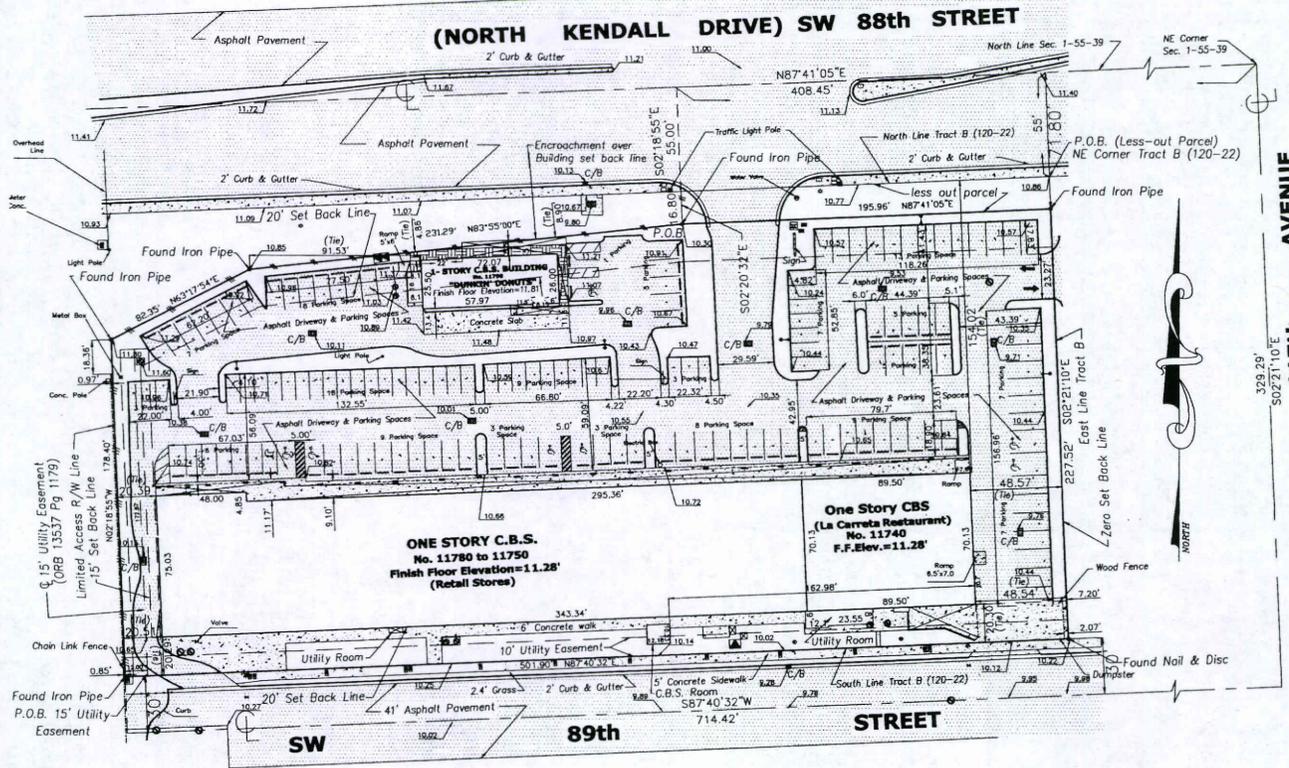


BOUNDARY SURVEY

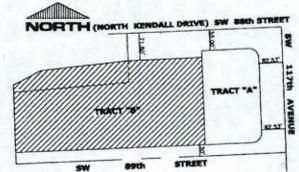
SCALE: 1"=30'



REV	DESCRIPTION	DATE	APPROVED
Rev.	Up Date	11-29-05	V.T.
Rev.	Up Date	8-13-09	V.T.

LOCATION MAP

SCALE: 1"=150'



LEGAL DESCRIPTION

Tract "B" of BERKELY PLAZA, according to the Plat thereof, as recorded in Plat Book 120, at Page 22, of the Public Records of Miami-Dade County, Florida.

