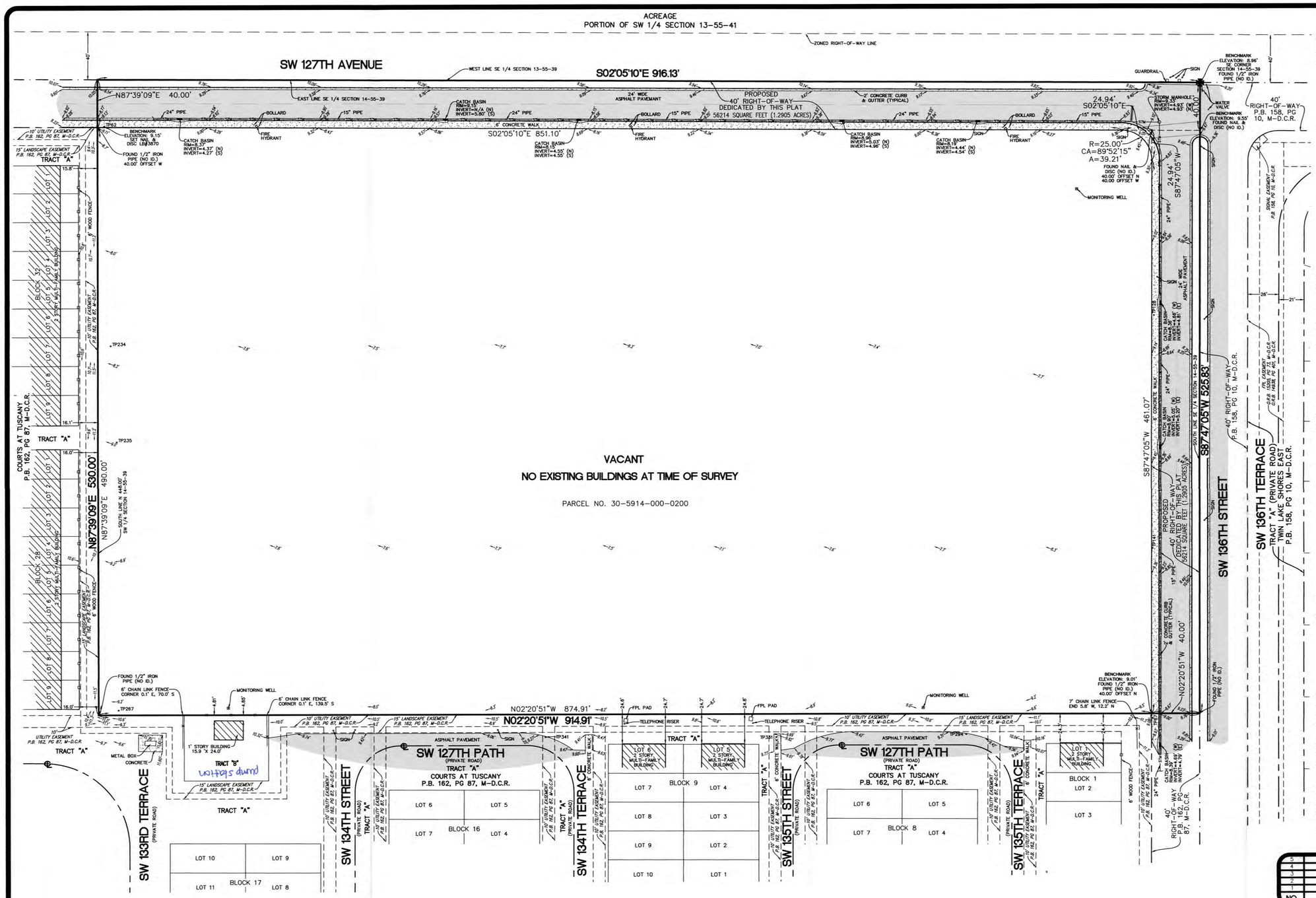

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	EXISTING ELEVATION
P.B.	PLAT BOOK
M-D.C.R.	MIAMI-DADE COUNTY RECORDS
—STM—	UNDERGROUND DRAINAGE
℄	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
CA	CENTRAL ANGLE
A	ARC LENGTH
TP	TRAVERSE POINT (FOR FIELD USE ONLY)
PG	PAGE
FPL	FLORIDA POWER & LIGHT COMPANY

NOTES:

1) THIS SITE CONTAINS 483,321 SQUARE FEET, 11.0955 ACRES.
2) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 8 FEET; PANEL #120635 0444L; MAP DATE: 09/11/09.
3) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 SECTION 14-55-39 BEING S87°47'05"W.
4) THIS SITE LIES IN SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
7) THIS SITE CONTAINS NO PARKING SPACES.
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO.: 2037-2965217, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 17, 2013 @ 8:00 A.M.,
   THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
   - ITEMS 1-8: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 9: NOTICE REGARDING KENDALL TAMIAMI EXECUTIVE AIRPORT RECORDED IN O.R.B. 21237, PAGE 2642, AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   - ITEM 10: DECLARATION OF RESTRICTIONS RECORDED O.R.B. 27707, PAGE 685, AFFECT THIS BUT ARE NOT PLOTTABLE.
   - ITEM 11: RIGHT-OF-WAY FOR SW 127th AVENUE, PROPOSED RIGHT-OF-WAY DEDICATION SHOWN HEREON.
   - ITEM 12: RIGHT-OF-WAY FOR SW 136th STREET, PROPOSED RIGHT-OF-WAY DEDICATION SHOWN HEREON.
   - ITEM 13: NOT ADDRESSED.
9) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ABOVE MENTIONED COMMITMENT FOR TITLE INSURANCE.
10) THIS PROPERTY ZONED: RU-3M AND BU-1A.
11) FOLIO NUMBER 30-5914-000-0200.

RECEIVED
213-083
SEP 17 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 87°47'05" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14 FOR 525.83 FEET; THENCE NORTH 02°20'51" WEST 914.91 FEET; THENCE NORTH 87°39'09" EAST ALONG A LINE 448.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR 530.00 FEET TO EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 02°05'10" EAST ALONG SAID EAST LINE 916.13 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:

TO THE RICHMAN GROUP; FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☑ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

RICHMAN KENDALL
SW 136th STREET AND SW 127th AVENUE
MIAMI-DADE COUNTY, FLORIDA

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: AC	SCALE: 1" = 40'	FILE: THE RICHMAN GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 7/3/13	ORDER NO.: 56410 ALTA

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