FOR: CORAL WAY SHOPPING LLC

ADDRESS: 7287 THRU 7299 CORAL WAY, MIAMI, FLORIDA 33155

JOB No.: 0812101A

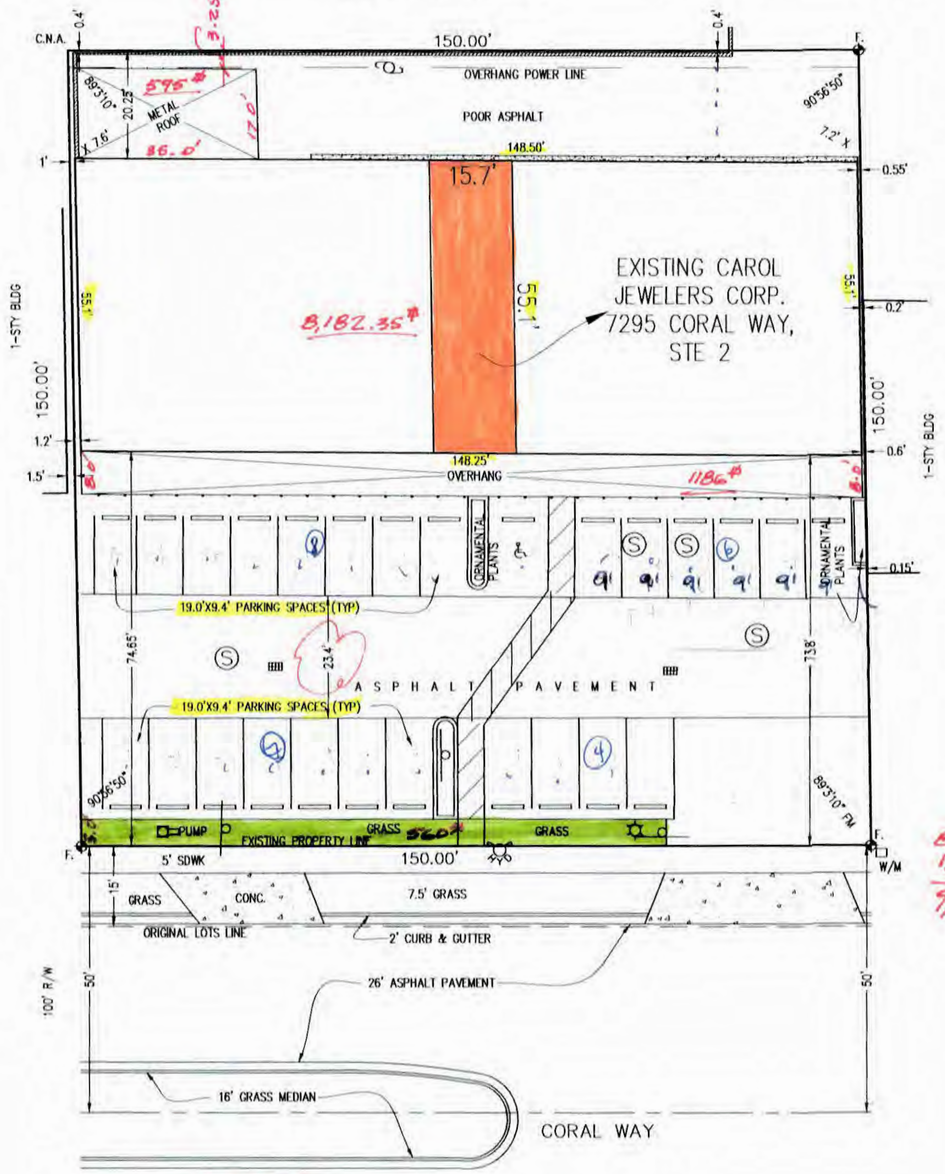
SURVEY DATE: 12-11-2012

LEGAL DESCRIPTION:

LOTS 17, 17A, 18, 18A, 19, AND 19A LESS THE SOUTH 15 FEET IN BLOCK F OF "**SECTION NO. 2 CORAL TERRACE** ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 14 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 22,500.0 SQUARE FEET, 0.516 ACRES.

SITE PLAN

SCALE: NOT TO SCALE



ZONING LEGEND:
64110 COMMERCIAL
-CENTRAL CLUC 0011
RETAIL OUTLET ZONING
BUILD YEAR 1980

FLOOD INFORMATION
COMMUNITY: 120635
PANEL: 12086C0452
SUFFIX: L
FLOOD ZONE: X
BASE FOOD ELEV.: N/A
DATE OF FIRM: 09-11-09

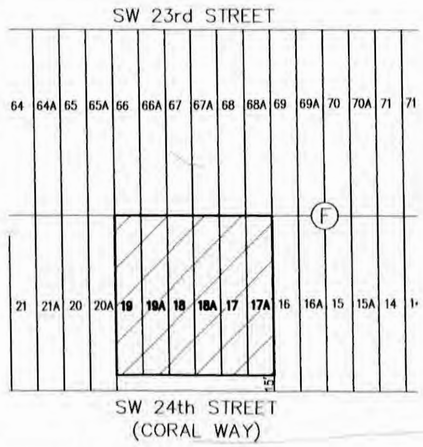
SETBACK
NORTH 20.25'
SOUTH 73.80'
EAST 0.55'
WEST 1.00'

PARKING SPACES
REGULAR 25
HANDICAP 1
TOTAL 26
8745 SQ. FEET

9 SPACES
8 TENANTS
F.A.R. 36.3%
GRASS 610 SQ. FT.

LOT COVER 22,500 SQ. FT.
BUILDING COVER 8169 SQ. FT.

LOCATION MAP (NTS)



595.0
8,182.35
1,186.00
9,963.35# TOTAL LOT COVER

Tenant ledger

Name	Address	Phone	Sq. Ft.
Unisex Beauty Salon	7287 Coral Way	786-501-1787	860
Metro PCS	7289 Coral Way	305-260-0447	860
New Uniforms	7291 Coral Way	305-455-1436	860
Nova Pharmacy	7295-1 Coral Way	305-262-6682	860
Carol Jewelers	7295-2 Coral Way	305-267-4456	860
Gables Home Health	7293 Coral Way	305-722-2525	860
Cardenas Electronics	7299 Coral Way	305-261-6333	1720
CARDENAS ELEC.	7301 CORAL WAY		

1200
6880
8,080

LEGEND
LOT COVER = 9,963.35# = 44.3% > 40%.
LANDSCAPE AREA = 560# = 0.02% < 18%.
PARKING = 8182'# / 300 = 28 SPACES REQ'D
26 SPACES PROVIDED < 28.

SCALE
1" = 20'

RECEIVED
Z13-006

FREEDOM OF LAND CORP
Surveying Services
7575 W. FLAGLER STREET, SUITE 207
MIAMI, FLORIDA 33144
305.266.4451 FAX 305.262.5007 / LB4515

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE