



LEGAL DESCRIPTION - O.R.B. 19570, PG. 4528, M.D.C.R.
 Lots 11 to 29, inclusive, less the East 3 feet of said Lot 11 and Lot 29, and less the West 15 feet of Lots 15 through 25, inclusive, in Block 2 of SEVENTH AVENUE MANOR, according to the plat thereof as recorded in Plat Book 19, at Page 79, of the Public Records of Miami-Dade County, Florida.

REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY

- AWM Design and Consulting Group, Inc. did not research title for this property and the easements, legal description and encumbrances shown hereon are per recorded plot documents or recorded documents as provided by the client.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- This survey is classified as commercial/high risk and exceeds the minimum relative distance accuracy of 1 foot in 10,000 feet as required by the Florida Minimum Technical Standards (25-17 F.A.C.), the accuracy obtained by measurement and calculation of a closed geometric figure was to exceed this requirement.
- The horizontal features shown hereon are plotted to within 1/200 of the map scale.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON GP12005" Total Station and "TDS-RANGER" Data Collection System.
- Elevations of well-identified features contained in this survey and map have been measured to an estimated vertical accuracy of 0.1'.
- Boundaries shown hereon are assumed and are referenced to the West line of the Northwest One-Quarter (NW1/4), Section 22, Township 53 South, Range 41 East, said line having a bearing of N00°00'00".
- Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- Flood zone information shown hereon was obtained from the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM).
- The elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 29) and are referenced to Miami-Dade County Benchmark 1455, being a 1/2" x 1/2" x 1/2" Brass Washer in drainage structure built into sidewalk at the SW corner of NW 12th Avenue and NW 119th Street having an elevation of 10.98' (NGVD29).
- Ingress and egress to the PROJECT SITE is provided by N.W. 7th Avenue, N.W. 114th Street and N.W. 115th Street at publicly dedicated rights-of-way.
- The street address for the PROJECT SITE is 11455 N.W. 7th Avenue, Miami, FL, 33142.
- All parcels shown hereon are contiguous with each other and no gaps or gaps exist between or among such parcels.
- The current Zoning classification per Miami-Dade County Property Appraiser report is: 6400 Commercial - Central.

LEGEND

- Valley Gutter
- 2" Curb & Gutter
- 8" Curb
- - - Fence
- Overhead Electric
- Concrete
- Set 1/2" I.C.C. (AMN LB 7260)
- Found Property Monument (I.D. shown on Survey)
- Set 1/2" x 1/2" x 1/2" (AMN LB 7260)
- Concrete Power Pole
- Guy Wire
- ★ Lamp Post
- Point Mark (Bore Hole)
- Traffic Control Box
- ⊙ Telephone Manhole
- ⊞ Catch Basin/Inlet
- ⊗ Wood Power Pole w/ Light
- 1 Post Sign
- ⊞ Electric Service/Handhole
- ⊙ Manhole
- ⊞ Water Valve
- ⊞ Fire Hydrant
- ⊞ Drainage Manhole
- ⊞ Sewer Manhole
- ⊞ Concrete Power Pole
- ⊞ Wood Power Pole
- Spot Elevation (N.G.V.D. 29)
- 11455 Street Address

ABBREVIATIONS

- C = Centerline
- I.P. = Iron Pipe
- I.P.C. = Iron Pipe w/ Cap
- I.R. = Iron Rod
- I.R.C. = Iron Rod w/ Cap
- L.B. = Licensed Business
- N&D = Nail & Disc
- O.R.B. = Official Records Book
- P.B. = Plat Book
- E.A.S. = Easement
- C.L.F. = Chain Link Fence
- A.G.L. = Above Ground Level
- P.G. = Page
- M.D.C.R. = Miami-Dade County Records
- P.S.M. = Professional Surveyor & Mapper
- R/W = Right-of-Way
- B.L.D.G. = Building
- C.O.N.C. = Concrete
- C.B.S. = Concrete Block w/ Stucco
- I.D. = Identification
- I.V.V. = Invert
- E.L.E.V. = Elevation
- C.O.R. = Corner
- F.O.L.I.O. NO. = Parcel Number Miami-Dade County Property Appraiser's Office

CERTIFICATE
 I, Steven M. Watts, do hereby state that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Minimum Technical Standards for Surveying and Mapping as stated in Rule 50-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

STEVEN M. WATTS
 Professional Surveyor and Mapper, PSM #4388, State of Florida
 AWM Design & Consulting Group, Inc. LB# 7260
 227 Goshopy Boulevard
 Deerfield Beach, FL 33442
 (854) 481-8882

FLOOD ZONE INFORMATION				
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE
120635	139	L	09/11/2009	X

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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 ALTA/ACSM LAND TITLE SURVEY
 SAFEGUARD SELF STORAGE
 11455 N.W. 7TH AVENUE
 MIAMI, FLORIDA

SURVEY DATE: 09/16/15
 Drawn: SWW
 Manager: SWW
 ALTA/ACM File Name: SAFEGUARD-11455E.DWG

SEAL
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 STEVEN M. WATTS
 LS#4888

PROJECT NO: 193.03-15
 SHEET NO: 1 OF 1

NO.	DATE	ISSUE DESCRIPTION
1	07/15/2015	PRE-APPLICATION REVIEW
2	08/12/2015	PRE-APP. CORRECTIONS
3	09/04/2015	APPLICATION CORRECTIONS
4	09/21/2015	ADMIN SITE PLAN REVIEW
12/08/2015		FIRE REVISIONS
12/14/2015		ZONING REVIEW

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: MS
 QC BY:
 P.M.: CM
 DRAWN BY: BMEC

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PROFESSIONAL DESIGN FIRM
 License Number: 184-001505
 Expiration Date: April 30, 2017

11459 NW 7th AVENUE

MIAMI, FLORIDA 33168

SURVEY