

"EXHIBIT A"
SKETCH & DESCRIPTION
7331 SW 117 TERB

LEGAL DESCRIPTION:

A FLORIDA POWER AND LIGHT COMPANY EASEMENT LYING OVER AND ACROSS THE SOUTH 25 FEET OF THE EAST 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8, BLOCK 2, OF MONTGOMERY EAST, SECTION ONE, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 75, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA; SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS, LIMITATIONS, AND ZONING
ORDINANCES, IF ANY.

GENERAL NOTES:

This Description and Sketch to Accompany Legal Description does not represent a field boundary survey.

The Description and Sketch is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 20-5011-022-0140 and the WARRANTY DEED recorded in Official Records Book 19169 at Page 4240, as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. There may be easements, rights of way and/or other encumbrances affecting the easement area not disclosed hereon that a title report would evidence.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

Dated: 02/10/2021 (Revision #1 on 02/15/2022)

E.R. BROWNELL & ASSOCIATES, INC., LB 761

Digitally signed by

Thomas Brownell

Date: 2022.02.16

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This sketch and description, consisting of 2 pages, shall not be considered full, valid and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor # 2891, State of Florida using a Digital Signature and Date, on Sheet 1 of 2, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

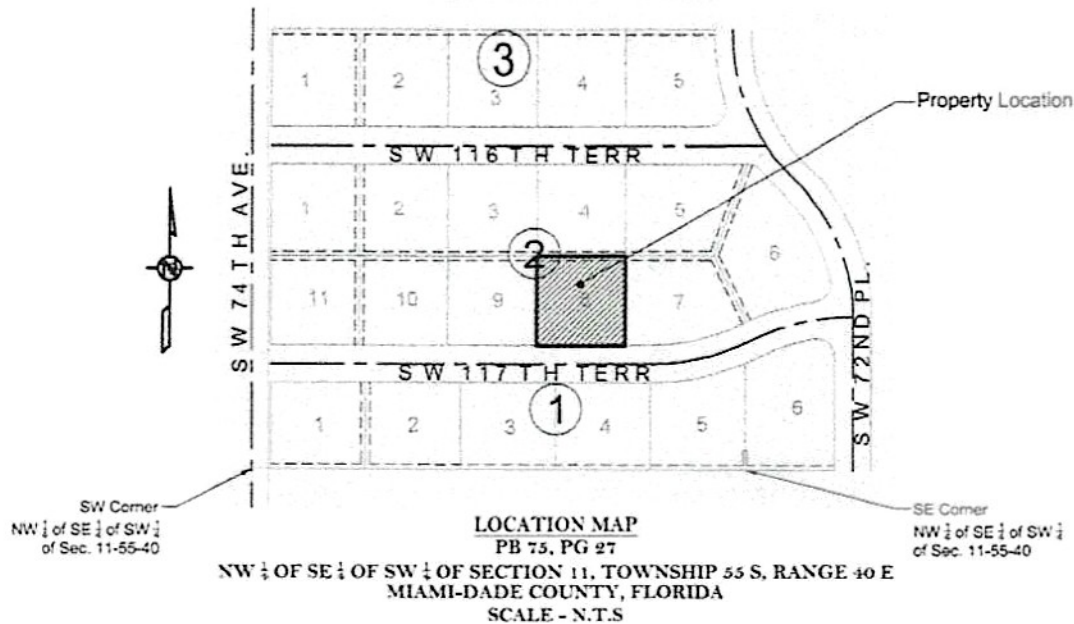
Owner Signature:			E.R. BROWNELL & ASSOC., INC. CONSULTING ENGINEERS LAND SURVEYORS 4957 Southwest 74th Court Miami, Florida, 33155 305.860.3866 Certificate of Authorization No: LB 761
MIAMI, FL, 33156-4667			
WR: 10160233	Draw By: JG	Date: 02/10/2021 Rev-1 On 02/15/2022	SK No.: SM-3809
Page: 1 of 2	Job #: 58266-A50	Scale: N.T.S	

SM-3809

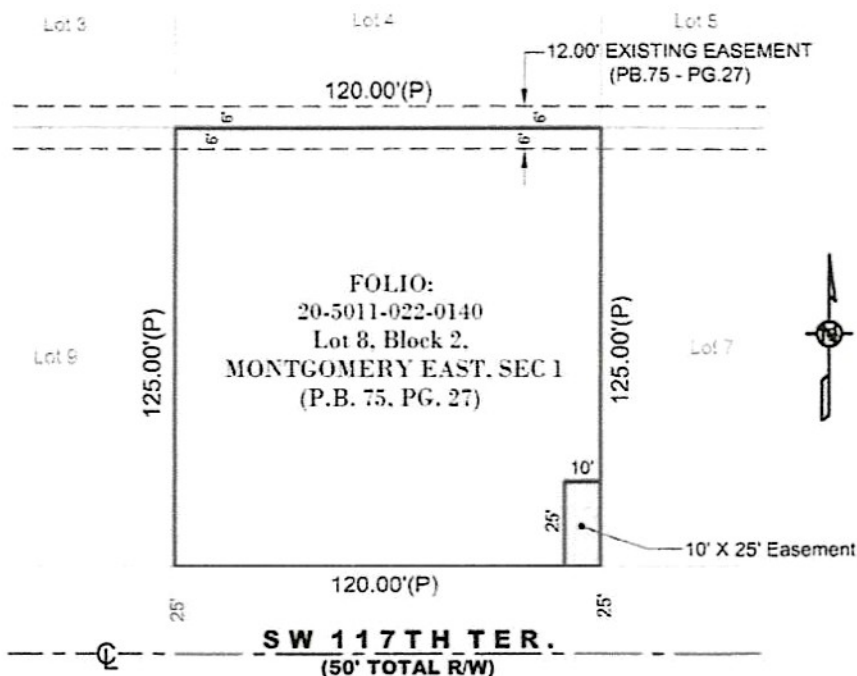
"EXHIBIT A"

SKETCH & DESCRIPTION

7331 SW 117 TERR



ABBREVIATIONS:
 SEC. = Section
 POC = Point Of Commencement
 POB = Point Of Beginning
 C = Centerline
 Δ = Delta
 R = Radius
 L = Length
 (D) = Deed Dimension
 (P) = Plat Dimension
 (C) = Calculated Dimension
 ORB = Official Records Book
 PB = Plat Book
 PG = Page
 R/W = Right of Way
 This sketch does not represent a field
 Boundary Survey.



Owner Signature:

SUBJECT PROPERTY EASEMENT AREA = 250 SQ. FT. (+/-)

MIAMI, FL. 33156-4667

E.R. BROWNELL & ASSOC., INC.

CONSULTING ENGINEERS LAND SURVEYORS

4957 Southwest 74th Court Miami, Florida, 33155

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