SKETCH OF SURVEY

SCALE: 1"=20'

FOR: CORAL WAY SHOPPING LLC

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

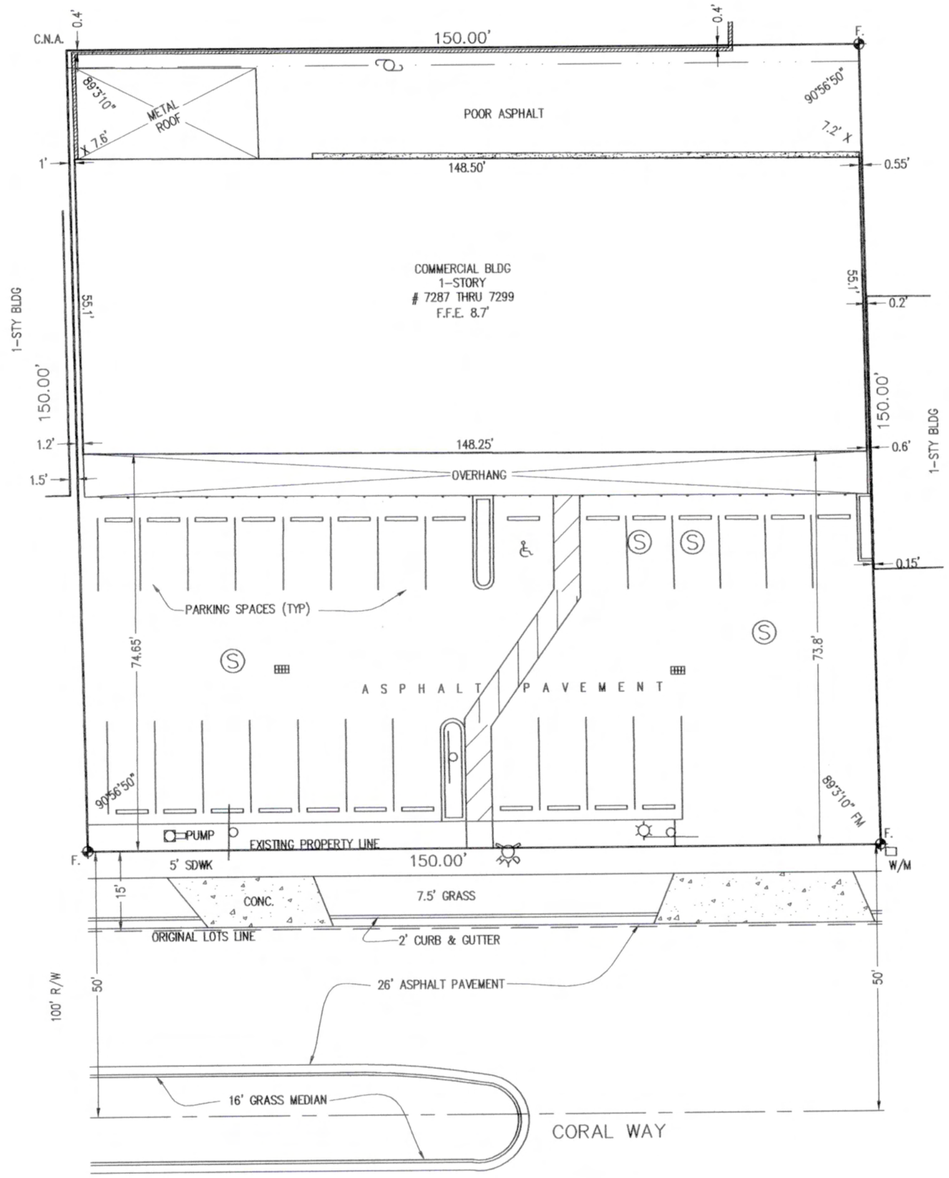
LEGAL DESCRIPTION:

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.

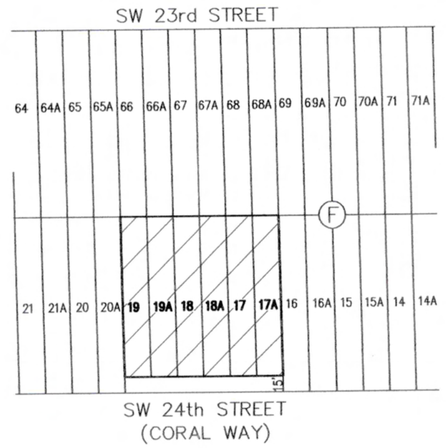
JOB No.: 0812101

SURVEY DATE: 08-12-2010

UP-DATE SURVEY: 10-23-2012



LOCATION MAP (NTS)



CERTIFIED TO: CORAL WAY SHOPPING, LLC
EASTERN NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS
ROLAND J. MARTINEZ, P.A.
LAW OFFICES OF G. FRANK QUESADA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

L E G E N D S

⊞ = CATCH BASIN ◐ = GAY POLE ☼ = HYDRANT ◙ = IRON PIPE ◉ = IRON ROD ☼ = LIGHT POLE
Ⓢ = SEWER MANHOLE ◍ = DRAINAGE MANHOLE O = NAIL & DISC ○ = POWER POLE □ = WATER METER
⊗ = WELL —o— = SIGN ——— = CENTERLINE ——————— = MONUMENT LINE —×—×—×— = CHAIN LINK FENCE
———·——— = OVERHEAD POWERLINE —□— = CONCRETE FENCE —○— = METAL FENCE —•—•—•— = WOOD FENCE

A B B R E V I A T I O N S

ENC=ENCROACHMENT (BASED ON APPARENT PHYSICAL USE), SDWK=SIDEWALK, PL=PROPERTY LINE, F=FOUND, STY=STORY, A/C=AIR CONDITIONING UNIT, PC=POINT OF CURVATURE, PT=POINT OF TANGENCY, D/H=DRILL HOLE, RES=RESIDENCE, CONC=CONCRETE, R/W=RIGHT-OF-WAY, (TYP)=TYPICAL, (FM)=FIELD MEASURED, (C)=CALCULATED, (R)=RECORD, C/N=CUTNAIL, R/N=ROUND NAIL, N/TT=NAIL & TIN TAB, S=SET, FFE=FINISH FLOOR ELEVATION, O/S=OFF SET, PB=PLAT BOOK, PG.=PAGE, NTS=NOT TO SCALE, PRC=POINT OF REVERSE CURVE, PCC=POINT OF COMPOUND CURVE, POC=POINT OF COMMENCE, POB=POINT OF BEGINNING, CB=CHORD BEARING, BLDG=BUILDING, EASM'T=EASEMENT, UT EASM'T=UTILITY EASEMENT, DME=DRAINAGE MAINTENANCE EASEMENT, C.N.A.=CORNER NOT ACCESSIBLE, M.SH.=METAL SHED, P/F=PLASTIC FENCE, MH=MANHOLE.

S U R V E Y O R ' S N O T E S :

1) PROPERTY SURVEYED ACCORDING TO LEGAL DESCRIPTION PROVIDED BY CLIENT; 2) UNLESS NOTED PROPERTY CORNER MONUMENTS HAVE NO ID; 3) EXAMINATION OF ABSTRACT OF TITLE AND A SEARCH OF THE PUBLIC RECORDS WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS AFFECTING THE PROPERTY; 4) BELOW SURFACE LOCATION NOT DONE; 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) THIS SURVEY IS FOR MORTGAGE PURPOSE ONLY, NOT TO BE USE FOR CONSTRUCTION; 7) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

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

ENRIQUE H. POUSADA
Registered Land Surveyor No.5133
STATE OF FLORIDA

2/3-006
RECEIVED
JAN 2 2 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: DH

NOTES:
1) BENCHMARK USED MIAMI-DADE COUNTY No. P-447R ELEVATION 9.20 FEET NGVD OF 1929
2) X 0.00' DENOTES EXISTING ELEVATION (NGVD 1929)

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE