#### PARCEL ONE

THE SOUTH 149.95 FEET OF THE NORTH 1,941.96 FEET OF THE EAST 329.89 FEET OF THE WEST 479.89 FEET OF THE NW 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF HIALEAH, DADE COUNTY, FLORIDA. (ALL DISTANCES ARE AS MEASURED AT RIGHT ANGLES TO THE NORTH AND WEST LINES OF SAID SECTION 2.)

#### PARCEL TWO

ALL THAT PART OF THE EAST 354.89 FEET OF THE WEST 504.89 FEET OF THE NORTH 1,792.01 FEET OF THE NW 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 49th STREET LESS THE SOUTH 149.95 FEET OF THE NORTH 1,336.68 FEET 199.94 FEET OF THE WEST 349.94 FEET OF THE NW 1/4 OF SAID SECTION 2. ALL DISTANCES ARE AS MEASURED AT RIGHT ANGLES TO THE WEST AND NORTH LINES OF SAID SECTION 2.

#### ALSO DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE EAST 354.89 FEET OF THE WEST 504.89 FEET OF THE NORTH 1.792.01 FEET OF THE NW 1/4 OF SECTION 2. TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 49th STREET (N.W. 103rd STREET). ALL DISTANCES ARE AS MEASURED AT RIGHT ANGLES TO THE WEST AND NORTH LINES OF SAID SECTION 2. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT POINT 1,186.73 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 2, AND 150.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 2. THENCE RUN S01°27'24"E ALONG THE EAST R/W LINE OF WEST 20th AVENUE FOR 605.48 FEET TO A POINT. THENCE RUN N89°59'41"E PARALLEL WITH AND 1,792.01 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 2 FOR 355.00 FEET TO A POINT. THENCE RUN N01°27'24"W PARALLEL WITH AND 504.89 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 2 FOR 600.00 FEET TO A POINT ON THE SOUTH R/W LINE OF WEST 49th STREET (N.W. 103rd STREET). THENCE RUN N86°21'10"W ALONG THE SOUTH R/W LINE OF WEST 49th STREET FOR 26.89 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 1,859.86 FEET AND A CENTRAL ANGLE OF 03°39'09", THENCE RUN NORTHWESTERLY ALONG THE SOUTH R/W LINE OF WEST 49th STREET (N.W. 103rd STREET) FOR AN ARC DISTANCE OF 118.56 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 49th STREET (N.W. 103rd STREET); THENCE RUN S89°59'41"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 49th STREET FOR 209.83 FEET TO THE POINT OF BEGINNING.

#### **EXCEPTING THEREFROM**

THE SOUTH 149.95 FEET OF THE NORTH 1,336.68 OF THE EAST 199.94 FEET OF THE WEST 349.94 FEET OF THE NW 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST; SAID TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF HIALEAH, DADE COUNTY, FLORIDA.

THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY DEEDED TO THE CITY OF HIALEAH, FLORIDA, FOR HIGHWAY PURPOSES, LEGALLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE EAST 25 FEET OF THE WEST 504.89 FEET OF THE NORTH 1,792.01 FEET OF THE NW 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 49th STREET (N.W. 103rd STREET) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT 504.89 FEET EAST OF THE WEST LINE OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND 1,792.01 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2; THENCE RUN N01°27'24"W FOR 600.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 49th STREET (N.W. 103rd STREET); THENCE RUN N86°21'10"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 49th STREET (N.W. 103rd STREET) FOR 25.05 FEET TO A POINT; THENCE RUN S01°27'24"E FOR 601.59 FEET TO A POINT; THENCE RUN N89°59'41"E FOR 25.00 FEET TO THE POINT OF BEGINNING.

BUT INCLUDING ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO THE REVERSION THEREOF WHEN HIGHWAY PURPOSES ARE DISCONTINUED.