LESS
That parcel of land lying in the Northeast 1/4 of Section 1, Township 55 South, Range 39 East, Dade County, Florida, being the North 16.80 feet of said Tract "B", of BERKELY PLAZA according to the plat thereof, as recorded in Plat Book 120, Page 22 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Northeast corner of said Tract "B"; thence run South 85 degrees 40 minutes 16 seconds West for a distance of 195.96 feet along the North boundary of said Tract "B" to a point on the Western boundary of said Tract "B" which is coincident with the most Easely Limited Access Right of Way line of State Road Number 831, as shown on the Florida Department of Transportation Right of Way Map for Section Number 87005-2307; thence South 04 degrees 21 minutes 21 seconds East for a distance of 16.80 feet along said Limited Access Right of Way line; thence North 85 degrees 40 minutes 16 seconds East for a distance of 195.96 feet along a parallel line being 16.80 feet South of and parallel with the North boundary of said Tract "B"; thence N 04 degrees 22 minutes 08 seconds W for a distance of 16.80 feet along the East boundary of said Tract B to the Point of Beginning. (See Surveyor's Note #11)

TOGETHER WITH THE FOLLOWING:

A part of the Limited Access Right of Way of the Homestead Extension to the Florida Turnpike (S.R.821), in the Southeast quadrant of the intersection with North Kendall Drive (S.R.94), said parcel lying and being in the Northeast 1/4 of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida as shown on the Florida Department of Transportation Right of Way Map for Job No.0705-2307 and being more particularly described as follows:

Commence at the Northeast corner of said Section 1; thence run 87 degrees 41 minutes 05 seconds West 408.45 feet along the North boundary of Section 1 (also the centerline of North Kendall Drive) to a point; thence South 02 degrees 18 minutes 55 seconds East 55.00 feet to a point; thence South 02 degrees 20 minutes 32 seconds East 16.80 feet along the Limited Access Right of Way line of State Road 821 to the Point of Beginning of the Parcel herein after described; thence continue South 02 degrees 20 minutes 32 seconds East 55.00 feet along said Limited Access Right of Way line to a point; thence South 85 degrees 12 minutes 14 seconds West 306.10 feet along the existing Limited Access Right of Way line to a point; thence North 02 degrees 18 minutes 55 seconds West 18.05 feet to a point; thence North 63 degrees 17 minutes 54 seconds East 82.35 feet to a point; thence North 83 degrees 55 minutes 00 seconds East 231.29 feet to the Point of Beginning. Less all the rights of access, egress, ingress, light and view from the above described parcel, over and across the following described line:

Commence at the Northeast corner of the aforementioned Section 1; thence South 87 degrees 41 minutes 05 West 408.45 feet along the North boundary of Section 1 (also the centerline of North Kendall Drive) to a point; thence South 02 degrees 18 minutes 55 seconds East 55.00 feet to the Point of Beginning of the hereinafter described line; thence South 02 degrees 20 minutes 32 seconds East 16.80 feet to a point; thence South 83 degrees 55 minutes 00 seconds West 231.29 feet to a point; thence South 63 degrees 17 minutes 54 seconds West 82.35 feet to a point; thence South 02 degrees 18 minutes 55 seconds East 19.05 feet to a point on the existing Limited Access Right of Way line of the aforementioned SR 821 and the end of the line to be described

NET AREA= 2.5259 Acres more or less

FLORIDA INTERNATIONAL, INC.
LAND SURVEYOR
8881 NW 151st Street Suite 213
Phone: (305) 488-8850 Fax: (305) 828-2315
FLORES 238-2064

BOUNDARY SURVEY
"LA CARRETA RESTAURANT"
11740 SW 88th STREET (KENNELL DRIVE)

DATE	JOB NO.	F.B. NO.	FILE
08/03/01	333-01	89V	24 X 36 Drawg.
11/29/05	442-05	89V	24 X 36 Drawg.
8-13-09	229-09	89V	24 X 36 Drawg.

