

BOUNDARY SURVEY

- ABBREVIATIONS:**

- [illegible]

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. BEARINGS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED IN THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING, ETC.
11. THIS DRAWING IS PROPERTY OF SURVEILLANCE, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED
13. BENCHMARK USED: NO ELEVATION REQUESTED
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/2007 N.S.S. ADJUSTMENT.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1. BY ARMY CORPS OF ENGINEERS ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKECH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. THIS DRAWING OF HORIZONTAL CONTROL, (FOR EXPECTED USE OF LAND AS DEFINED BY (15-771) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS.

- ☒ COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET
☐ SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET
☐ RURAL LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

FLOOD INFORMATION:

COMMUNITY NUMBER	: 120686
PANEL NUMBER	: 12086C0114L
SUFFIX	: L
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: AE
BASE FLOOD ELEVATION	: 6'
DATE FIELD WORK	: 10-30-2017
DATE DRAFTING	: 10-31-2017
DATE SIGNED AND SEALED	: 11-01-2017
REVISED FIELD SURVEY	: N/A

REVISIONS

DRAWN:

JMR

REVISÉ:

EAM

SHEET No.

Q5.1

JOB No.

N/A

FIELD BOOK:

J. C. CAREAGA

SCALE:

1"-30'

1 = 00

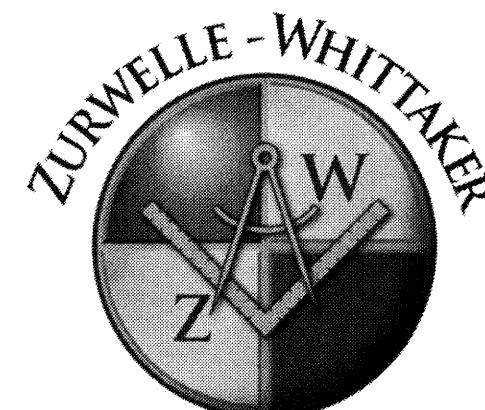
PROJECT:

MACO GROUP, LLC


JUAN C. CAREAGA
PROFESSIONAL SURVEYOR AND
MAPPER NO. LS6861
STATE OF FLORIDA

ZURWELLE-WHITTAKER, INC. ESTAB. 1926

CONSULTING ENGINEERS AND SURVEYORS
900 WEST 49th STREET, SUITE 504, HIALEAH, FL 33012 PH: (305) 534-4668 FAX (305) 531-4589



SURVEYORS & ENGINEERS
SINCE 1926

LEGAL DESCRIPTION: AS PER ORB 17359 PG'S 1892-1893
FROM FP&L COMPANY TO MIAMI-DADE COUNTY (POLITICAL SUBDIVISION)

A portion of the South $\frac{1}{4}$ of Tract 48 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida, lying in the SW $\frac{1}{4}$ of Section 23, Township 52 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

SEE DETAIL #1

Begin at the point of intersection of the East line of the West 580.00 feet of said Tract 48, with the North line of the South 25.00 feet of said Tract 48; thence run N 2°37'30" W along the East line of the West 580.00 feet of said Tract 48 for a distance of 80.23 feet to a point; thence run S 39°28'54" E for a distance of 103.22 feet to the point of intersection with the North line of the South 25.00 feet of said Tract 48; thence run S 89°33'35" W along the North line of the South 25.00 feet of said Tract 48 for a distance of 61.96 feet to the Point of Beginning;

AND

A portion of the North $\frac{1}{2}$ of said Tract 48, being more particularly described as follows:

SEE DETAIL #2

Commence at the point of intersection of the North line of said Tract 48 with the West line of the East 160.00 feet of the West $\frac{1}{2}$ of said Tract 48; thence run S 02° 37'34" E along the West line of the East 160.00 feet of said Tract 48 for a distance of 117.86 feet to the point of intersection with the arc of a circular curve concave to the Northeast, the center of which bears N 53°38'38" E from said point of intersection, said point of intersection also being the Point of Beginning; thence run Southeasterly along the arc of said circular curve concave to the Northeast, having a radius of 1210.40 feet, through a central angle of 02°48'46", for an arc distance of 59.42 feet to the point of intersection with the South line of the North $\frac{1}{2}$ of said Tract 48; thence run S 89°33'40" W along the South line of the North $\frac{1}{2}$ of said Tract 48 for a distance of 34.22 feet to the point of intersection with the West line of the East 160.00 feet of the West $\frac{1}{2}$ of said Tract 48; thence run N 02°37'34" W along the West line of the East 160.00 feet of the West $\frac{1}{2}$ of said Tract 48 for a distance of 47.28 feet to the Point of Beginning.

LEGAL DESCRIPTION: NOTE, THIS LEGAL WILL COMPRISE THE TOTALITY OF THE LANDS SURVEYED. THERE APPEARS TO BE SEVERAL INCONSISTENCIES WITH THE LEGAL DESCRIPTIONS PROVIDED. THEY ALSO CONFLICT WITH RIGHT OF WAY GRANTS (WITHIN THE "RED" HATCH) THAT WAS DEEDED TO MIAMI-DADE COUNTY FROM FP&L.

THIS FIRM HIGHLY RECOMMENDS THAT A TITLE SEARCH BE PERFORMED.
THERE IS A HIGH PROBABILITY OF FURTHER EASEMENTS AND DEDICATIONS NOT PROVIDED TO THIS OFFICE NOR SURVEYOR

THE NORTH ½ OF TRACT 48, LESS THE EAST 700' AND LESS THE PALMETTO EXPRESS WAY RIGHT OF WAY ON THE WEST SIDE OF TRACT 48.

AND

THE NORTH 75' OF THE SOUTH ½ OF TRACT 48, LESS THE EAST 620'
AND LESS THE PALMETTO EXPRESS WAY RIGHT OF WAY ON THE WEST
SIDE OF TRACT 48



LOCATION MAP (N.T.S.)



LOCATION MAP