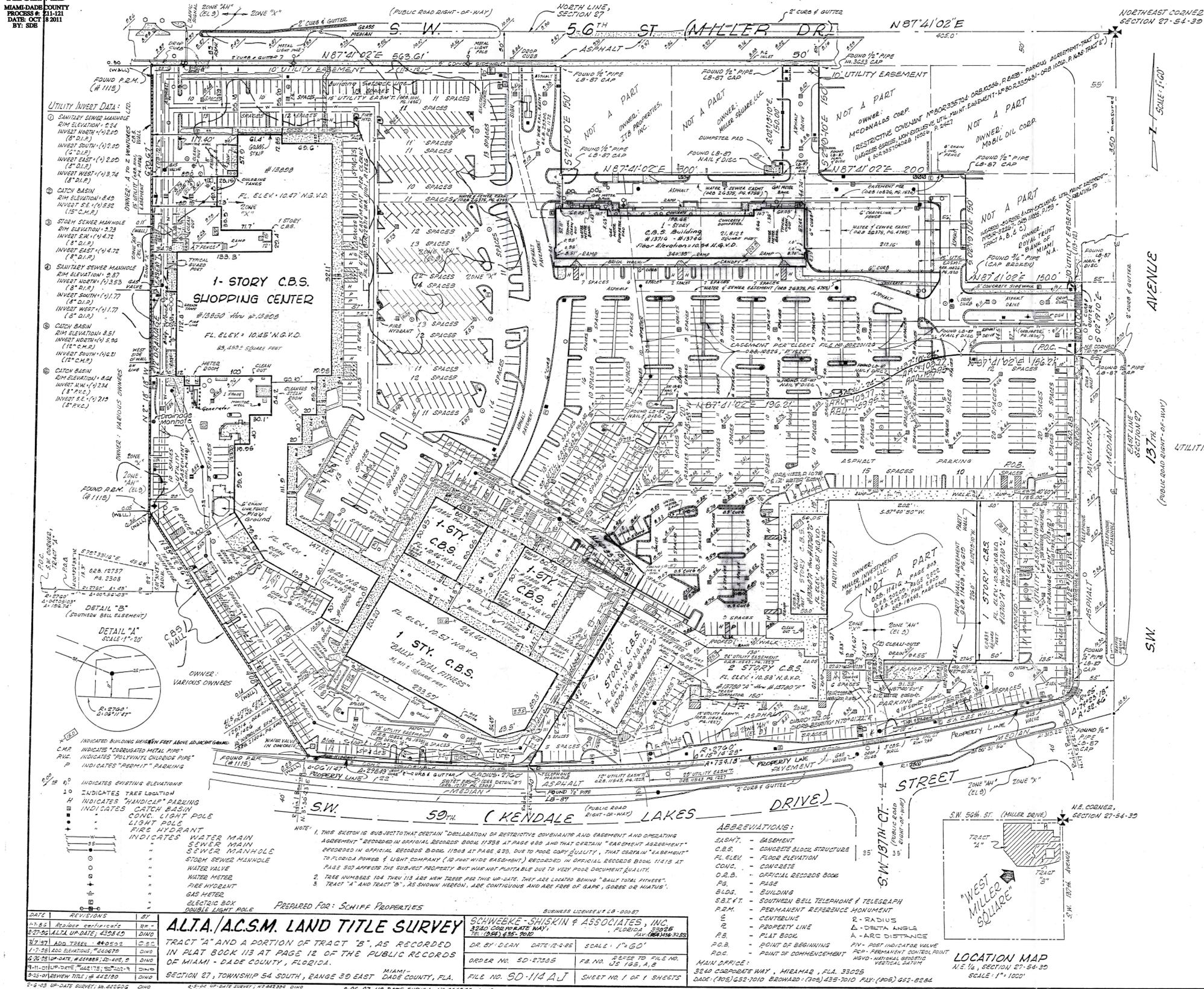


RECEIVED  
MIAMI-DADE COUNTY  
PROCESS # 21-121  
DATE OCT 18 2011  
BY: SDB



- SURVEYOR'S NOTES:**
1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. Bearings shown hereon relate to an assumed bearing along S.W. 157 Avenue, (ASSUMED N087°10'02\"
  3. THIS SKETCH REPRESENTS A "LAND SURVEY".
  4. Elevations shown hereon are based on National Geodetic Vertical Datum (N.G.V.D.) of 1929.
  5. Benchmark is PCP 15' South & 25' West of the centerline intersection of S.W. 157 Ave. & S.W. 56 St. ELEVATION=10.40 N.G.V.D.
  6. There are no visible encroachments other than those shown hereon.
  7. Building Area Tract "A" = 151,213 ± Sq. Ft. Building Area Tract "B" = 43,292 ± Sq. Ft. (Area of Less Out Building = 46,061 ± Sq. Ft.)
  8. Area Tract "B" = 265,080 ± Sq. Ft. (6.09 ACRES) (This area does not include Lessor Out Building as described hereon.) AREA TRACT "A" = 731,808 ± Sq. Ft. (16.80 ACRES)
  9. No attempt was made by this firm to locate underground footings along or adjacent to this property.
  10. Corners for the Lessor Out parcel described hereon were not set as the building corners of the Lessor Out parcel represent the property corners.
  11. This survey reflects those easements, rights-of-way and restrictions that can be depicted on a sketch of Survey, as reflected in Title Commitment No. 300002668 & 300002669, issued by Chicago Title Insurance Company, effective date MARCH 22, 2009 AT 11:00 PM.
  12. Total Number of Parking Spaces on Tract "A" & "B" combined = 1198 (1162 REGULAR, 30 HANDICAP, 6 PROMOT & BABY PARKING).
