	S00°22'37"E	10.00'
L7	S87°41'00"W	50.03'
L8	N00°22'44"W	10.00'
L9	S87°40'59"W	100.06'
L10	N00°23'53"W	14.49'
L11	N00°24'17"W	16.00'
L12	S89°37'32"W	6.75'
L13	N00°22'44"W	206.06'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	88.00'	64°53'42"	99.67'	N57°58'41"W	94.43'

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard Orlando,
Florida 32810-4350 (407) 292-8580
Certification Number LB2108 e-mail:
info@southeasternsurveying.com



WILLIAM C. ROWE, PSM
Registered Professional Surveyor
Number 5225

EXHIBIT LOT 61N			
Project:	233 N.E. 5TH PI PARKING MIAMI-DADE COUNTY, FL	Drawn By:	AR
Certified to:		Scale:	AS SHOWN
Field Date:	03/28/2025		
DRAWING NUMBER 71237002PM-MD			
SHEET NUMBER			
1	OF	1	

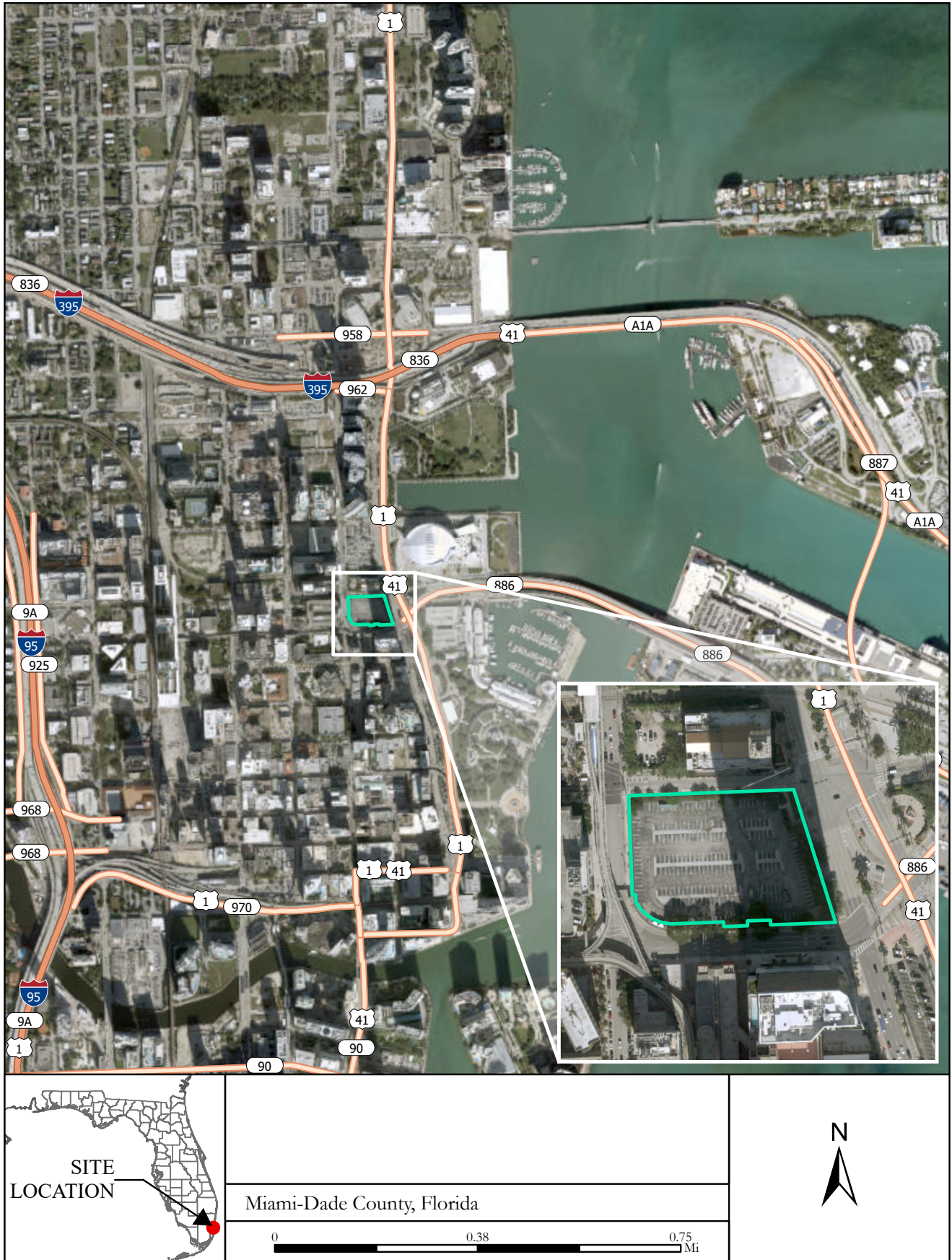


Exhibit "A"

Legal Description

Parcel 1

The South 70 feet of Lot 1, all of the Lots 3, 4, 5, Lots 10 and 11, less the South 10 feet thereof, Lots 12 and 13, less the South 10 feet of Lot 13, and all of the Lots 14 and 15, Block 61 NORTH, CITY OF MIAMI, according to the Plat thereof, recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel 2

Lot 2, the North 5 feet of Lot 1, Lot 8, less the West 10 feet thereof, and all of Lot 9, Block 61 NORTH, CITY OF MIAMI, according to the Plat thereof, recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida.

AND LESS:

A portion of Lot 8 in Block 61 North of A.L. KNOWLTON'S MAP OF MIAMI, according to the Plat thereof recorded in Plat Book "B", at Page 41 of the Public Records of Dade County, Florida being more particularly described as follows:

Begin at the point of intersection of the South line of said Lot 8 with the East line of the West 10.00 feet of said Lot 8; thence run North 02 degrees 15 minutes 50 seconds West, along the East line of the West 10.00 feet of said Lot 8, for a distance of 24.58 feet; thence run South 22 degrees 29 minutes 50 seconds East for a distance of 26.18 feet to the point of intersection with the South line of said Lot 8; thence run South 87 degrees 40 minutes 49 seconds West, along the South line of said Lot 8, for a distance of 9.06 feet to the POINT OF BEGINNING.

AND LESS:

That portion of said Lot 8, lying within the West 16.75 feet thereof, being more particularly described as follows:

Commence at the point of intersection of the South line of said Lot 8 with the East line of the West 10.00 feet of said Lot 8; thence run North 02 degrees 15 minutes 50 seconds West, along the East line of the West 10.00 feet of said Lot 8, for a distance of 75.16 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing along said East line run North 02 degrees 15 minutes 50 seconds West for a distance of 16.00 feet; thence run North 87 degrees 44 minutes 10 seconds East, at right angles to the previous described course, for a distance of 6.75 feet to the point of intersection with the East line of the West 16.75 feet of said Lot 8; thence run South 02 degrees 15 minutes 50 seconds East, along the East line of the West 16.75 feet of

said Lot 8, for a distance of 16.00 feet; thence run South 87 degrees 44 minutes 10 seconds West, at right angles to the previous described course, for a distance of 6.75 feet to the POINT OF BEGINNING.

AND LESS:

That part of Lots 8 and 9, in Block 61 North of A.L. KNOWLTON'S MAP OF MIAMI, according to the plat thereof recorded in Plat Book B, at Page 41 of the Public records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southwest corner of said Lot 8, thence run North 87 degrees 40 minutes 49 seconds East, along said South line of said Lot 8, for 19.06 feet to the POINT OF BEGINNING, thence continue North 87 degrees 40 minutes 49 seconds East, along said South line of Lot 8 and the South line of Lot 9 for 80.94 feet, to the Southeast corner of said Lot 9; thence North 02 degrees 15 minutes 50 seconds West, along the East line of said Lot 9, for 10.00 feet; thence South 87 degrees 40 minutes 49 seconds West, along the North line of the South 10.00 feet of said Lot 9, for 3.51 feet to the point of curvature of a circular curve to the right having a radius of 88.00 feet; thence 99.67 feet along the arc of said circular curve to the right, through a central angle of 64 degrees 53 minutes 42 seconds to a point on the East, line of the West 16.75 feet (which is not tangent to said curve); thence North 02 degrees 15 minutes 50 seconds West, along said East line of the West 16.75 feet of said Lot 8 for 14.49 feet; thence South 87 degrees 44 minutes 10 seconds West for 6.75 feet to the East line of the West 10.00 feet of said Lot 8; thence South 02 degrees 15 minutes 50 seconds East, along said East line of the West 10.00 feet of Lot 8, for 50.58 feet; thence South 22 degrees 29 minutes 50 seconds East, for 26.19 feet to the POINT OF BEGINNING.

AND LESS THOSE LANDS DESCRIBED AS:

Commence at the Southwest corner of said Lot 8, thence run North 87 degrees 40 minutes 49 seconds East, along the South line of said Lot 8, for 10.00 feet to East line of the West 10.00 feet of Lot 8; thence run North 02 degrees 15 minutes 50 seconds West, along said East line of the West 10.00 feet of Lot 8 for 91.16 feet to the POINT OF BEGINNING; thence continue North 02 degrees 15 minutes 50 seconds West, along said East line of the West 10.00 feet of Lot 8, for 18.83 feet; thence South 24 degrees 29 minutes 04 seconds East, for 17.85 feet to a point of the East line of the West 16.75 feet of said Lot 8; thence South 02 degrees 15 minutes 50 seconds East, along said East line of the West 16.75 feet of Lot 8, for 2.30 feet; thence South 87 degrees 44 minutes 10 seconds West, for 6.75 feet to the POINT OF BEGINNING.

Parcel 3

Lots 6 and 7, less the West 10 feet of Lot 7, Block 61 NORTH, CITY OF MIAMI, according to the Plat thereof, recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida.