GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
+ 5.00 ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
FPL F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CL denotes CLEAR
ENCR denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL denotes PLANTER
B.S. denotes BUS SHELTER
I.E. denotes INVERT ELEVATION
T.O.B. denotes TOP OF BANK
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

COMM COMMUNICATION
DRAIN DRAINAGE
FPL ELECTRIC
FM FORCE MAIN
IRRIG IRRIGATION
GAS NATURAL GAS
OHW OVERHEAD WIRES
SM SANITARY SEWER
WM WATER
TOP TOP OF BANK
WE WATER EDGE

P.O.C.
MOST EASTERLY CORNER;
TRACT "A", PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE"
(P.B. 125, PG. 56)

R=15.00'
D=90°07'01"
A=23.59'

S.I.P.
S.I.P. P.O.B.
S.89°52'59"E. RADIAL
S.I.P.
S.00°07'01"W. 1.76'
S.00°07'01"W 297.26'
S.00°07'01"W

REMAINDER OF TRACT 22
REMAINDER OF TRACT 23
CHAMBERS LAND COMPANY SUBDIVISION
(P.B. 2, PG. 68)

EAST 265.42'

PROPOSED TRACT "B"
1.297 ± ACRES
56,495 ± SQUARE FEET
VACANT LAND

A PORTION OF TRACT 22
(P.B. 2, PG. 68)
A PORTION OF TRACT 23
(P.B. 2, PG. 68)

TRACT 22 (P.B. 2, PG. 68)
TRACT 23 (P.B. 2, PG. 68)

198.00' (TOTAL)
N.25°37'31"E.

CENTER LINE 20' R/W 2, (P.B. 2, PG. 68)
(TO BE VACATED BY PROPOSED PLAT)

SOUTH LINE; NORTHEAST 1/4; SECTION 22-52S-40E

VACANT LAND

NORTH LINE; SOUTHEAST 1/4; SECTION 22-52S-40E

A PORTION OF TRACT 11
(P.B. 2, PG. 68)
A PORTION OF TRACT 10
(P.B. 2, PG. 68)

TRACT 11
TRACT 10

WEST (NOT RADIAL) 351.57'

RADIAL S.77°35'24"E.

S.I.P.

REMAINDER OF TRACT 11
CHAMBERS LAND COMPANY SUBDIVISION
(P.B. 2, PG. 68)

REMAINDER OF TRACT 10
CHAMBERS LAND COMPANY SUBDIVISION
(P.B. 2, PG. 68)

F.I.P.

FENCE 14.40' CL

WOOD & WIRE FENCE

(TOTAL TRACT "B")
R=752.64'
D=12°17'35"
A=161.48'

A=651.53'

COMMERCE WAY
(INDUSTRIAL WAY BY P.B. 117, PG. 76)

34'± ASPHALT PAVEMENT

2' CURB & GUTTER
8' SIDEWALK
GRASS
D=47°23'42"
R=15.00'
L=12.41
T=6.59
CH=12.05
S.N.D.
35'
CONCRETE POWER POLE
DEPRESSED CURB
BUS STOP SIGN
LOT 8 - BLOCK 1 (P.B. 118, PG. 33)

N.W. 146th ST.
1060.46'
N.89°53'29"W.

EAST 1/4 CORNER; SECTION 22-52S-40E

NORTH LINE; SOUTHEAST 1/4; SECTION 22-52S-40E

N

20 0 10 20
1 INCH = 20 FEET

LOCATION SKETCH

REMAINDER OF TRACT "A" (P.B. 125, PG. 56)
REMAINDER OF TRACT 22 (P.B. 2, PG. 68)
TRACT "A" (P.B. 125, PG. 56)
TRACT "B" (LAKE) (P.B. 125, PG. 56)
TRACT 21 (P.B. 2, PG. 68)
REMAINDER OF TRACT 23 (P.B. 2, PG. 68)
CHAMBERS LAND COMPANY SUBDIVISION (P.B. 2, PG. 68)
TRACT 22 (P.B. 2, PG. 68)
TRACT 23
TRACT 12 (P.B. 2, PG. 68)
TRACT 13
REMAINDER OF TRACT 11
REMAINDER OF TRACT 10
TRACT "A" MIAMI LAKES LAKESIDE CORPORATE CENTER (P.B. 150, PG. 96)
TRACT "F" MIAMI LAKES INDUSTRIAL PARK SECTION NINE (P.B. 117, PG. 76)
COMMERCE WAY
N.W. 78th AVENUE
N.W. 146th ST.
SUBJECT SURVEY
BLOCK 1 MIAMI LAKES INDUSTRIAL PARK SECTION TEN (P.B. 118, PG. 33)
8
9
7
"A"

SCALE: 1"=200'

LEGAL DESCRIPTION:

TRACT "B", "GOVERNORS SQUARE SENIOR COMMUNITY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, AT PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS,

A PORTION OF TRACTS 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 10 AND 11 IN THE SOUTHEAST 1/4, IN SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, INCLUDING THAT PORTION OF THE UNNAMED RIGHT-OF-WAY LYING WITHIN THE LIMITS OF THE FOLLOWING DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "A", ACCORDING TO THE PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE", AS RECORDED IN PLAT BOOK 125 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL WAY (COMMERCE WAY), AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION NINE", AS RECORDED IN PLAT BOOK 117 AT PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 297.26 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 1.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL WAY (COMMERCE WAY), BEING ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 752.64 FEET AND A CENTRAL ANGLE OF 12 DEGREES 17 MINUTES 35 SECONDS FOR AN ARC DISTANCE OF 161.48 FEET TO A POINT ON SAID CIRCULAR CURVE; THENCE WEST FOR 351.57 FEET; THENCE NORTH 26 DEGREES 37 MINUTES 31 SECONDS EAST FOR 198.00 FEET; THENCE EAST FOR 265.42 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 01 SECONDS FOR AN ARC DISTANCE OF 23.59 FEET TO A POINT OF TANGENCY; SAID POINT BEING THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
2. THE ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND ARE EXPRESSED IN FEET.
3. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, THE SURVEYOR HAS MADE NO ATTEMPT TO AS-BUILT ANY UNDERGROUND UTILITIES EITHER SERVICING OR APPURTENANT TO ANY OF THE UTILITY IMPROVEMENTS SERVING THE SUBJECT SITE. (WATER, SEWER, DRAINAGE OR SITE LIGHTING).
4. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
5. THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO'S. 12086C0114L AND 12086C0112L, COMMUNITY NO.120686, PANEL NO'S. 0114 AND 0112, SUFFIX L, BOTH MAP PANEL AND INDEX MAP DATED SEPTEMBER 11, 2009.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.
8. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
9. APPLICABLE BUILDING SETBACK LINES AFFECTING THE SUBJECT PROPERTY, UNLESS NOTED OTHERWISE, ARE NOT SHOWN HEREON. VARIANCES FROM CURRENT ZONING CODES MAY EXIST BASED ON SITE PLAN APPROVALS OBTAINED DURING PERMITTING PROCESSES.
10. BENCHMARK A: NAME: N-626, MIAMI-DADE COUNTY P-K NAIL & BRASS DISC IN CONCRETE CUTTER ACROSS FROM F.P.L. SUBD-STATION AT THE INTERSECTION OF N.W. 138TH STREET (PALMETTO FRONTAGE ROAD) AND N.W. 80TH AVENUE. ELEVATION=7.27 N.G.V.D. 1929.
11. BENCHMARK B: NAME: N-632, MIAMI-DADE COUNTY P-K NAIL & BRASS WASHER IN CONCRETE SIDEWALK 12' EAST OF FIRE HYDRANT ON THE S.W. CORNER OF THE INTERSECTION OF N.W. 146TH STREET AND N.W. 77TH AVENUE. ELEVATION=7.28 N.G.V.D. 1929.
12. UNLESS STATED OTHERWISE, THIS FIRM DOES NOT CERTIFY THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH APPLICABLE ZONING REQUIREMENTS, REGULATIONS AND/OR RESTRICTIONS.
13. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (S47°30'43"W) ALONG THE CENTERLINE OF INDUSTRIAL WAY PER PLAT BOOK 118 AT PAGE 33 BETWEEN N.W. 146TH STREET AND N.W. 80TH AVENUE.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
THE FIELDWORK WAS COMPLETED ON 05-23-2017

STATE OF FLORIDA STEVEN JOHNSON REGISTERED LAND SURVEYOR NO. 4775

Schwebke-Shiskin & Associates, Inc.

BY: _____ DATE OF PLAT OR MAP: 05-23-2017

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

REVISIONS

Date:	Order No.	Field Book	Remarks	By:
07/27/17	206302	2020/20-2	ADD TRACT B, CHANGE TITLE TO ALTA/NSPS SURVEY	K.A.F.
08/22/17	206302	2020/20-2	REVISED TRACT B LEGAL DESCRIPTION	K.A.F.
09/25/17	206302	2020/20-2	ADD SURVEYOR'S NOTES	GR

FILE NO. ML-1169

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS · ENGINEERS · LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3388

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: Y.H.F. Survey Date: 05-20-2016
Checked By: M.S.J. Date: 11-08-2016
Order No. 206302 F.B. No.: 2020-1 Pg.70
Scale: AS SHOWN
Sheet 1 of 1 Sheet(s)
File No. ML-1169

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

ALTA/NSPS LAND TITLE SURVEY

ORDERED BY: THE GRAHAM COMPANIES

Section 22, Township 52 South, Range 40 East, Miami-Dade County, Florida

K:\225240\GOVERNORS SQUARE SENIOR COMMUNITY\SURVEY\DWG\BOUNDARY SURVEY FOR TRACT B (TENTATIVE PLAT 3 1 17) 05-23-17.dwg