

MACO GROUP, LLC

FIELD BOOK:

SCALE:

J.C.CAREAGA

1"=30"

REVISED:

SHEET No.

DATE OF FIRM

BASE FLOOD ELEVATION

DATE SIGNED AND SEALED

REVISED FIELD SURVEY

DATE FIELD WORK

DATE DRAFTING

: AE

: N/A

:10-30-2017

:10-31-2017

:11-01-2017

FIRM ZONE

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 1/2 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 & 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;

A portion of the North 1/2 of said Tract 48, being more particularly described as

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 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 ½ of said Tract 48; thence run S 89°33'40" W along the South line of the North 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 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 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





ZURWELLE-WHITTAKER, INC. 1926 CONSULTING ENGINEERS AND SURVEYORS

900 WEST 49th STREET, SUITE 504, HIALEAH, FL 33012 CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 0028651

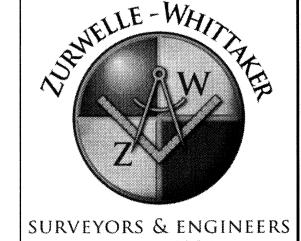
JUAN C. CAREAGA

PROFESSIONAL SURVEYOR AND

MAPPER NO. LS6861

STATE OF FLORIDA

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SINCE 1926

MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY