SKETCH OF PARENT TRACT BOUNDARY

8701 S.W. 137TH AVENUE, MIAMI, FL 33183

CVS KENDALL

TOWER SETBACK TABLE

PARENT LINE	DISTANCE
NORTH	183.3'
EAST	154.0'
SOUTH	288.5'
WEST	80.3'

TOWER SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM THE CENTER OF PROPOSED TOWER PERPENDICULAR TO PARENT TRACT BOUNDARY LINES

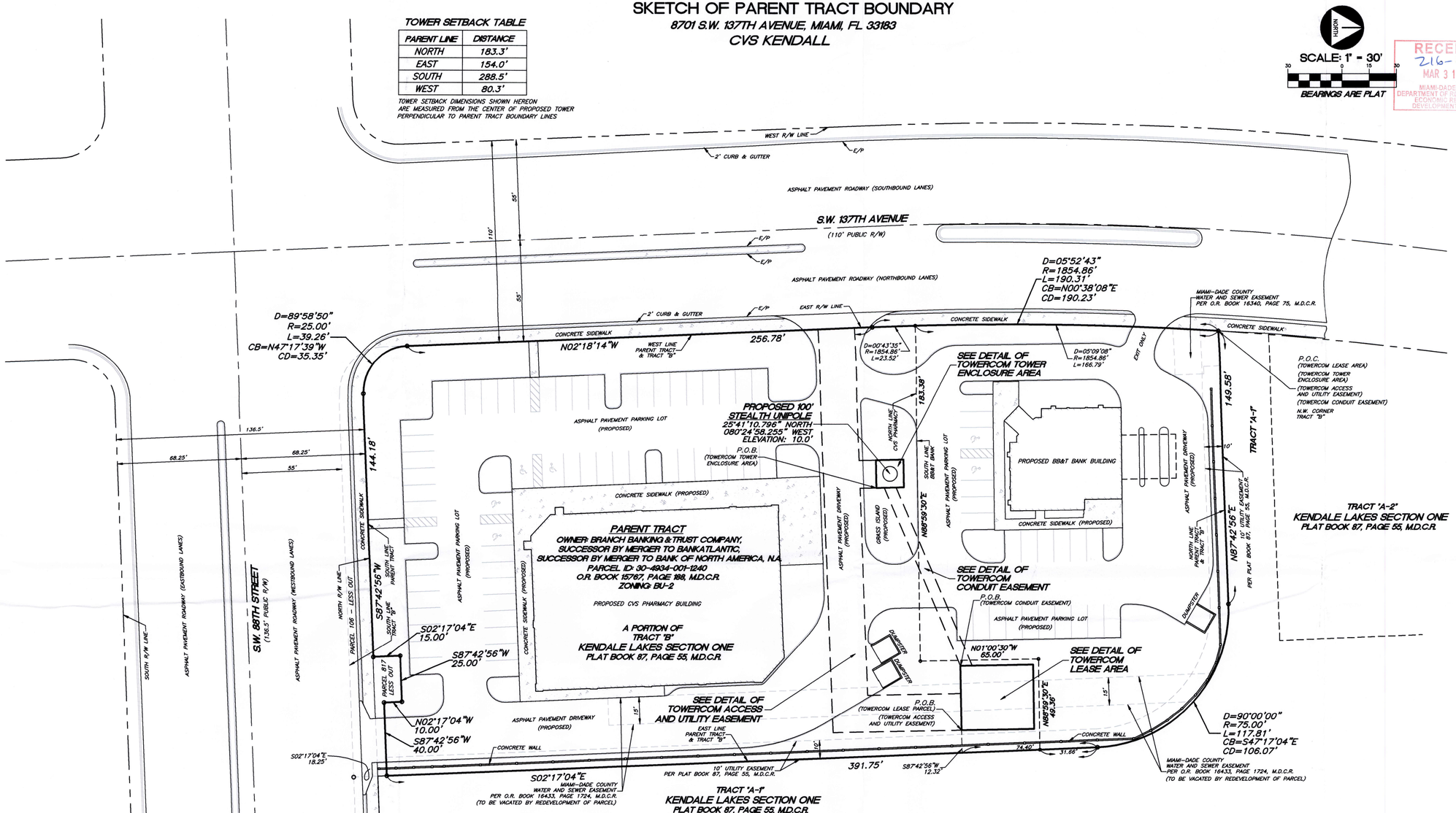
NORTH

SCALE: 1" = 30'

30 0 15 30

BEARINGS ARE PLAT

RECEIVED
216-039
MAR 31 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES
SDE



DESCRIPTION OF PARENT TRACT

(PER OFFICIAL RECORD BOOK 15767, PAGE 188 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

TRACT B, KENDALE LAKES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS PARCEL 106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT B, KENDALE LAKES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, AT PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE SE 1/4 OF SECTION 34, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE RUN S87°42'55"W FOR A DISTANCE OF 209.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 89°58'50" AND A RADIUS OF 25.00 FEET;

THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.26 FEEETO A POINT OF TANGENCY;

THENCE RUN N02°18'15"W FOR A DISTANCE OF 13.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 89°58'50" AND A RADIUS OF 25.00 FEET;

THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY;

THENCE RUN N87°42'55"E, FOR A DISTANCE OF 209.13 FEET TO A POINT;

THENCE RUN S02°17'05"E FOR A DISTANCE OF 13.25 FEET TO THE POINT OF BEGINNING.

(CONTINUED)

AND LESS PARCEL 817, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT B, KENDALE LAKES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, AT PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE SE 1/4 OF SECTION 34, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE RUN N02°17'05"W, FOR A DISTANCE OF 13.25 FEET TO THE POINT OF BEGINNING;

THENCE RUN S87°42'55"W, FOR A DISTANCE OF 65.00 FEET TO A POINT;

THENCE RUN N02°17'15"W, FOR A DISTANCE OF 15.00 FEET TO A POINT;

THENCE RUN N87°42'55"E, FOR A DISTANCE OF 25.00 FEET TO A POINT;

THENCE RUN S02°17'15"E, FOR A DISTANCE OF 10.00 FEET TO A POINT;

THENCE RUN N87°42'55"E, FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE RUN S02°17'05"E, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SEE SHEET 2 OF 3 FOR DETAIL AND DESCRIPTION OF TOWERCOM LEASE AREA
TOWERCOM TOWER ENCLOSURE AREA
SEE SHEET 2 OF 3 FOR DETAIL OF TOWERCOM CONDUIT EASEMENT
TOWERCOM ACCESS AND UTILITY EASEMENT
SEE SHEET 3 OF 3 FOR DESCRIPTION OF TOWERCOM CONDUIT EASEMENT
TOWERCOM ACCESS AND UTILITY EASEMENT
SEE SHEET 3 OF 3 FOR COMMITMENT FOR TITLE INSURANCE REVIEW NOTE

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120635	0441	L	09/11/2009	AH	8.0 FEET (NGVD 29)

SURVEY DATE:	12/20/2015
DRAWN:	WSP
CHECKED:	WSP
MANAGER:	WSP
DWG FILE:	15-1023.DWG
JOB FILE:	

No.	DATE	REVISION	BY

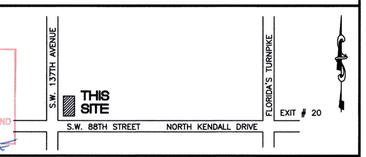
WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420
PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION: LB 7188, STATE OF FLORIDA

MAP OF SPECIFIC PURPOSE SURVEY
CVS KENDALL
PREPARED FOR:
TowerCom, LLC
LOCATED IN:
MIAMI DADE COUNTY, FLORIDA

PROJECT NO: 15-1023

SHEET NO: 1 OF 3

CVS KENDALL



LOCATION SKETCH

SECTION 34-T54S-R39E
NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
M.D.C.R.	MIAMI DADE COUNTY RECORDS
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORD
E/P	EDGE OF PAVEMENT
D	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

PROPOSED TOWER INFORMATION

100' STEALTH UNIPOLE

LATITUDE = 25°41'10.796" NORTH
LONGITUDE = 080°24'58.255" WEST
NORTH AMERICAN DATUM OF 1983/2011 NAD 83/2011)

EXISTING AVERAGE GROUND ELEVATION AT TOWER = 10.0 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

REPORT OF SPECIFIC PURPOSE SURVEY

1. THE PARENT TRACT SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE COMMITMENT FOR TITLE INSURANCE PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 15-12034, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2015.

2. THE PROPOSED SITE PLAN DESIGN INFORMATION SHOWN HEREON AS PROVIDED BY TOWERCOM. THE PROPOSED REDEVELOPMENT SITE PLAN PREPARED BY CPH ENGINEERS, INC. AND ALTA /ACSM SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. DATED 10/17/2014.

3. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PROPOSED TOWERCOM TOWER ENCLOSURE AREA AND TOWERCOM LEASE AREA WITHIN THE PROPOSED FUTURE SITE PLAN IMPROVEMENTS.

4. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 THROUGH 5J-17.053 F.A.C.).

5. UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN SHOWN HEREON.

6. FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).

7. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND ARE REFERENCED TO MIAMI DADE COUNTY PUBLIC WORKS BENCHMARK: "K-40", ELEVATION 11.65 FEET.

8. THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.

9. THE LATITUDE AND LONGITUDE SHOWN HEREON WERE CALCULATED UTILIZING THE SECTION CORNER COORDINATES AS PUBLISHED ON THE MIAMI DADE COUNTY PUBLIC WORKS SURVEY MAP OF TOWNSHIP 55 SOUTH, RANGE 39 EAST. THESE SECTION CORNERS HAVE PUBLISHED VALUES RELATIVE TO THE NORTH AMERICAN DATUM OF 1927 (NAD27), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE). COORDINATES WERE THEN TRANSFORMED TO NORTH AMERICAN DATUM OF 1983/2011 VIA "CORPSCON" SOFTWARE.

10. THE TOWERCOM TOWER ENCLOSURE AREA AND THE TOWERCOM LEASE AREA SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.

11. THE SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 15-12034, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2015. ALL PLOTTABLE MATTERS OF RECORD TITLE, EXCEPT FOR LEASES, IDENTIFIED IN THAT COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE PARENT TRACT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE WITH RESPECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

12. BASED UPON THE COMMITMENT FOR TITLE INSURANCE, THE TOWERCOM TOWER ENCLOSURE AREA AND THE TOWERCOM LEASE AREA HAS ACCESS TO S.W. 137TH AVENUE (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE TOWERCOM WIRELESS ACCESS AND UTILITY EASEMENT DEPICTED HEREON. THAT EASEMENT LIES ENTIRELY WITHIN THE PARENT TRACT, AND NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE PARENT TRACT FROM THE TOWERCOM TOWER ENCLOSURE AREA AND THE TOWERCOM LEASE AREA TO S.W. 137TH AVENUE (A PUBLIC RIGHT-OF-WAY).

CERTIFIED TO:
TOWERCOM, LLC
WFG NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE

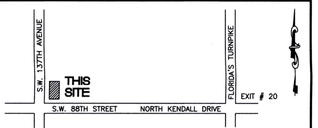
I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF SPECIFIC PURPOSE SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF SPECIFIC PURPOSE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING STATED IN RULES 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

WILLIAM S. PAYNE
PROFESSIONAL SURVEYOR AND MAPPER #LS 5685
WSP CONSULTANTS, INC. #LB 7188
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
WILLIAM S. PAYNE
LS#5685

RECEIVED
2/6-039
MAR 3 1 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES
SDE

CVS KENDALL



LOCATION SKETCH
SECTION 34-T54S-R39E
NOT TO SCALE

DESCRIPTION OF TOWERCOM ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF TRACT "B", KENDALE LAKES SECTION ONE, AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B";

THENCE ON A PLAT BEARING OF N87°42'56"E ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 149.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 117.81 FEET (CHORD BEARING = S47°17'04"E AND CHORD DISTANCE = 106.07 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT "B";

THENCE S02°17'04"E ALONG SAID EAST LINE, A DISTANCE OF 74.40 FEET;

THENCE S87°42'56"W A DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING;

THENCE S88°59'30"W A DISTANCE OF 20.00 FEET;

THENCE S01°00'30"E A DISTANCE OF 51.14 FEET;

THENCE S87°41'46"W A DISTANCE OF 113.43 FEET;

THENCE N01°00'30"W A DISTANCE OF 9.20 FEET;

THENCE S88°59'30"W A DISTANCE OF 15.00 FEET;

THENCE S01°00'30"E A DISTANCE OF 9.54 FEET;

THENCE S87°41'46"W A DISTANCE OF 72.39 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B", SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE (110 FOOT PUBLIC RIGHT-OF-WAY);

THENCE S02°18'14"E ALONG THE WEST LINE OF SAID TRACT "B" AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;

THENCE N87°41'46"E A DISTANCE OF 220.37 FEET;

THENCE N01°00'30"W A DISTANCE OF 70.69 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MIAMI DADE COUNTY, FLORIDA CONTAINING 5,570.68 SQUARE FEET MORE OR LESS.