A PARCEL OF LAND LYING WITHIN THE NW 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, BEING IN TRACT "A" OF HIALEAH INN TRACT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 62. OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A" WHICH IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 49th STREET (N.W. 103rd STREET) CITY OF HIALEAH AS SHOWN ON SAID PLAT; THENCE N89°39'41"E, A DISTANCE OF 9.83 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,859.86 FEET THROUGH A CENTRAL ANGLE OF 02°59'39", FOR AN ARC DISTANCE OF 97.19 FEET, TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE FROM A TANGENT BEARING OF S87°20'40"E RUN EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT. HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 85°33'16". FOR AN ARC DISTANCE OF 37.33 FEET TO THE POINT OF TANGENCY WITH THE WESTERLY RIGHT-OF-WAY LINE OF WEST 19th COURT. AS SHOWN ON SAID PLAT: THENCE S01°47'24"E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 15.35 FEET, TO THE POINT OF INTERSECTION WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE FROM A TANGENT BEARING OF N44°14'24"W RUN NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT. HAVING A RADIUS OF 42.00 FEET THROUGH A CENTRAL ANGLE OF 44°40'57", FOR AN ARC DISTANCE OF 32.75 FEET. TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE. CONCAVE TO THE NORTH: THENCE FROM A TANGENT BEARING OF N88°55'21"W RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6,987.13 FEET THROUGH A CENTRAL ANGLE OF 00°49'48" FOR AN ARC DISTANCE OF 101.22 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE ALSO BEING THE WESTERLY LINE OF SAID TRACT "A": THENCE RUN N01°47'24'W. ALONG SAID WESTERLY LINE. A DISTANCE OF 26.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,517 SQUARE FEET OF LAND, MORE OR LESS.

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN THE TRACT "A" OF HIALEAH INN TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, AT PAGE 62, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND THE EAST FRONTAGE ROAD OF THE PALMETTO FEEDER ROAD (STATE ROAD No. 826) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87260-2103, AS RECORDED IN ROAD MAP BOOK 60, AT PAGE 91, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO KNOWN AS WEST 20th AVENUE (CITY OF HIALEAH) ALONG THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE RUN N01°47'24"W, ALONG THE WESTERLY LINE OF SAID TRACT "A ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED FRONTAGE ROAD, FOR A DISTANCE OF 605.48 FEET TO THE POINT OF TERMINATION.

# **ALSO KNOWN AS:**

TRACT "A" OF HIALEAH INN TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS PARCEL 101, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

# PARCEL 101:

A PARCEL OF LAND LYING WITHIN THE NW 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, BEING IN TRACT "A" OF HIALEAH INN TRACT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 62, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A" WHICH IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 49th STREET (N.W. 103rd STREET) CITY OF HIALEAH AS SHOWN ON SAID PLAT; THENCE N89°39'41"E, A DISTANCE OF 9.83 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,859.86 FEET THROUGH A CENTRAL ANGLE OF 02°59'39", FOR AN ARC DISTANCE OF 97.19 FEET, TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE FROM A TANGENT BEARING OF S87°20'40"E RUN EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 85°33'16", FOR AN ARC DISTANCE OF 37.33 FEET TO THE POINT OF TANGENCY WITH THE WESTERLY RIGHT-OF-WAY LINE OF WEST 19th COURT, AS SHOWN ON SAID PLAT; THENCE S01°47'24"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 15.35 FEET, TO THE POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE FROM A TANGENT BEARING OF N44°14'24"W RUN NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET THROUGH A CENTRAL ANGLE OF 44°40'57", FOR AN ARC DISTANCE OF 32.75 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE FROM A TANGENT BEARING OF N88°55'21"W RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6,987.13 FEET THROUGH A CENTRAL ANGLE OF 00°49'48", FOR AN ARC DISTANCE OF 101.22 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE ALSO BEING THE WESTERLY LINE OF SAID TRACT "A"; THENCE RUN N01°47'24"W, ALONG SAID WESTERLY LINE,

### CONTAINING 3,517 SQUARE FEET OF LAND, MORE OR LESS.

A DISTANCE OF 26.13 FEET, TO THE POINT OF BEGINNING.