  13. PROPERTY FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AH" (ELEVATION 30) AND FEDERAL FLOOD ZONE "X" PER F.L.R.M. MAP NO. 12088-C0158-L, COMMUNITY PANEL NO. 120635-0433-L, MAP DATED SEPTEMBER 11, 2009.
  14. DISTANCES SHOWN ALONG THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE RECORDED AND MEASURED, UNLESS OTHERWISE NOTED.
  15. UNLESS OTHERWISE INDICATED, NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITY ITEMS.
  16. BENCHMARK IS NAIL & DISC ON TOP OF P-2 INLET IN FRONT OF "BOSTON MARKET", 400' WEST OF S.W. 157th Ave. ON THE SOUTH SIDE OF S.W. 56th STREET. ELEVATION: 8.50 N.G.V.D.
  17. ANY APPLICABLE BUILDING SETBACK LINES ARE SUBJECT TO A MIAMI-DADE COUNTY, FLORIDA, APPROVED SITE PLAN AND MIAMI-DADE COUNTY, FLORIDA, CODE (SECTION 25-21) AND ARE NOT LOCATED ON THIS SKETCH. SETBACK REQUIREMENTS ARE SUBJECT TO AN ARCHITECT'S INTERPRETATION OF THE APPLICABLE CODE.
  18. THERE ARE NO VISIBLE SIGNS OR EVIDENCE OF WELLINGS ON THE SUBJECT PROPERTY.

- UTILITIES:**
- ELECTRIC:** FLORIDA POWER & LIGHT CO. TELEPHONE: SOUTHERN BELL TELEPHONE AND TELEGRAPH CO. 10700 CALDERMAN BLVD. MIAMI, FLA. (305) 760-2800
- GAS:** CITY GAS COMPANY OF FLORIDA 855 EAST 25th STREET HIALEAH, FLA. (305) 601-8710
- WATER & SEWER:** MIAMI-DADE WATER & SEWER AUTHORITY 3575 SOUTH LEVINE RD COBAL GABLES, FLA. (305) 265-7471
- CABLE TELEVISION:** ACELASHA CABLE 10800 S.W. 127th AVENUE MIAMI, FLA. (305) 255-3770

**LEGAL DESCRIPTION**

Tract A of WEST MILLER SQUARE, according to the map or plat thereof as recorded in Plat Book 113, Page 12 of the Public Records of Miami-Dade County, Florida.

AND

Tract B of WEST MILLER SQUARE, according to the map or plat thereof as recorded in Plat Book 113, Page 12 of the Public Records of Miami-Dade County, Florida, Less the following:

Commence at the Northeast corner of Tract B and run South 2°19'10" East along the Westerly right of way line of Southwest 137th Avenue for a distance of 202.00 feet; thence run South 67°40'50" West at right angles to the last described course for 135.00 feet to the Point of Beginning; thence continue South 87°40'50" West for a distance of 202.00 feet; thence, South 2°19'10" East at right angles to the next and last described course for 226.00 feet; thence North 87°40'50" East for 27.57 feet; thence North 2°19'10" West at right angles to the next and last described course for 4.33 feet; thence North 87°40'50" East for 9.83 feet; thence South 2°19'10" East at right angles to the next and last described course for 14.67 feet; thence North 87°40'50" East for 14.67 feet; thence North 2°19'10" West at right angles to the next and last described course for 45.33 feet; thence North 87°40'50" East for 14.67 feet; thence North 2°19'10" West at right angles to the next and last described course for 45.33 feet; thence North 87°40'50" East for 46.08 feet; thence North 2°19'10" West at right angles to the last described course for 226.00 feet to the Point of Beginning, all lying and being in Miami-Dade County, Florida.

Together with those certain easements as set forth in Easement Agreement recorded in Official Records Book 10950, Page 1686, of the Public Records of Miami-Dade County, Florida.

AND

Together with those certain easements as set forth in Easement Agreement recorded in Official Records Book 11055, Page 193, of the Public Records of Miami-Dade County, Florida.

AND

Together with those certain easements as set forth in Declaration of Reciprocal Construction, Operating and Easement Rights recorded in Official Records Book 11067, Page 728, as amended by Amendments recorded in Official Records Book 11416, Page 803 and Official Records Book 19818, Page 3237 of the Public Records of Miami-Dade County, Florida.

AND

This survey is true and correct to the best of my knowledge and belief as surveyed and drawn under my supervision and direction. This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers contained in Chapter 51-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

SWEBEKE-SHISKIN & ASSOCIATES, INC.

By: *[Signature]*  
Jose L. Sanfilippo, A.S. Vice President  
Professional Land Surveyor No. 5636  
State of Florida

**UTILITY INVERT DATA:**

1	SAUNTERY SEWER MAINHOLE	RIM ELEVATION: 0.24	INVERT NORTH: 10.20	(8" D.I.P.)
2	CATCH BASIN	RIM ELEVATION: 0.40	INVERT SOUTH: 10.47	(15" C.I.P.)
3	STORM SEWER MAINHOLE	RIM ELEVATION: 0.23	INVERT SOUTH: 10.47	(8" D.I.P.)
4	SAUNTERY SEWER MAINHOLE	RIM ELEVATION: 0.37	INVERT NORTH: 10.33	(8" D.I.P.)
5	CATCH BASIN	RIM ELEVATION: 0.51	INVERT NORTH: 10.50	(15" C.I.P.)
6	CATCH BASIN	RIM ELEVATION: 0.84	INVERT SOUTH: 10.74	(15" C.I.P.)
7	SAUNTERY SEWER MAINHOLE	RIM ELEVATION: 0.24	INVERT NORTH: 10.20	(8" D.I.P.)
8	CATCH BASIN	RIM ELEVATION: 0.40	INVERT SOUTH: 10.47	(15" C.I.P.)
9	STORM SEWER MAINHOLE	RIM ELEVATION: 0.23	INVERT SOUTH: 10.47	(8" D.I.P.)
10	SAUNTERY SEWER MAINHOLE	RIM ELEVATION: 0.37	INVERT NORTH: 10.33	(8" D.I.P.)
11	CATCH BASIN	RIM ELEVATION: 0.51	INVERT NORTH: 10.50	(15" C.I.P.)
12	CATCH BASIN	RIM ELEVATION: 0.84	INVERT SOUTH: 10.74	(15" C.I.P.)