DESCRIPTION OF TOWERCOM CONDUIT EASEMENT

A PARCEL OF LAND BEING A PORTION OF TRACT "B", KENDALE LAKES SECTION ONE, AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B";

THENCE ON A PLAT BEARING OF N87°42'56"E ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 149.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 117.81 FEET (CHORD BEARING = S47°17'04"E AND CHORD DISTANCE = 106.07 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT "B";

THENCE S02°17'04"E ALONG SAID EAST LINE, A DISTANCE OF 74.40 FEET;

THENCE S87°42'56"W A DISTANCE OF 12.32 FEET;

THENCE S88°59'30"W A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE S66°43'00"W A DISTANCE OF 106.33 FEET;

THENCE N01°00'30"W A DISTANCE OF 6.48 FEET;

THENCE N66°43'00"E A DISTANCE OF 106.33 FEET;

THENCE S01°00'30"E A DISTANCE OF 6.48 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MIAMI DADE COUNTY, FLORIDA CONTAINING 638.00 SQUARE FEET MORE OR LESS.

COMMITMENT FOR TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 15-12034, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2015 AND FIND AS FOLLOWS WITH RESPECT TO MATTERS OF RECORDS LISTED IN SCHEDULE B - SECTION II IN SAID ALTA COMMITMENT.

1-7. STANDARD EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

8. PROPERTY TAX STATEMENT, NOT THE TYPE TO BE DEPICTED HEREON.

9. CONDITIONS AS SET FORTH ON THE PLAT OF KENDALE LAKES SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 55, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 10 FOOT UTILITY EASEMENT PER PLAT PLOTTED HEREON.
- DOES AFFECT A PORTION OF THE PARENT TRACT, DOES NOT AFFECT THE TOWERCOM LEASE AREA, DOES NOT AFFECT THE TOWERCOM TOWER ENCLOSURE AREA, DOES NOT AFFECT THE TOWERCOM ACCESS AND UTILITY EASEMENT, DOES NOT AFFECT THE TOWERCOM CONDUIT EASEMENT.

10. AGREEMENT AND DECLARATION OF RESTRICTIONS BY AND BETWEEN ARVIDA CORPORATION, A DELAWARE CORPORATION, ARVIDA REALTY CO., A FLORIDA CORPORATION, KENDALL CENTER, INC., A FLORIDA CORPORATION, DAWAL CO., A FLORIDA CORPORATION, WESTLAND, INC., GENERAL WATERWORKS CORPORATION, A DELAWARE CORPORATION AND PENINSULA UTILITIES CORPORATION, A FLORIDA CORPORATION, RECORDED APRIL 28, 1960 IN OFFICIAL RECORDS BOOK 2031, PAGE 682, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- BLANKET IN NATURE - PARENT TRACT LIES WITHIN LANDS DESCRIBED HEREIN.

11. AGREEMENT BY JANIS-KENDALL CORP. AND THE BOARD OF COUNTY COMMISSIONERS, METROPOLITAN DADE COUNTY, RECORDED MAY 27, 1969 IN OFFICIAL RECORDS BOOK 6424, PAGE 87, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- DOES NOT AFFECT THE PARENT TRACT.

12. COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN DADE COUNTY, RECORDED NOVEMBER 14, 1990 IN OFFICIAL RECORDS BOOK 14781, PAGE 2067, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SPECIFIC TO CAPTIONED LANDS)

- BLANKET IN NATURE - DESCRIBES PARENT TRACT.

13. COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN DADE COUNTY, RECORDED JULY 15, 1991 IN OFFICIAL RECORDS BOOK 15108, PAGE 796, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SPECIFIC TO CAPTIONED LANDS)

- BLANKET IN NATURE - DESCRIBES PARENT TRACT.

14. DADE COUNTY ORDINANCE NO. 78-93 CREATING AND ESTABLISHING KENDALE LAKES SOUTH LANDSCAPE MAINTENANCE IMPROVEMENT SPECIAL TAXING DISTRICT, RECORDED JANUARY 25, 1979 IN OFFICIAL RECORDS BOOK 10282, PAGE 27 AND ORDINANCE NO. 82-211 CONSOLIDATING SPECIAL TAXING DISTRICTS, RECORDED IN OFFICIAL RECORDS BOOK 11398, PAGE 165, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- BLANKET IN NATURE - PARENT TRACT LIES WITHIN LANDS DESCRIBED HEREIN.

15. GRANT OF EASEMENT BY AND BETWEEN BANK OF NORTH AMERICA, GRANTOR AND METROPOLITAN DADE COUNTY, GRANTEE, RECORDED APRIL 28, 1994 IN OFFICIAL RECORDS BOOK 16340, PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SPECIFIC TO CAPTIONED LANDS)

- PLOTTED HEREON - DOES AFFECT A PORTION OF THE PARENT TRACT, DOES NOT AFFECT THE TOWERCOM LEASE AREA, DOES NOT AFFECT THE TOWERCOM TOWER ENCLOSURE AREA, DOES NOT AFFECT THE TOWERCOM ACCESS AND UTILITY EASEMENT, DOES NOT AFFECT THE TOWERCOM CONDUIT EASEMENT.

16. GRANT OF EASEMENT BY AND BETWEEN BANK OF NORTH AMERICA, GRANTOR AND METROPOLITAN DADE COUNTY, GRANTEE, RECORDED JULY 11, 1994 IN OFFICIAL RECORDS BOOK 16433, PAGE 1724, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SPECIFIC TO CAPTIONED LANDS)

- PLOTTED HEREON - DOES AFFECT A PORTION OF THE PARENT TRACT, DOES AFFECT A PORITON OF THE TOWERCOM LEASE AREA, DOES NOT AFFECT THE TOWERCOM TOWER ENCLOSURE AREA, DOES AFFECT A PORTION OF THE TOWERCOM ACCESS AND UTILITY EASEMENT, DOES NOT AFFECT THE TOWERCOM CONDUIT EASEMENT.8

- SAID EASEMENT TO BE VACATED BY REDEVELOPMENT OF THE PARENT TRACT.

17. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE BOARD ORDER NO. 5-82, FOR A VARIANCE, RECORDED MAY 24, 1995 IN OFFICIAL RECORDS BOOK 16791, PAGE 1363, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SPECIFIC TO CAPTIONED LANDS)

- NOT PLOTTED - NOT THE TYPE TO BE DEPICTED HEREON.

18. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LICENSE AGREEMENT BY AND BETWEEN BANKATLANTIC, LICENSOR AND VERIZON WIRELESS PERSONAL COMMUNICATIONS L.P. DBA VERIZON WIRELESS, AS EVIDENCED BY THE SHORT FORM OF LICENSE AGREEMENT, RECORDED FEBRUARY 5, 2004 IN OFFICIAL RECORDS BOOK 22025, PAGE 563, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOT PLOTTED - NOT THE TYPE TO BE DEPICTED HEREON.

19. TERMS, CONDITIONS AND PROVISIONS OF THAT UNRECORDED LEASE IN FAVOR OF "SPRINT" AS EVIDENCED BY NOTICE OF COMMENCEMENT RECORDED NOVEMBER 12, 2013 IN OFFICIAL RECORDS BOOK 28907, PAGE 783.

- NOTHING TO PLOT - DOES AFFECT A PORTION OF THE PARENT TRACT.

20. TERMS, CONDITIONS AND PROVISIONS OF THAT UNRECORDED LEASE IN FAVOR OF "T-MOBILE" AS EVIDENCED BY NOTICE OF COMMENCEMENT RECORDED APRIL 8, 2014 IN OFFICIAL RECORDS BOOK 29100, PAGE 4570.

- NOTHING TO PLOT - DOES AFFECT A PORTION OF THE PARENT TRACT.

21. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120635	0441	L	09/11/2009	AH	8.0 FEET (NGVD 29)

SURVEY DATE:	12/20/2015
DRAWN:	WSP
CHECKED:	WSP
MANAGER:	WSP
DWG FILE:	15-1023.DWG
JOB FILE:	

No.	DATE	REVISION	BY

WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420
PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
LB 7188, STATE OF FLORIDA

MAP OF SPECIFIC PURPOSE SURVEY
CVS KENDALL
PREPARED FOR:
TowerCom, LLC
LOCATED IN:
MIAMI DADE COUNTY, FLORIDA

PROJECT NO: 15-1023

SHEET NO: 3 OF 3

DETAIL OF TOWERCOM LEASE AREA
TOWERCOM ACCESS AND UTILITY EASEMENT
TOWERCOM TOWER ENCLOSURE AREA
TOWERCOM CONDUIT EASEMENT

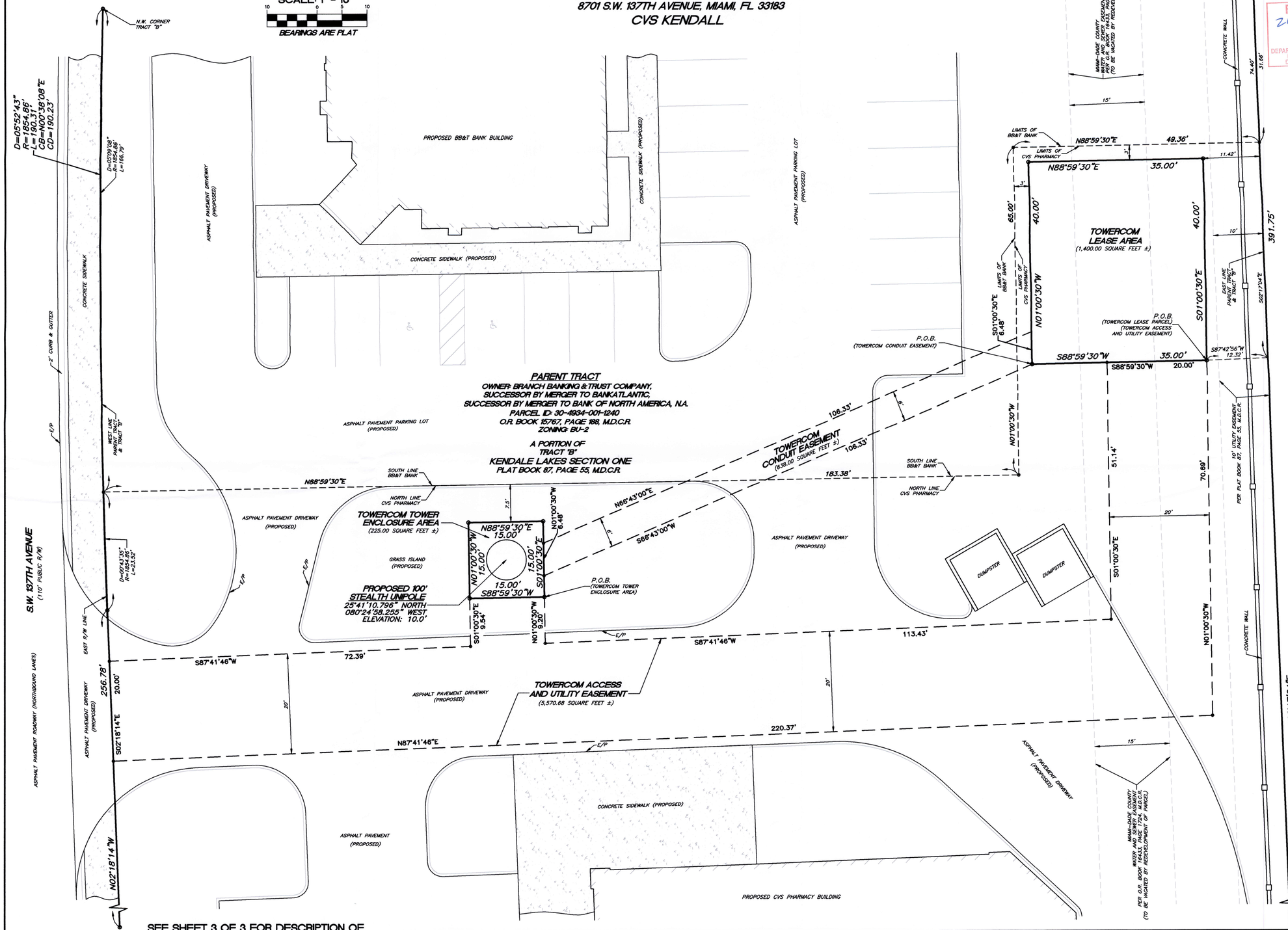
8701 S.W. 137TH AVENUE, MIAMI, FL 33183

CVS KENDALL

NORTH

SCALE: 1" = 10'

