FOUND NAIL & DISK (N85°E 0.1')
NO I.D. (10/27/15)
FOUND NAIL & DISK (N02°E 0.2')
NO I.D. (11/3/15)
FOUND MAG NAIL (N72°E 0.4')
NO I.D. (10/27/15)
FOUND NAIL & DISK (N77°E 0.7')
NO I.D. (10/27/15)

NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- 0.5' CURB
- 2.00' CURB & GUTTER
- CHAIN LINK FENCE
- I.D. = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONCRETE
- ASPHALT PAVEMENT
- ACCESS EASEMENT PER O.R.B. 20327, PAGE 4802

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AREA UNDER CONSTRUCTION (AS OF 10/27/15)

PORTION OF TRACT "C"
PALMETTO-KENDAL HEIGHTS
PLAT BOOK 70 PAGE 47

PORTION OF TRACT A
OFFICE DEPOT
PLAT BOOK 146 PAGE 91

TRACT A
FAIRFIELD AT DADELAND
PLAT BOOK 160 PAGE 99

S.W. 73RD COURT

S.W. 88TH STREET (KENDAL DRIVE)
(103' PUBLIC RIGHT OF WAY)
(5 EASTBOUND LANES)

S04°32'13"E 397.00'
S85°27'47"W 275.84'
S85°27'47"W 184.62'
S85°27'47"W 48.00'
N04°32'13"W 203.00'
S85°27'47"W 227.84'
N04°32'13"W 600.00'

MULTI-STORY BUILDING
FLOOR ELEVATION 12.62

#7360
MULTI-STORY BUILDING
FLOOR ELEVATION 10.61

SET NAIL & DISK
WITNESS CORNER
5' OFFSET
LB3653 (11/3/15)

SET NAIL & DISK
LB3653 (11/3/15)
ELEV. +10.72

FOUND P.R.M.
NO I.D. (10/27/15)

FOUND NAIL & DISK
NO I.D. (10/27/15)

FOUND NAIL & DISK
NO I.D. (11/3/15)

SET NAIL & DISK
WITNESS CORNER
4' OFFSET
LB3653 (11/3/15)
ELEV. +10.91

SET NAIL & DISK
WITNESS CORNER
10' OFFSET
LB3653 (11/3/15)

FOUND CUT NAIL
(S90°E 0.2')
NO I.D. (10/27/15)
FOUND MAG NAIL
(N20°E 0.2')
NO I.D. (10/27/15)
FOUND NAIL & DISK
(N27°E 0.4')
LB 87 (10/27/15)

FOUND MAG NAIL
NO I.D. (10/27/15)

FOUND DRILLHOLE
(N40°W 1.5')
NO I.D. (10/27/15)
FOUND BROKEN NAIL
(N17°W 3.7')
NO I.D. (10/27/15)

MOST EASTERLY CORNER OF TRACT "A" OFFICE DEPOT COMPLEX PLAT BOOK 146 PAGE 91

FOUND NAIL & DISK
LB3653 (10/27/15)

LEGAL DESCRIPTION:
All of Tract A, FAIRFIELD AT DADELAND, according to the plat thereof as recorded in Plat Book 160, Page 99, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
- This site lies in Section 2, Township 55 South, Range 40 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company Owner's Policy No. FA-1076773 and Holland & Knight File No. 1062-3440683 update with a search date from January 30, 2006 through September 23, 2015. Easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

SCHEDULE B - II
1. Assignment, Assumption and Acceptance of Agreement Rights recorded in O.R.B. 25018, Page 1714. Affects Fairfield Parcel but not subject to location. Blanket in nature. Not a survey matter.
2. Grant of Easement recorded in O.R.B. 25258, Page 3842. Easement adjoins Fairfield Parcel at 2 locations, but does not include the Fairfield Parcel.
3. Partial Release of Easement recorded in O.R.B. 25342, Page 1606. A portion of the FP&L Co. Easement that affects the Fairfield Parcel has been released.
4. Grant of Easement recorded in O.R.B. 25785, Page 1315. Affects Fairfield Parcel but not subject to location. Blanket in nature. Not a survey matter.
5. UCC Financing Statement Continuation recorded in O.R.B. 26116, Page 4144. Affects Fairfield Parcel but not subject to location. Blanket in nature. Not a survey matter.
6. Notice of Commencement Termination recorded in O.R.B. 26606, Page 3217. Affects Fairfield Parcel but not subject to location. Blanket in nature. Not a survey matter.
7. Satisfaction of Mortgage recorded in O.R.B. 26634, Page 4009. Affects Fairfield Parcel but not subject to location. Blanket in nature. Not a survey matter.
8. Satisfaction of Mortgage recorded in O.R.B. 26780, Page 2389. Affects Fairfield Parcel but not subject to location. Blanket in nature. Not a survey matter.
9. Agreement for Water and Sanitary Sewage Facilities recorded in O.R.B. 26788, Page 1023. Adjoins West line of Fairfield Parcel but does not affect Fairfield Parcel.
10. Modification of Mortgage recorded in O.R.B. 28017, Page 3118. Affects Fairfield Parcel but not subject to location. Blanket in nature. Not a survey matter.
11. Notice of Certified Corridor Routes recorded in O.R.B. 29231, Page 457. Certified corridor routes do not affect the Fairfield Parcel.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.
END OF SCHEDULE B - II

