

Diagram illustrating the intersection of centerlines. The Point of Intersection (P.O.C.) is marked at the intersection. The Point of Beginning (P.C.) is marked further along the centerline. The distance between the P.O.C. and the P.C. is 51.56 feet. A north arrow is present in the upper right corner.

"FAIRYLAND ISLAND"
(P.B. 39-67, D.C.R.)

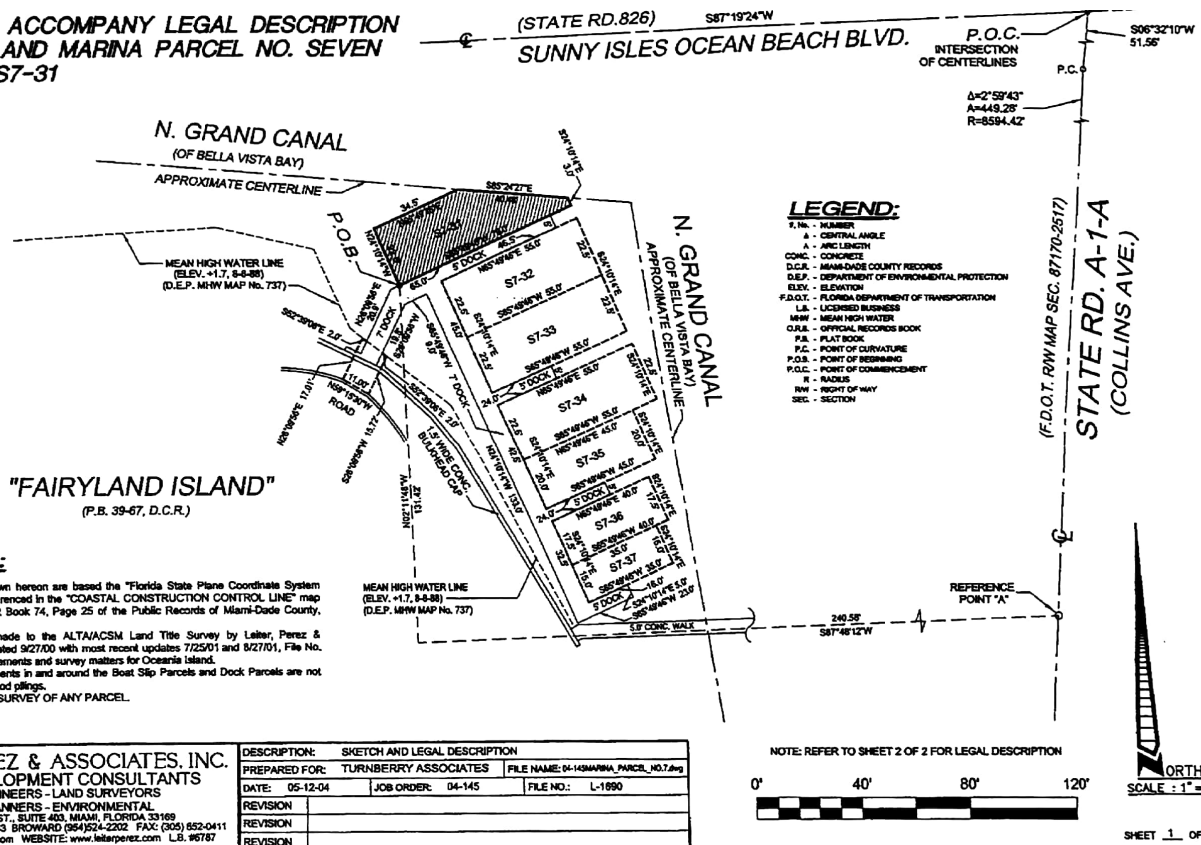


4. THIS IS NOT A SURVEY OF ANY PARCEL.

SCALE : 1" = 40'