SCALE: 1"=30' PLOT: 1 SHEET 1 of 1

- #### LEGEND & SYMBOLS
- Concrete Light Pole
 - Wood Pole
 - Chain Link Fence
 - Monitoring Wall
 - Wood Fence
 - Water Meter
 - Manhole
 - Catch Basin
 - Water Valve
 - Denotes Concrete Slab
 - C.B.S. Denotes Concrete Block Structure
 - Denotes Asphalt Pavement
 - (R) Denotes Record Measurement
 - (F) Denotes Field Measurement
 - ▲ F.P. & L. Florida Power and Light
 - Metal Light Pole
 - Gas Valve
 - 9.85 Denotes Elevation
 - /// Limited Access R/W Line

I HEREBY CERTIFY: that the attached BOUNDARY SURVEY of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes



20-095
JUL 8 2009

VICENTE A. TOME
Register Land Surveyor # 3103
State of Florida

SURVEYOR'S NOTES

- 1.- Legal description was furnished by the client.
- 2.- Examination of Abstract of Title will have to be made to determine recorded instruments
- 3.- Legal description subject to any dedications, limitations, restrictions, reservations or easements of record.
- 4.- Underground improvements and utilities, if any, not located.
- 5.- Ownership of fences, if any, not determined.
- 6.- All elevations, if any, refer to NGVD. Benchmark No.P-565 Elevation= 8.07 Located at SW 96th TERR. & SW 117th AVE.
- 7.- Bearings, shown herein are based upon an assumed value of S 87° 41'05" W for the centerline of SW 88th St. as shown on the aforementioned Plat of "BERKELY PLAZA"
- 8.- NATIONAL FLOOD INSURANCE PROGRAM DATA: Community No. 120635 Panel No. 0260 J Flood Zone X Firm Date 7/17/95
- 9.- This survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.
- 10.- Not valid unless sealed with an embossed surveyor's seal.
- 11.- The Bearings referenced in the above paragraph (less out parcel) are based upon a different meridian than the bearings used in the plat of "BERKELY PLAZA"

Accessory Building Additions For La Carreta Restaurant 11740 SW 88th Street Miami, Florida

ZONING DATA

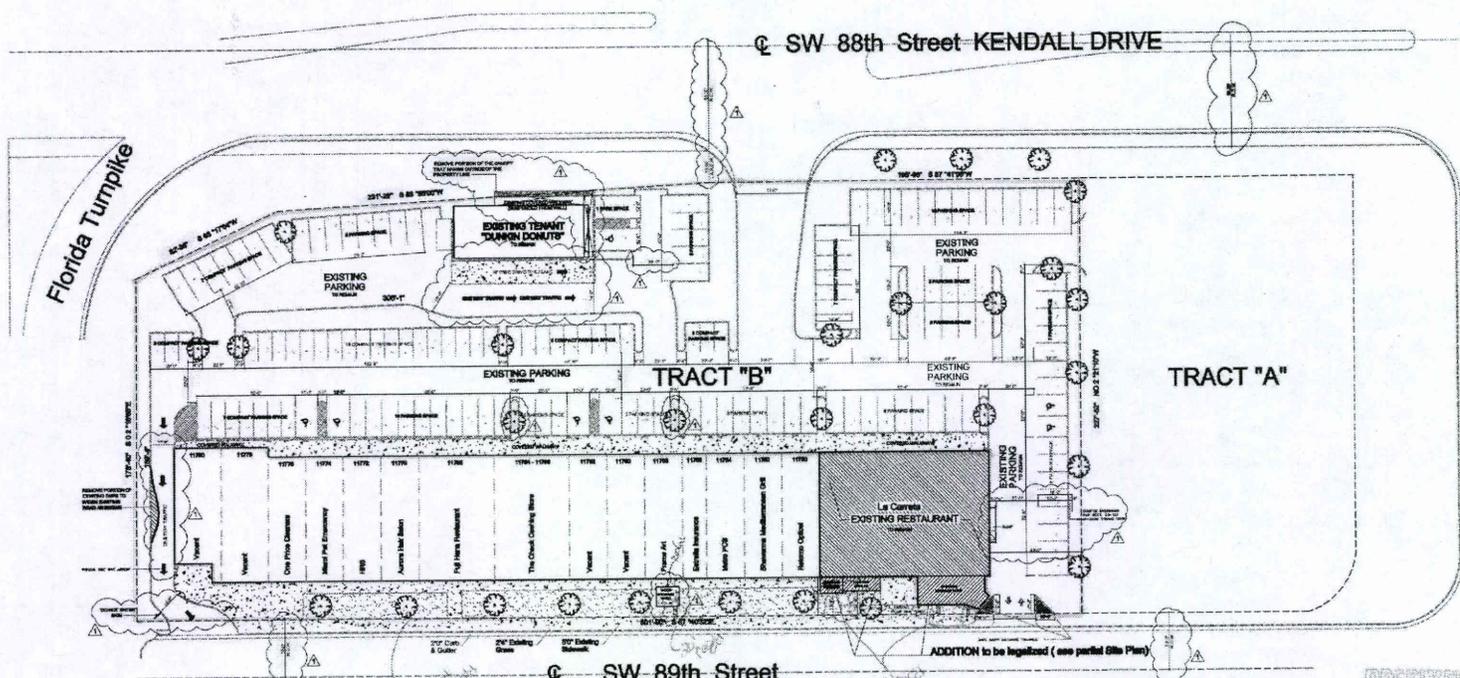
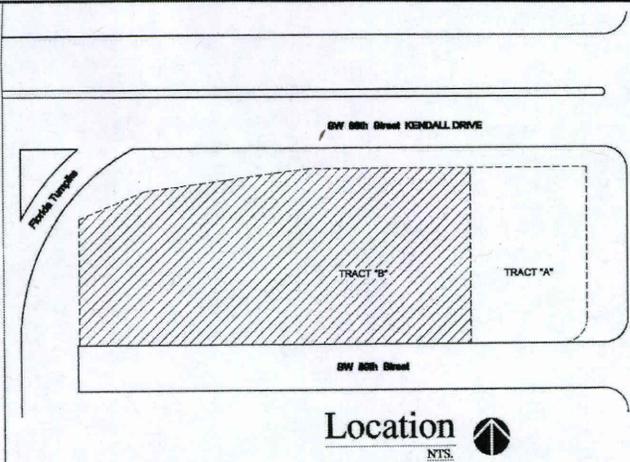
PROPERTY ADDRESS
11740 - 11782 Southwest 88th Street (Kendall Drive), Miami, Florida 33186