**INDICATED BUILDING HEIGHTS IN FEET ABOVE ADJACENT CORNER:**

C.M.P. INDICATES "CORRUGATED METAL PIPE"

P.V.C. INDICATES "POLYVINYL CHLORIDE PIPE"

P INDICATES "PERMIT" PARKING

**INDICATES EXISTING ELEVATIONS**

**INDICATES TREE LOCATION**

**H** INDICATES "HANDICAP" PARKING

**+** INDICATES CONC. LIGHT POLE

**-** INDICATES LIGHT POLE

**W** INDICATES WATER MAIN

**S** INDICATES SEWER MAIN

**○** INDICATES STORM SEWER MAINHOLE

**○** INDICATES WATER VALVE

**○** INDICATES WATER METER

**○** INDICATES FREE HYDRANT

**○** INDICATES GAS METER

**○** INDICATES ELECTRIC BOX

**○** INDICATES DOUBLE LIGHT POLE

**REVISIONS**

DATE	REVISIONS	BY
10-18-09	REVISIONS	ALTA
10-22-09	ALTA UPDATE	ALTA
11-17-09	ADD TREES	ALTA
1-7-10	ADD ELEVATIONS	ALTA
6-26-10	UPDATE ADDRESS	ALTA
11-11-10	UPDATE ADDRESS	ALTA
9-23-10	UPDATE TITLE	ALTA

**ALTA/ACS.M. LAND TITLE SURVEY**

TRACT "A" AND A PORTION OF TRACT "B", AS RECORDED IN PLAT BOOK 113 AT PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SECTION 27, TOWNSHIP 54 SOUTH, RANGE 80 EAST, MIAMI-DADE COUNTY, FLA.

SWEBEKE-SHISKIN & ASSOCIATES, INC.  
3240 CORPORATE WAY, MIAMI, FLA. 33025  
DR. BY: DEAN DATE: 10-18-09 SCALE: 1"=40'

ORDER NO. SD-27325 F.B. NO. REFER TO FILE NO. US 193, A,B  
FILE NO. SD-114 AJ SHEET NO. 1 OF 1 SHEETS

DATE: (305) 652-7010 BEDFORD: (305) 435-7010 FAX: (305) 652-8284

**ABBREVIATIONS:**

Z.A.S.T.	- EASEMENT	R. RADIUS
C.B.S.	- CONCRETE BLOCK STRUCTURE	Δ DELTA ANGLE
FL. ELEV.	- FLOOR ELEVATION	A - A.C.C. DISTANCE
CONC.	- CONCRETE	P.V. - POST INDICATOR VALVE
O.R.B.	- OFFICIAL RECORDS BOOK	POB - POINT OF BEGINNING
P.S.	- PLAT	POC - POINT OF COMMENCEMENT
B.L.D.S.	- BUILDING	POV - NATIONAL GEODETIC VERTICAL POINT
S.B.T. / T.	- SOUTHERN BELL TELEPHONE & TELEGRAPH	
P.M.	- PERMANENT REFERENCE MONUMENT	
C.	- CENTERLINE	
P.L.	- PROPERTY LINE	
F.B.	- FLOOR FINISH	
P.O.B.	- POINT OF BEGINNING	
P.O.C.	- POINT OF COMMENCEMENT	

**LOCATION MAP**

N.E. 1/4, SECTION 27-54-30

SCALE: 1"=1000'

Note: The zoning information shown hereon represents online data from Miami-Dade County, Florida, Public Works Department.

Zoning Information:  
Property Zoning: BU-2 (Special Business District)

Building Setbacks:  
Front - 20' (for buildings not exceeding 35' in height)  
Rear - 20' (from residential district boundary)  
5' (from BU or IU districts where openings are provided in wall of structure adjacent to rear lot line)  
0' (from BU or IU districts where no openings are provided in wall of structure adjacent to rear lot line)  
Interior Side - 0' (where adjacent property is zoned BU or IU where use of building is exclusively business)  
5' (where any openings are provided in walls)  
10' (for any portion of building devoted to residential use)  
15' (where adjacent property is zoned RU or EU)

Side Street - 15' (except where RU or EU lot abuts a business lot, then side street setback shall be 25' on any part of commercial structure located within 25' of residential district boundary)

Pursuant to Schedule B Section 2 of that certain title commitment no. 300902668 prepared by Chicago Title Insurance Company, effective date March 22, 2009, at 11:00 p.m., the following items affect the subject property:

- Item 6. Declaration of Restriction per Official Record Book 8391, Page 1257. (not plottable)
- Item 7. Lease Agreement in favor of Publix Super Markets, Inc., a Florida corporation per Official Record Book 10384, Page 473. (not plottable)
- Item 8. Party Wall Agreement per O.R.B. 11403, Page 619. (as plotted)
- Item 9. Agreement for Water Facilities and Service per O.R.B. 10414, Page 2163. (not plottable)
- Item 10. Declaration for Sewage Facilities and Disposal per O.R.B. 10414, Page 2186. (not plottable)
- Item 11. Agreement of Restrictive Covenants per O.R.B. 10471, Page 704. (not plottable)
- Item 12. Grant of Easement per O.R.B. 10826, Page 1520. (as plotted)
- Item 13. Easement Agreement per O.R.B. 10956, Page 2427 (as plotted) and O.R.B. 10960, Page 1686 (as plotted)
- Item 14. Restrictive Covenant Running with the Land per O.R.B. 10956, Page 2438. (not plottable)
- Item 15. Easement Agreement per Official Record Book 11055, Page 193. (as plotted)
- Item 16. Declaration of Reciprocal Construction, Operating and Easement Rights per O.R.B. 11067, Page 728 (not plottable), together with amendments recorded in O.R.B. 11416, Page 803 (as plotted) and O.R.B. 19818, Page 3237 (not plottable)
- Item 17. Grant of Easement per O.R.B. 11101, Page 1426. (as plotted)
- Item 18. Grant of Easement per O.R.B. 11200, Page 1318. (as plotted)
- Item 19. Grant of Easement per O.R.B. 11323, Page 1078. (as plotted)
- Item 20. Declaration of Restrictive Covenants and Easement per O.R.B. 11338, Page 480. (as noted on sketch)
- Item 21. Ordinance per O.R.B. 11398, Page 165. (not plottable)
- Item 22. Easement in favor of Florida Power & Light Company per O.R.B. 11415, Page 507. (as noted on survey)
- Item 23. Lease in favor of Eckerd Drug of Florida, Inc. as evidenced by Short Form Lease per O.R.B. 12487, Page 1124. (not plottable)
- Item 24. Grant of Easement per O.R.B. 11543, Page 1227. (as plotted)
- Item 25. Easement Agreement per O.R.B. 11908, Page 633. (as noted on sketch)
- Item 26. Grant of Easement per O.R.B. 12737, Page 2308. (as plotted)
- Item 27. Covenant Running with the Land per O.R.B. 12812, Page 2447. (not plottable)
- Item 28. Covenant Running with the Land per O.R.B. 14493, Page 2990. (not plottable)
- Item 29. Covenant Running with the Land per O.R.B. 16663, Page 3806. (not plottable)
- Item 30. Environmental Quality Control Board Order per O.R.B. 16791, Page 1323. (not plottable)
- Item 31. Agreement for Water and Sanitary Sewage Facilities per O.R.B. 17955, Page 2773. (not plottable)
- Item 32. Notice of Filing Lease per O.R.B. 18253, Page 2307. (as plotted)
- Item 33. Subordination, non-disturbance and Attornment Agreement per O.R.B. 20209, Page 2822 (as plotted)
- Item 34. Grant of Easement in favor of Miami-Dade County per O.R.B. 21406, Page 4003. (as plotted)
- Item 35. Declaration per O.R.B. 10515, Page 2133. (not plottable)
- Item 37. Subordination, Non-Disturbance and Attornment Agreement per O.R.B. 23561, Page 611 (not plottable)
- Item 38. Agreement for Water And Sewage Facilities Between Miami-Dade County And Miller Square, LLC per O.R.B. 24414, Page 4687. (not plottable)
- Item 39. Easement per O.R.B. 25900, Page 1172 (as plotted)
- Item 40. Grant of Easement in favor of Miami-Dade Water and Sewer Department per O.R.B. 26375, Page 4755 (as plotted)
- Item 41. Miami-Dade County Environmental Quality Control Board per O.R.B. 26494, Page 0046 (not plottable)

RECEIVED  
21-121  
OCT 18 2011  
ZONING HEARINGS SECTION  
MIAMI-DADE COUNTY ZONING DEPT.  
BY: SDB

W. MILLER SQ. TRACT B