1

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OCEANIA ISLAND MARINA PARCEL NO. SEVEN
BOAT SLIP S7-31**

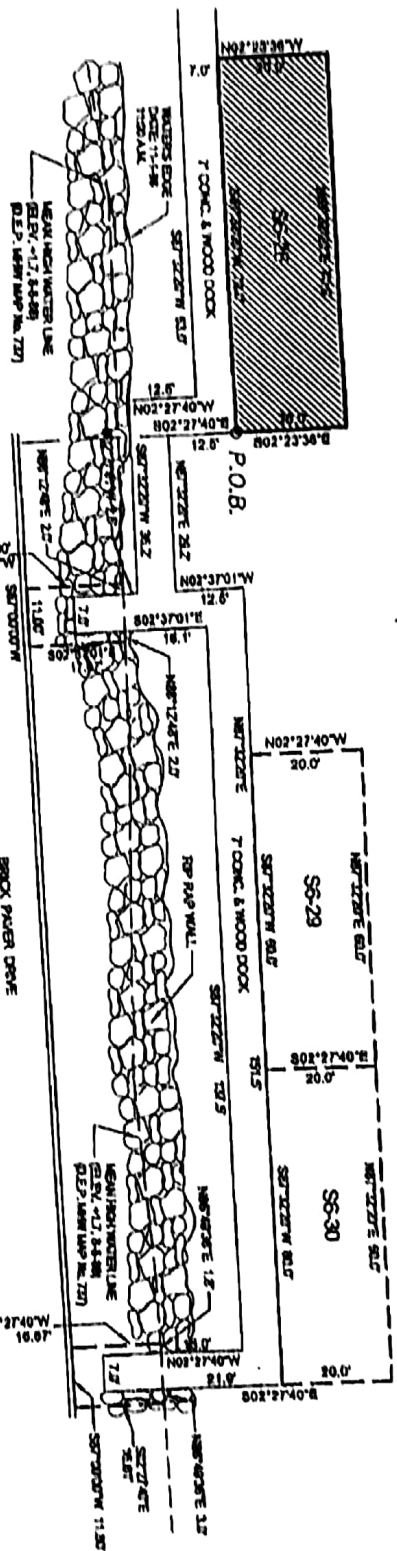


SKETCH TO ACCOMPANY LEGAL DESCRIPTION OCEANIA ISLAND MARINA PARCEL NO. SIX BOAT SLIP S6-28

(STATE RD. 826) S87°19'24"W
SUNNY ISLES OCEAN BEACH BLVD.

P.O.C. INTERSECTION OF CENTER LINES
S89°32'17"W 51.58'
L=729.42'
P=446.28'
R=859.42'

N. GRAND CANAL
(OF BELLA VISTA BAY)



LEGEND:

- S. No. - NUMBER
- A. - ARC LENGTH
- C.M.C. - CONCRETE
- D.C.R. - DEPARTMENT OF COUNTY RECORDS
- D.E.P. - DEPARTMENT OF ENVIRONMENTAL PROTECTION
- E.L.V. - ELEVATION
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- L.B. - LICENSED BUSINESS
- M.W. - MEAN HIGH WATER
- O.R. - OFFICIAL RECORDS BOOK
- P.L. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R. - RADII
- R.W. - RIGHT OF WAY
- S.E.C. - SECTION

"FAIRYLAND ISLAND"
(P.B. 39-67, D.C.R.)

NOTES:

1. BEARINGS shown herein are based on the "Florida State Plane Coordinate System East Zone" as referenced in the "COASTAL CONSTRUCTION CONTROL LINE" map as recorded in Plat Book 74, Page 25 of the Public Records of Miami-Dade County, Florida.
2. Reference is made to the ALTA/ACSM Land Title Survey by Leiter, Perez & Associates, Inc., dated 9/27/00 with most recent updates 7/25/01 and 8/2/01, File No. C-1119, for improvements and survey markers for Oceania Island.
3. Some improvements in and around the Boat Slip Piers and Dock Piers are not shown, such as wood pilings.
4. THIS IS NOT A SURVEY OF ANY PARCEL.

REFERENCE POINT "A"

(F.D.O.T. R.W. MAP SEC. 87170-2517)
STATE RD. A-1-A
(COLLINS AVE.)

LEITER, PEREZ & ASSOCIATES, INC.

LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL

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DESCRIPTION	SKETCH AND LEGAL DESCRIPTION
PREPARED FOR:	TURNBERRY ASSOCIATES
DATE:	05-03-04
JOB ORDER:	04-145
FILE NO.:	L-11590
REVISION	
REVISION	
REVISION	

NOTE: REFER TO SHEET 2 OF 2 FOR LEGAL DESCRIPTION



SCALE: 1"=30'
NORTH

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OCEANIA ISLAND MARINA PARCEL NO. TWO BOAT SLIP S2-13

(STATE RD. 826) S87°15'24"W
SUNNY ISLES OCEAN BEACH BLVD.