LEGAL DESCRIPTION:
A PORTION OF BLOCK 1, THEREAFTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 136 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF VACATED STREETS, ALLEYS AND OTHER PORTIONS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 28 WEST.

ZONING DISTRICT: BU-1A
NET LAND AREA: - TRACT "B" 176,000 S.F. +/-

	REQUIRED / ALLOWED	PROVIDED
FLOOR AREA RATIO (FAR):	1 STORY - 5.00% - 44,811 S.F.	1 STORY - 5.00% - 32,849 S.F.
BUILDING HEIGHT:	4 STORIES / 48 FEET	1 STORY / 16 FEET
PARKING:	RETAIL STORES - 30 S.F./S.F. FULL RESTAURANT - 400 S.F. BUSINESS OFFICE - 200 S.F. CARWASH WASH - 400 S.F. DRIVEWAY - 400 S.F.	360 S.F./PARKING SPACE - 87 SPACES 80 S.F./PARKING SPACE - 14 SPACES
TOTAL SPACES:	144 SPACES	147 SPACES
LANDSCAPING:	REQUIRED	PROVIDED
TRACT "B" - 8.888 ACRES	10% OF 176,000 S.F. = 17,600 S.F.	16.87% OF 176,000 S.F. = 31,600 S.F.
SETSACKS:	REQUIRED	PROVIDED
FRONT PROPERTY LINE	30'-0"	30'-0"
REAR PROPERTY LINE	30'-0"	30'-0"
REAR PROPERTY LINE	30'-0"	AT STORAGE PILE 1'-0"

Note: Parking requirements have changed since this project was originally approved. The parking requirements for retail stores at the time of the original approval was 1 space per 300 S.F. The analysis of this site is based on those numbers originally approved.



Site Plan
1" = 30'

146 parking
SA Compact (5822 sq ft)
Lot Coverage
35972/110000 = 32.6%

210-045
JFK

~~Rev 1~~

1:4-10
revisions per planning review

license no. 0012119
jose r. merlo
MERLO & ASSOCIATES, INC.
7340 SW 48 ST., # 104, Miami, Florida

Accessory Building Additions
for
La Carreta Restaurant
11740 Southwest 88th Street, Miami, Florida

9-22-09
SP-1