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN THE TRACT "A" OF HIALEAH INN TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 62, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND THE EAST FRONTAGE ROAD OF THE PALMETTO FEEDER ROAD (STATE ROAD No. 826) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87260-2103, AS RECORDED IN ROAD MAP BOOK 60, AT PAGE 91, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO KNOWN AS WEST 20th AVENUE (CITY OF HIALEAH), ALONG THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A": THENCE RUN N01°47'24"W, ALONG THE WESTERLY LINE OF SAID TRACT "A" ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED FRONTAGE ROAD, FOR A DISTANCE OF 605.48 FEET TO THE POINT OF TERMINATION.

		COL	UMN DE	TAIL INFO	RMATIO	N (d)	SCALE:	NOT TO SCALE
DETAIL No.	DRAWING	DESCRIPTION	DETAIL No.	DRAWING	DESCRIPTION	DETAIL No.	DRAWING	DESCRIPTION
d01	<u> </u>	C.B.S.	d08	1,00	WOOD COLUMN	d16	0.38 201-0.46	WOOD COLUMN
uo i	2.11'	COLUMN	d09	101	WOOD COLUMN	d17	0.45	WOOD COLUMN
d02	0.89	WOOD COLUMN	d10	1:00'	WOOD COLUMN	d18	0.47 % 0.41	WOOD COLUMN
d03	0.88	WOOD COLUMN	d11	1.000	WOOD COLUMN	d19	0.46 86.0 0.439	WOOD COLUMN
d04	0.83	WOOD COLUMN	d12	1.00 34	WOOD COLUMN	d40	0.73	C.B.S. COLUMN
d05	0.75	WOOD COLUMN	d13	1.01	WOOD COLUMN	d41	24 80 0.77 ° 0.7	C.B.S. COLUMN
d06	0.81	WOOD COLUMN	d14	9.42 9.42 0.41	WOOD COLUMN	d42	0.74	C.B.S. COLUMN
d07	0.82	WOOD COLUMN	d15	(0,44) (0,44) (0,44)	WOOD COLUMN			

	BALC	CONY &	C.B.S. \	WALL DETA	IL INFO	RMATIC	N (d) SCALE: 1	NOT TO SCALE
DETAIL No.	DRAWING	DESCRIPTION	DETAIL No.	DRAWING	DESCRIPTION	DETAIL No.	DRAWING	DESCRIPTION
d20	9.72 0.41 0.45 0.41	BALCONY & C.B.S. WALL	d38	0.73' 0.73'	BALCONY & C.B.S. WALL	d59	0.64, 0.106, 1.00 0.64, 0.106, 1.00 0.40, 0.106, 1.006, 1.	BALCONY & C.B.S. WALL
d21	0.73' 0.72'	BALCONY & C.B.S. WALL	d39	15.92 + 15.92 0.73'	BALCONY & C.B.S. WALL	d60	0.40 11.32 4.4 0.40 0.63	BALCONY & C.B.S. WALL
d22	0.72 0.73 150 14.95 F 50 4 4	BALCONY & C.B.S. WALL	d43	9 41.92 4 0.74'	BALCONY & C.B.S. WALL	d61	0'68 11'04' 4'4' 4'0' 10' 1	BALCONY & C.B.S. WALL
d23	0.45, 11.61, 14.66 0.45,	BALCONY & C.B.S. WALL	d44	0.74' 1.67'	BALCONY & C.B.S. WALL	d62	0.67. 0.67.	BALCONY & C.B.S. WALL
d24	9.74 = 0.72.	BALCONY & C.B.S. WALL	d45	1.67' 0.77'	BALCONY & C.B.S. WALL	d63	363° 78° 51° 0.68° 36° 51° 51° 51° 51° 51° 51° 51° 51° 51° 51	BALCONY & C.B.S. WALL
d25	0.72 0.74	BALCONY & C.B.S. WALL	d46	0.77' 0.75'	BALCONY & C.B.S. WALL	d64	9.68 7.00 4.4 8.00 9.68 0.00 9.00 9.00 9.00 9.00 9.00 9.00 9.0	BALCONY & C.B.S. WALL
d26	0.76 0.725	BALCONY & C.B.S. WALL	d47	0.75'	BALCONY & C.B.S. WALL	d65	4.62 4.62 6.09 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7	BALCONY & C.B.S. WALL
d27	0.72 0.76	BALCONY & C.B.S. WALL	d48	4.72' 0.73'	BALCONY & C.B.S. WALL	d66	0.43 0.69 1.60 1.60 1.60 1.60 1.60 1.60 1.60 1.60	BALCONY & C.B.S. WALL
d28	0.73	BALCONY & C.B.S. WALL	d49	0.73' 44.90' 45.00.73' 0.73'	BALCONY & C.B.S. WALL	d67	0.74: 0.73: 1.00.73:	BALCONY & C.B.S. WALL
d29	0.74' 0.73' 0.73' 0.73' 0.73'	BALCONY & C.B.S. WALL	d50	0.73' 11.95 + 80 0.73' 0.73'	BALCONY & C.B.S. WALL	d68	.0.72: 0.71	BALCONY & C.B.S. WALL
d30	0.42 0.44	BALCONY & C.B.S. WALL	d51	0.73' 11.91' + 50 0.73' 0.74'	BALCONY & C.B.S. WALL	d69	0.71: 0.72: 1 9.72: 1 0.72:	BALCONY & C.B.S. WALL
d31	0.75	BALCONY & C.B.S. WALL	d52	0.74' 11.95 + 90 0.73'	BALCONY & C.B.S. WALL	d70	0.72: 0.71	BALCONY & C.B.S. WALL
d32	0.43, 0.42, 0	BALCONY & C.B.S. WALL	d53	0.73' 11.87 4	BALCONY & C.B.S. WALL	d71	0.72: 0.72	BALCONY & C.B.S. WALL
d33	0.74 0.73	BALCONY & C.B.S. WALL	d54	0.74'	BALCONY & C.B.S. WALL	d72	0.70; 14.90 1 4.00 0.70; 0.72	BALCONY & C.B.S. WALL
d34	2 11.92 + 6 0 0.75'	BALCONY & C.B.S. WALL	d55	0.71' 0.73'	BALCONY & C.B.S. WALL	d73	0.72: 4.92 + 4.00 0.72: 0.72	BALCONY & C.B.S. WALL
d35	0.75' 0.73'	BALCONY & C.B.S. WALL	d56	0.73' - 11.89 1.34 0.73' - 11.89 1.34	BALCONY & C.B.S. WALL	d74	0.72: 0.72	BALCONY & C.B.S. WALL
d36	0.73' 0.73'	BALCONY & C.B.S. WALL	d57	0.67	BALCONY & C.B.S. WALL	d75	85 4 92 1 4 0.74 0.52	BALCONY & C.B.S. WALL
d37	0.73' 0.73'	BALCONY & C.B.S. WALL	d58	0,70° 15.00° 28	BALCONY & C.B.S. WALL	d76	0.68 0.14	BALCONY & C.B.S. WALL

# "BOUNDARY SURVEY"



# **LOCATION MAP**

A PORTION OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA. SCALE = NOT TO SCALE

### **SURVEY PREPARED FOR:**

1950 WEST 49th STREET HIALEAH, FL. 33012

#### SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WEST 19th COURT, WHICH IS N01°47'24"W.

FLOOD ZONE(S): X ELEVATION: N/A

COMMUNITY: CITY OF HIALEAH NUMBER: 120643 DATE OF FIRM: SEPTEMBER 11th, 2009 SUFFIX :L

AREA OF PROPERTY: GROSS AREA: 249,609.43 sq. ft. and/or 5.73 ACRES MORE OR LESS.

NET AREA: 215,449.38 sq. ft. and/or 4.95 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 BOUNDARY SURVEY AREA.

PANEL: 12086C0277

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 UTITLITIES, 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 WITHIN, 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 BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCROACHED.

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

FIELD SURVEY DATE: FEBRUARY 16-19, MARCH 4th, 2011.