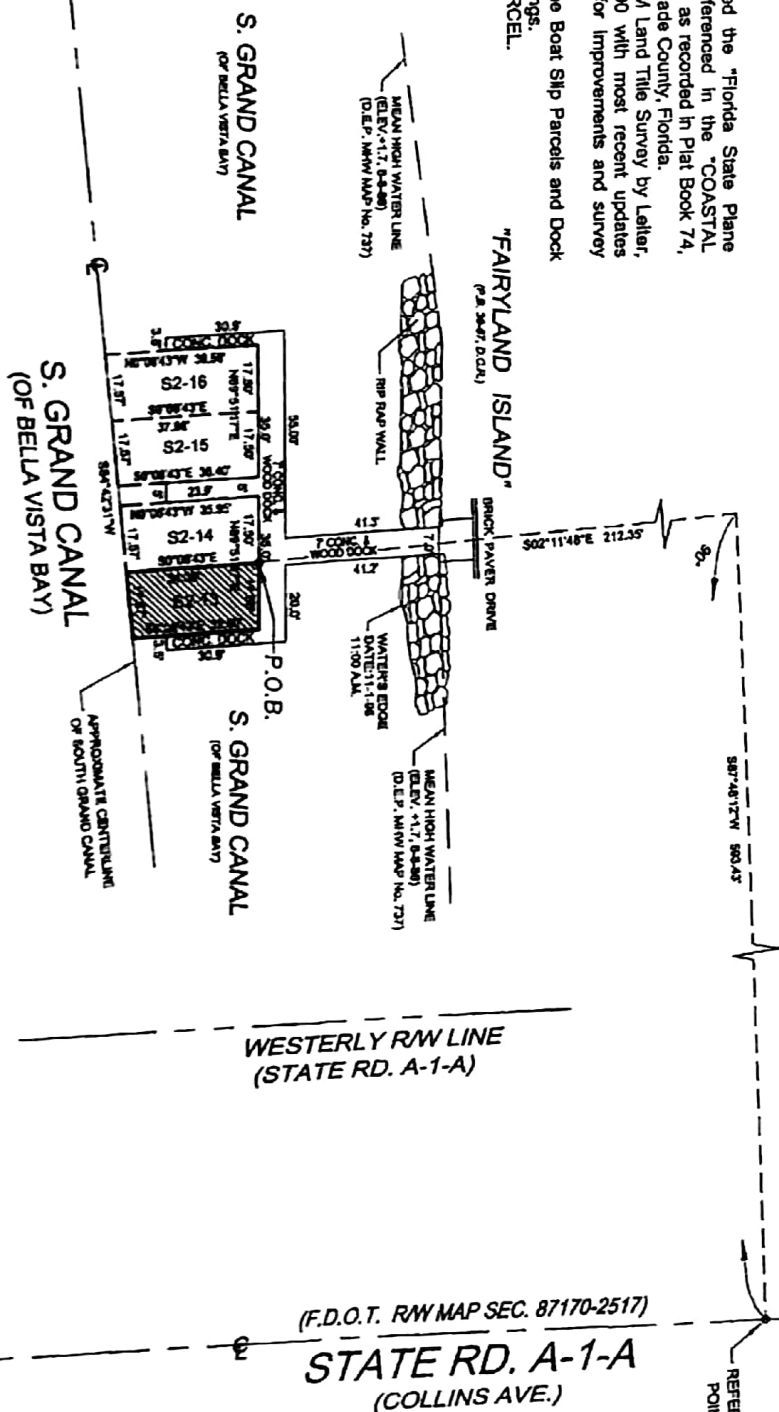
P.O.C.
INTERSECTION
OF CENTERLINES
P.C.
S06°32'10"W
51.58'
S06°32'10"W
51.58'
S06°32'10"W
51.58'
S06°32'10"W
51.58'

NOTES:

1. BEARINGS shown hereon are based the "Florida State Plane Coordinate System East Zone" as referenced in the "COASTAL CONSTRUCTION CONTROL LINE" map as recorded in Plat Book 74, Page 25 of the Public Records of Miami-Dade County, Florida.
2. Reference is made to the ALTA/ACSM Land Title Survey by Leiter, Perez & Associates, Inc., dated 9/27/00 with most recent updates 7/25/01 and 8/27/01, File No. C-1119, for improvements and survey matters for Oceania Island.
3. Some improvements in and around the Boat Slip Parcels and Dock Parcels are not shown, such as wood pilings.
4. THIS IS NOT A SURVEY OF ANY PARCEL.

LEGEND:

- A. - CENTRAL ANGLE
- B. - CURVE LENGTH
- C. - CHORD BEARING
- D.E. - MIAMI-DADE COUNTY RECORDS
- E. - DEPARTMENT OF ENVIRONMENTAL PROTECTION
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- G. - LICENSED SURVEYOR
- H. - MEAN HIGH WATER
- I. - PLAT BOOK
- J. - POINT OF BEGINNING
- K. - POINT OF COMMENCEMENT
- L. - RADIALS
- M. - RIGHT OF WAY
- N. - SECTION



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DESCRIPTION:	SKETCH AND LEGAL DESCRIPTION
PREPARED FOR:	TURNBERRY ASSOCIATES
DATE:	06-03-04
REVISION:	JOB ORDER: 04-148
REVISION:	FILE NAME: 04-148-0001.dwg
REVISION:	FILE NO.: L-1600
REVISION:	

NOTE: REFER TO SHEET 2 OF 2 FOR LEGAL DESCRIPTION



SCALE: 1"=40'
NORTH

SHEET 1 OF 2