RECEIVED
215-135
DEC 22 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES
FOR DRH

PORTION OF TRACT "C"
PALMETTO-KENDAL HEIGHTS
PLAT BOOK 70 PAGE 47

SURVEYOR'S NOTES (CONTINUATION):
- Bearings hereon are referred to an assumed value of S 85°27'47" W for the Southerly line of Tract "A", said bearing is identical with the plat of record, and evidenced by (2) found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. SC-22, Elevation +10.70 Located at S.W. 77th Avenue and 88th Street.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0462L and 12086C0454L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 155,760 square feet, or 3.576 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 22, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

SEE SHEET 2 FOR EASEMENTS

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

7360 N. KENDALL DRIVE

MIAMI-DADE COUNTY, FLORIDA

Original Date	10/22/15
Scale	1" = 20'
Drawn By	BLS
CAD No.	011772
Plotted	11/13/15 11:59a
Ref. Dwg.	N/A
Field Book	637/03-05 TC
Job No.	151394
Dwg. No.	2015-157
Sheet	1 of 2

PORTION OF TRACT "C"
PALMETTO-KENDAL HEIGHTS
PLAT BOOK 70 PAGE 47

PORTION OF TRACT A
OFFICE DEPOT
PLAT BOOK 146 PAGE 91

EASEMENT PER ORB 8333 PAGE 703

EASEMENT PER ORB 8477 PAGE 1921

MDM N-S EASEMENT O.R.B 20327 PAGE 4757

S.W. 73RD COURT

30' NON-EXCLUSIVE EASEMENT O.R.B 20327 PAGE 4757

TY EASEMENT
OOK 160, PAGE 20

15' UTILITY EASEMENT O.R.B 8477 PAGE 1921 AS SHOWN ON PLAT BOOK 146 PAGE 91 & O.R.B 20327 PAGE 4757 & O.R.B 20327 PAGE 4802

15' EASEMENT O.R.B 8477 PAGE 1921 (COVERS FACILITIES AS SHOWN ON PLAT BOOK 146 PAGE 91 & O.R.B 20327 PAGE 4757

EASEMENT PER ORB 8477 PAGE 1921

20' UTILITY EASEMENT O.R.B 8477 PAGE 1921 AS SHOWN ON PLAT BOOK 146 PAGE 91

10' F.P.L. EASEMENT O.R.B 8333 PAGE 703 PLAT BOOK 146 PAGE 91

EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES PALMETTO-KENDAL HEIGHTS PLAT BOOK 70 PAGE 47 O.R. BOOK 8477, PAGE 1921 (EASEMENT NO. 31)

10' TELEPHONE EASEMENT O.R.B 10949 PAGE 1034 AS SHOWN ON PLAT BOOK 146 PAGE 91

12' TELEPHONE EASEMENT O.R.B 10949 PAGE 1034 AS SHOWN ON PLAT BOOK 146 PAGE 91

20' UTILITY EASEMENT O.R.B 8641 PAGE 645 AS SHOWN ON PLAT BOOK 146 PAGE 91

10' TELEPHONE EASEMENT O.R.B 10949 PAGE 1034 AS SHOWN ON PLAT BOOK 146 PAGE 91

FLORIDA POWER & LIGHT COMPANY EASEMENT O.R.B. 8477 PAGE 1921 & O.R.B 9995 PAGE 726 (COVERS FACILITIES AS SHOWN ON PLAT BOOK 146 PAGE 91 (RELOCATED)

MAINTENANCE EASEMENT PALMETTO

TRACT A
FAIRFIELD AT DADELAND
PLAT BOOK 160 PAGE 99

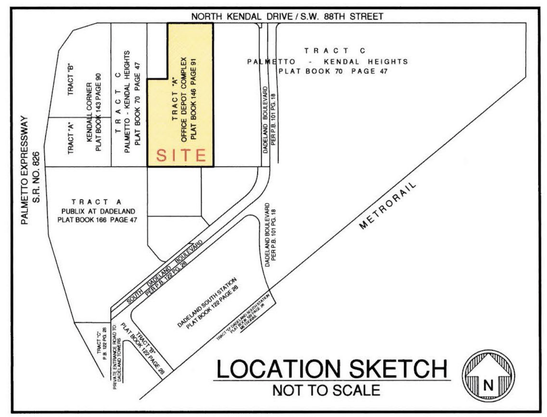
EASEMENT PER ORB 8477 PAGE 1921

NORTH KENDAL DRIVE
(S.W. 88TH STREET)
(103' PUBLIC RIGHT OF WAY)

PORTION OF TRACT "C"
PALMETTO-KENDAL HEIGHTS
PLAT BOOK 70 PAGE 47

NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH
NOT TO SCALE

EASEMENT SHEET

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DEC 22 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES
FOR D.A.H

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FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

7360 N. KENDALL DRIVE

MIAMI-DADE COUNTY, FLORIDA

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Sheet	2 of 2

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