BEARINGS ARE PLAT



SEE SHEET 3 OF 3 FOR DESCRIPTION OF TOWERCOM CONDUIT EASEMENT TOWERCOM ACCESS AND UTILITY EASEMENT

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120635	0441	L	09/11/2009	AH	8.0 FEET (NGVD 29)

		No.	DATE	REVISION	BY
SURVEY DATE:	12/20/2015				
DRAWN:	WSP				
CHECKED:	WSP				
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PHONE (813) 909-2420
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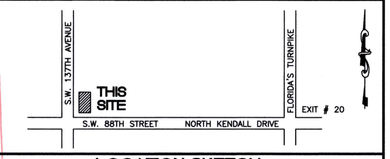
MAP OF SPECIFIC PURPOSE SURVEY
CVS KENDALL
PREPARED FOR:
TowerCom, LLC
LOCATED IN:
MIAMI DADE COUNTY, FLORIDA

PROJECT NO: 15-1023

SHEET NO: 2 OF 3

CVS KENDALL



LOCATION SKETCH

SECTION 34-T54S-R39E
NOT TO SCALE

RECEIVED
16-039
MAR 31 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
M.D.C.R.	MIAMI DADE COUNTY RECORDS
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORD
E/P	EDGE OF PAVEMENT
D	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

PROPOSED TOWER INFORMATION
100' STEALTH UNIPOLE

LATITUDE = 25°41'10.796" NORTH
LONGITUDE = 080°24'58.255" WEST
NORTH AMERICAN DATUM OF 1983/2011 NAD 83/2011)

EXISTING AVERAGE GROUND ELEVATION AT TOWER = 10.0 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

DESCRIPTION OF TOWERCOM LEASE AREA

A PARCEL OF LAND BEING A PORTION OF TRACT "B", KENDALE LAKES SECTION ONE, AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B";

THENCE ON A PLAT BEARING OF N87°42'56"E ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 149.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 117.81 FEET (CHORD BEARING = S47°17'04"E AND CHORD DISTANCE = 106.07 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT "B";

THENCE S02°17'04"E ALONG SAID EAST LINE, A DISTANCE OF 74.40 FEET;

THENCE S87°42'56"W A DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING;

THENCE S88°59'30"W A DISTANCE OF 35.00 FEET;

THENCE N01°00'30"W A DISTANCE OF 40.00 FEET;

THENCE N88°59'30"E A DISTANCE OF 35.00 FEET;

THENCE S01°00'30"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MIAMI DADE COUNTY, FLORIDA CONTAINING 1,400.00 SQUARE FEET MORE OR LESS.

DESCRIPTION OF TOWERCOM TOWER ENCLOSURE AREA

A PARCEL OF LAND BEING A PORTION OF TRACT "B", KENDALE LAKES SECTION ONE, AS RECORDED IN PLAT BOOK 87, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B";

THENCE ON A PLAT BEARING OF N87°42'56"E ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 149.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 117.81 FEET (CHORD BEARING = S47°17'04"E AND CHORD DISTANCE = 106.07 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT "B";

THENCE S02°17'04"E ALONG SAID EAST LINE, A DISTANCE OF 74.40 FEET;

THENCE S87°42'56"W A DISTANCE OF 12.32 FEET;

THENCE S88°59'30"W A DISTANCE OF 20.00 FEET;

THENCE S01°00'30"E A DISTANCE OF 51.14 FEET;

THENCE S87°41'46"W A DISTANCE OF 113.43 FEET;

THENCE N01°00'30"W A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING;

THENCE S88°59'30"W A DISTANCE OF 15.00 FEET;

THENCE N01°00'30"W A DISTANCE OF 15.00 FEET;

THENCE N88°59'30"E A DISTANCE OF 15.00 FEET;

THENCE S01°00'30"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MIAMI DADE COUNTY, FLORIDA CONTAINING 225.00 SQUARE FEET MORE OR LESS.