



NOTES:
1) AREA OF THIS SITE: 157,846 SQUARE FEET, 3.6236 ACRES.
2) THIS SITE LIES IN SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
3) BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 SECTION 32-52-42 BEING N00°21'27"E.
4) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
5) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
6) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 5169131 PREPARED BY CHICAGO TITLE INSURANCE COMPANY; EFFECTIVE DATE: FEBRUARY 23, 2015 AT 8:00 AM; REVISED: MARCH 17, 2015, REVISION "A".
THE FOLLOWING ITEMS ARE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5 & 6 - STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 7 - DECLARATION OF RESTRICTIONS INCLUDING WORKFORCE HOUSING IN O.R.B. 29416, PAGE 3540 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 8A - AGREEMENT REGARDING RELOCATION OF SIGN IN DEED BOOK 3841, PAGE 171 AFFECTS THIS SITE, BUT IS NOT PLOTTABLE.
ITEM 8B - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 8979, PAGE 604 AFFECTS THIS SITE. (APPROXIMATE LOCATION DEPICTED HEREON.)
ITEM 8C - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 8978, PAGE 1045, AS CORRECTED IN O.R.B. 9071, PAGE 806 AFFECTS THIS SITE. (APPROXIMATE LOCATION DEPICTED HEREON.)
ITEM 8D - DEDICATION AND IMPROVEMENT AGREEMENT IN O.R.B. 11419, PAGE 830, AS DEPICTED HEREON DOES NOT AFFECT THIS SITE.
ITEM 8E - INTENTIONALLY DELETED.
ITEM 8F - INTENTIONALLY DELETED.
ITEM 8G - F.D.O.T. PERPETUAL EASEMENT IN O.R.B. 21003, PAGE 1415 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 9A - AGREEMENT REGARDING RELOCATION OF SIGN IN DEED BOOK 3841, PAGE 171 AFFECTS THIS SITE, BUT IS NOT PLOTTABLE.
ITEM 9B - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 8979, PAGE 604 AFFECTS THIS SITE. (APPROXIMATE LOCATION DEPICTED HEREON.)
ITEM 9C - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10928, PAGE 215 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 9D - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10953, PAGE 2432 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 9E - INTENTIONALLY DELETED.
ITEM 9F - INTENTIONALLY DELETED.
ITEM 9G - RIGHT-OF-WAY FOR BISCAYNE BOULEVARD IS DEPICTED HEREON.
ITEM 9H - RIGHT-OF-WAY FOR N.E. 14TH AVENUE IS DEPICTED HEREON.

CERTIFICATION:
TO CHICAGO TITLE INSURANCE COMPANY; BELFONTE COMPANIES, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY; SHUTTS & BOWEN LLP:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(a) OF TABLE A THEREOF.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO.	REVISIONS	BY
1	288754 UPDATE SURVEY-3/14/15	M.D.
2	257678 ROUTE SURVEY-5/29/14	L.S.
3	286301 TRIF SURVEY-5/22/13	L.S.
4	286009 BOUNDARY SURVEY-3/28/13	B.D.

PROPOSED TAUBCO SITE
11200 BISCAYNE BOULEVARD
MIAMI-DADE COUNTY, FLORIDA

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

PLS
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulficelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E. **SCALE: 1" = 40'** **FILE: TAUBCO**
CHECKED BY: J.F.P. **SURVEY DATE: 3/14/15** **ORDER NO.: 58754**