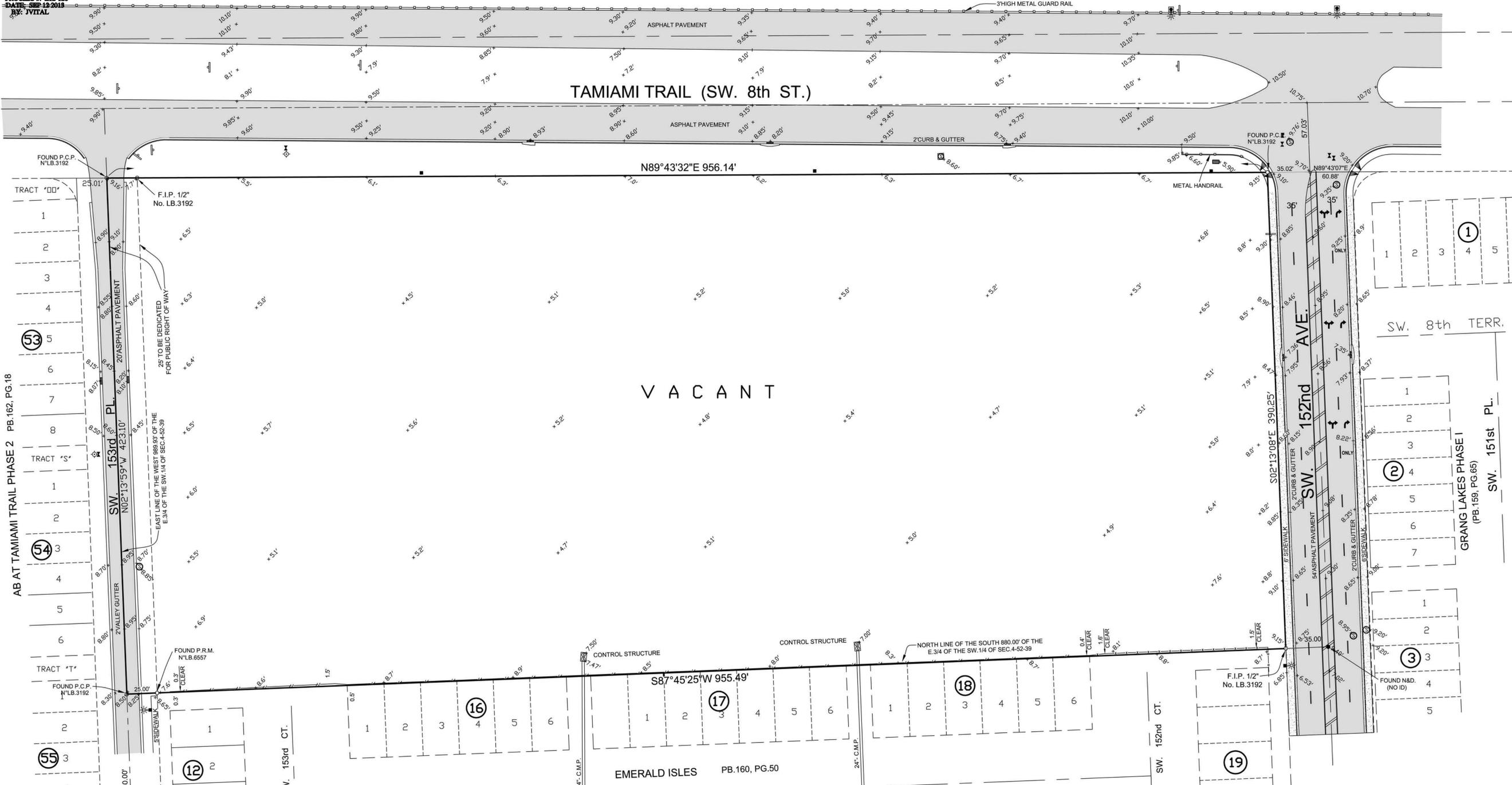


RECEIVED  
 MIAMI-DADE COUNTY  
 PROCESS # 212-128  
 DATE SEP 12 2018  
 BY: J.VITAL

# SKETCH OF SURVEY

SCALE: 1" = 40'



- LEGEND:**
- METAL LIGHT POLE
  - CONCRETE LIGHT POLE
  - CATCH BASIN
  - FIRE HYDRANT
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - CONCRETE POWER POLE
  - TRAFFIC SIGN
  - CONCRETE AREAS
  - PAVED AREAS
- P.C.P. = SURVEYOR'S DISC STAMPED  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 S.I.P. = SET 1/2" IRON PIPE N°LB.3192  
 F.I.P. = FOUND 1/2" IRON PIPE  
 N&D = NAIL & DISC  
 ---x---x--- 4' HIGH CHAIN LINK FENCE  
 - - - - - 6' HIGH WOOD FENCE

AB AT TAMAMI TRAIL PHASE 2 PB.162, PG.18

VACANT

EMERALD ISLES PB.160, PG.50

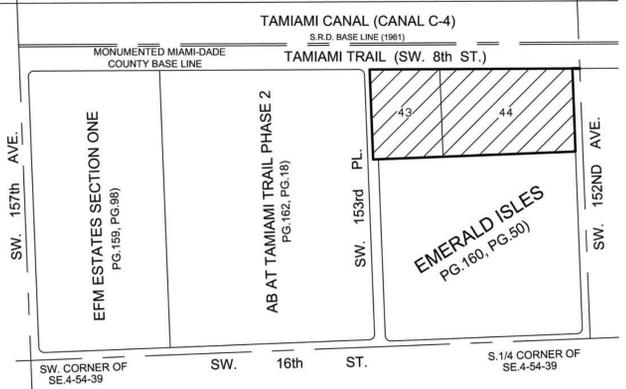
SW. 8th WAY

SW. 152nd AVE.

