

METRO WAREHOUSES 441 CONDOMINIUM  
FOLIO ID #: 34-1136-061-0001  
20220 N.W. 2nd AVENUE  
MIAMI, FL. 33169

ALL OF TRACT "A", ANDOVER SQUARE, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 157, PAGE 9, PUBLIC RECORDS OF MIAMI-DADE  
COUNTY, FLORIDA.

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.  
LEGAL DESCRIPTION PROVIDED BY CLIENT.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE  
CENTERLINE OF N.W. 2nd AVENUE, WHICH IS N01°49'27"W.

FLOOD\_ZONE(S): AE (EL. 6.0)  
COMMUNITY: CITY OF MIAMI GARDENS (120345)  
DATE OF FIRM: SEPTEMBER 11, 2009 SUFFIX: L PANEL: 12086C0129

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:  
LOCATOR: 2100  
BENCHMARK NUMBER: N-373  
ELEVATION: 9.12 (N.G.V.D.)

AREA OF PROPERTY: GROSS AREA: 121,023.63 sq. ft. and/or  
2.78 ACRES MORE OR LESS.  
NET AREA: 132,541.78 sq. ft. and/or  
3.04 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS COMMERCIAL: WITH A LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.

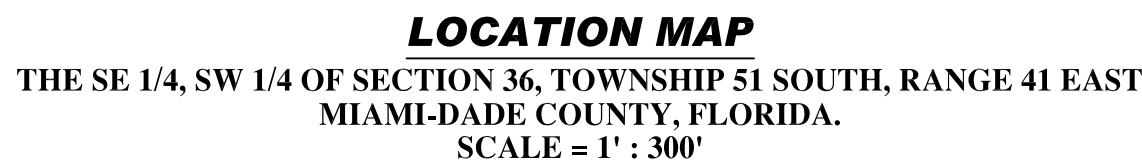
NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE PROJECT AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE  
RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION. AS THEY MAY EXIST UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.



GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

**PLAN**



EXISTING STRUCTURE NUMBER	EXISTING RIM ELEVATION	EXIST. INVERT ELEVATION				EXIST. PIPE SIZE	EXISTING MATERIAL	EXISTING BOTTOM OF STRUCTURE ELEVATION
		NORTH	SOUTH	EAST	WEST			
C.B. "A"	5.63			1.88		8"	P.V.C.	(-)1.47
C.B. "B"	5.56	3.01	3.01			6"	P.V.C.	(-)0.94
					1.66	15"	P.V.C.	
C.B. "C"	5.93	2.86	2.86			6"	P.V.C.	
				1.51		8"	P.V.C.	(-)2.24
					1.51	15"	P.V.C.	
C.B. "D"	6.17	5.99	5.99			6"	P.V.C.	
				2.39	2.39	8"	P.V.C.	(-)0.39

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE **TOPOGRAPHIC SURVEY** OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

**NOTE: THIS SURVEY IS NOT COVERED WITH PROFESSIONAL LIABILITY INSURANCE.**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**RAFAEL R. CABRERA, P.S.M.**  
**CERTIFICATE No. L.S.-5665**  
**STATE OF FLORIDA**

[illegible]

ADDRESS: 20200 N.W. 2nd AVENUE, MIAMI, FLORIDA 33169  
A PORTION OF THE SE 1/4 , SW 1/4 OF SECTION 36-51-41, MIAMI-DADE COUNTY, FLORIDA

**invention**  
A DRAFTING SERVICES CORPORATION  
ENGINEERING | ARCHITECTURAL | SURVEYING

PRESIDENT: DIEGO HERRERA  
18090 COLLINS AVENUE, SUITE 1-1700, SUNNY ISLES BEACH, FL 33160  
MAIN LINE: (305) 216-9302 / OFFICE: (954) 556-6412

Date: 11/04/2009
Scale: AS NOTED
Drawn: INVENTION, CORP.
Job: 0606-0006 BS

Sheet  
1  
Of 1 Sheets