# **SURVEYOR'S CERTIFICATE:**

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

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17-6, 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.

GUILLERMO GUERRERO, P.S.M. CERTIFICATE No. L.S.-6453 STATE OF FLORIDA

	ABBREVIATION SYMBOL	SYMBOL	DEFINITION	ABBREVIATION SYMBOL	SYMBOL	DEFINITION	ABBREVIATION SYMBOL	SYMBOL	DEFINITION	ABBREVIATION SYMBOL	SYMBOL	DEFINI
	B.M.	•	BENCH MARK	W <sub>O</sub>	GAS	GAS METER	P.B.		PLAT BOOK	SEC.	35  - <del> </del>	SECTION
	BS		BELLSOUTH CONC. BOX	H	HAN	HANDICAP ELEVATOR	P.C.		POINT OF CURVATURE	SIGN		TRAFFIC SIGNAL
	BS. MH	<u> </u>	BELLSOUTH MANHOLE	۵.	IDEN	DENTIFICATION	P.C.P.		PERMANENT CONTROL POINT	S.R.	LS	STATE ROAD
	(C)	)	CALCULATED	Ŀ		RON FENCE	PG.		PAGE	TB	<u> </u>	TELEPHONE BOX
	ÇB.	000000	CATCH BASIN	FIP		FOUND IRON PIPE	PK NAIL	•	FOUND PARKER KALON NAIL	TYP.	<u>-</u>	TYPICAL
	CLP	ф 	CONCRETE LIGHT POLE	FPL MH	(F) FLOF	LORIDA POWER & LIGHT MANHOLE	æ		PROPERTY LINE	U.E.		UTILITY EASEME
	CPP		CONCRETE POWER POLE	L.A. R/W	_ 	LIMITED ACCESS RIGHT-OF-WAY	P.0.B.		POINT OF BEGINNING		////	WATER MAIN LINE
	CONC.		CONCRETE	L.B.	FLO	LORIDA AUTHORIZATION NUMBER	P.O.C.		POINT OF COMMENCEMENT	WF	- M	WOOD FENCE
	CLF	     	CHAIN LINK FENCE	4	+ H	JGHT POLE	P.T.		POINT OF TANGENCY	WPP	<u>¥</u>	WOOD POWER POLE
	۔ لی		CENTERLINE	MH	MAM.	MANHOLE (NO IDENTIFIED).	P.R.C.		POINT OF REVERSE CURVATURE	MM		ATER METER
	C&G		CURB AND GUTTER	(W)	_	(EASURED	P.R.M.	•	FOUND PERMANENT REFERENCE MONUMENT	>M	<u>×</u>	WATER VALVE
DDEB No. 6453	(a)		AS PER DEED (BY LEGAL)	MLP	WEI	TAL LIGHT POLE	(P)		PLAT MEASUREMENT	=∇	<u>—</u>	DELTA
	(P)	ס	REFER TO DETAIL	N&D		OUND NAIL & DISC	(R)		RECORD	R=	<u>~</u>	RADIUS
		/   	DRAINAGE STRUCTURE	NAIL		OUND NAIL	REBAR	0	FOUND REBAR	=	— A	ARC LENGTH
33013	EB		ELECTRIC BOX	OF	_	DRNAMENTAL LIGHT	R/W	1	RIGHT-OF-WAY	<u>"</u>	<u>/</u> _	<b>TANGENT</b>
0.000	ELEV.	× 10.97	EXISTING ELEVATION	0.R.B.	_	DFFICIAL RECORD BOOK & PAGE	SMH	(O)	SANITARY MANHOLE	C.B.	<u></u>	CHORD BEARIN
/ (305) 333-3328	H	Þ	FIRE HYDRANT	(P)	AS	AS PER PLAT	SSMH	<u></u>	STORM-SEWER MANHOLE	C.D.	<u>ਹ</u>	CHORD DISTANG

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Date: 03/07/2011 Scale: AS NOTED Drawn: IEG Job: 1102-0001

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