SW. 8th TERR.

SW. 151st PL.

**LOCATION MAP** SCALE: 1" = 400'  
 PORTION OF THE SW. 1/4 OF SEC. 48, TWP. 54S, RGE. 39E



**J. F. LOPEZ & ASSOCIATES, INC.**  
 CONSULTING LAND SURVEYORS AND PLANNERS  
 CERTIFICATE N° LB.3192, STATE OF FLORIDA  
 7900 NW. 155th ST., SUITE 104, MIAMI LAKES, FL.33016  
 Ph: (305) 828-2725 Fax: (305) 828-3589

I HEREBY CERTIFY: THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER SJ-17-05 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT.

NOTE: THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.  
 BY: *Jose F. Lopez*  
 JOSE F. LOPEZ, P.S.M.  
 Professional Surveyor & Mapper  
 N°3086, State of Florida.

**LEGAL DESCRIPTION:**  
 That portion of Tracts 53 and 54, of the SUPPLEMENTAL MAP NO.1 OF THE LANDS OF THE MIAMI EVERGLADES LAND CO. LTD., in Section 4, Township 54 South, Range 39 East, Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 3, at Page 39, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: That portion of the East 3/4 of the Southwest 1/4 of Section 4, Township 54 South, Range 39 East, less the West 989.93 feet, the South 880.00 feet, and less the East 35.00 feet, which lies South of the Southerly right of way line of State Road No.90 (U.S. 41), also known as TAMAMI TRAIL.

- SURVEYOR'S NOTES:**
- TYPE OF SURVEY: BOUNDARY AND ELEVATIONS
  - BEARINGS & DISTANCES SHOWN ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON AN ASSUMED VALUE OF N89°43'32"E ALONG THE NORTH LINE OF SAID PORTION OF TRACTS 53 AND 54.
  - PROPERTY AREA: 388,834 SQUARE FEET = 8.9264 ACRES
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE AH, BASE FLOOD ELEVATION: 8.0'; PER FEMA MAP COMMUNITY N°120635, PANEL N°0165, SUFFIX L, REVISED ON SEPTEMBER 11, 2009.
  - ALL ELEVATIONS THUS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS MEASURED FROM MIAMI-DADE COUNTY BENCHMARK N° B-36-R, ELEVATION: 7.46', INDEX-4931 NW, AND IS A US C&G BRASS DISC IN CONC. MON. 10" N. OF A GUARD RAIL AND 189' E. OF A METAL SIGN (TRAIL GLADES RANGE 2 MILES) 1'SOUTH OF A WITNESS POST. SW. 8th ST. (TAMAMI TRAIL)--27.4' NORTH OF CL OF PORTLAND CEMENT PLANT--1.7 MILES WEST OF NORTH ENTRANCE ROAD, AND 0.3 MILE EAST OF GATOR KICK SALOON. NOTE: PREVIOUS ELEVATION WAS 7.63'
  - EXISTING ZONE CLASSIFICATION: RU-3M
  - THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH TITLE COMMITMENT 01-2012-1659 ISSUED BY OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY, AND FURNISHED TO THE UNDERSIGNED TO SHOW ANY MATTER OF RECORDS AFFECTING THE SUBJECT PROPERTY AS FOLLOWS:

- SCHEDULE B-II (EXCEPTIONS)**
- ITEMS 1, 2a, b, c, AND 2e ARE STANDARD
- ITEM 2c -- ENCROACHMENT OF PAVEMENT, CURB & GUTTER, A CATCH BASIN AND A SEWER MANHOLE WITHIN THE WEST 25' OF THE PROPERTY, THE SAME BEING THE EAST 1/2 OF THE REQUIRED 50' RIGHT OF WAY OF SW. 153rd PL. PORTION TO BE DEDICATED TO MIAMI-DADE COUNTY..
- ITEM 3 -- STANDARD
- ITEM 4 -- NO SUBMERGED LAND WITHIN SUBJECT PROPERTY..
- ITEM 5 -- STANDARD
- ITEM 6 -- COVENANT RECORDED IN O.R.B. 21013, PG. 2924 AFFECTS ENTIRE PROPERTY.
- ITEM 7 -- DECLARATION OF RESTRICTIONS RECORDED IN O.R.B. 22176, PG.2700 AFFECTS ENTIRE PROPERTY.
- ITEM 8 -- DECLARATION OF RESTRICTIONS RECORDED IN O.R.B. 26712, PG.892 AFFECTS ENTIRE PROPERTY.
- ITEM 9 -- EASEMENTS AND ASSIGNMENT RECORDED IN O.R.B. 14906, PG.1117 DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 10 -- RESOLUTIONS OR ORDINANCES RECORDED IN O.R.B. 20782, PG.2930 DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 11 -- RESOLUTIONS OR ORDINANCES RECORDED IN O.R.B. 20953, PG.842 DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 12 -- RESOLUTIONS OR ORDINANCES RECORDED IN O.R.B. 20953, PG.868 DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 13, 14, 15 AND 16 ARE NOT A SURVEY MATTER.

CERTIFIED TO:					
MIAMI YEAR 200, INC. its successors and/or assigns; OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY, AND FURNISHED TO THE KATZ & ASSOCIATES LAW FIRM, P.L.					
FEBRUARY 18, 2012	120209	J.F.L.	149-55	120209	REVISED, UPDATED & RECERTIFIED
APRIL 12, 2006	080265	MTP.	149-55	080266	BOUNDARY SURVEY & ELEVATIONS
DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	JOB DESCRIPTION