

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 24 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 AT PAGE 68, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

Schwebke - Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS

LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF TRACT "N", MIAMI LAKES BUSINESS PARK SECTION TWO, AS RECORDED IN PLAT BOOK 156 AT PAGE 68, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 02 DEGREES 13 MINUTES 40 SECONDS WEST FOR 295.60 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHERLYWESTLY ALONG A CIRCULAR CURVE TO THE POINT OF BEGINNING, AN ARC DISTANCE OF 100.00 FEET, AND A CENTRAL ANGLE OF 87 DEGREES 40 MINUTES 43 SECONDS FOR AN ARC DISTANCE OF 38.26 FEET TO A POINT OF ANGLE; THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS WEST FOR 149.27 FEET; THENCE LAST THREE COURSES BEING ALONG THE WEST RIGHT-OF-WAY LINE FOR N. W. 82ND AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK 22-2", AS RECORDED IN PLAT BOOK 147, AT PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 0 DEGREES 05 MINUTES 37 SECONDS WEST FOR 149.27 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST FOR 55.00 FEET; (SAID LAST TWO COURSES BEING ALONG THE EASTLY RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK 22-2"); THENCE SOUTH 0 DEGREES 05 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF THE PLAT OF "MIAMI LAKES BUSINESS PARK 147", AT PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR 283.34 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID TRACT "N", MIAMI LAKES BUSINESS PARK SECTION TWO, FOR 737.04 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO.'S 32-2022-001-0530 AND 32-2022-001-0650

SURVEYOR'S NOTES:

3. THIS SKETCH REPRESENTS AN "AL.T/A./N.S.P. AND TITLE SURVEY" WITH ELEVATIONS FOR "TENTATIVE PLAT" PURPOSES.
4. THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
5. THE ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND ARE EXPRESSED IN FEET.
6. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, THE SURVEYOR HAS MADE NO ATTEMPT TO AS-BUILT ANY UNDERGROUND UTILITIES EITHER SERVING OR APPURTENANT TO ANY OF THE UTILITY IMPROVEMENTS SERVING THE SUBJECT SITE, (WATER, SEWER, DRAINAGE OR SITE LIGHTING).
7. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE POSTS/FOUNDATIONS.
8. THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE.
9. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO. 12086C00144, COMMUNITY NO.120866, PANEL NO. 0114, SUFFIX L, MAP PANEL AND INDEX MAP DATED SEPTEMBER 11, 2009.
10. 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.
11. THIS "TENTATIVE PLAT" REFLECTS EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT ARE LISTED AS EXCEPTIONS IN SCHEDULE B--II IN THE OPINION OF TITLE PREPARED BY CHICAGO TITLE INSURANCE LOAN POLICY NO. 10146202000040 WITH AN EFFECTIVE DATE OF APRIL 7, 1992, AND ATTORNEYS' TITLE FUND SERVICES, LLC CERTIFIED ATTORNEY TITLE INFORMATION WITH AN EFFECTIVE DATE OF APRIL 7, 2016 AT 11:00 PM.
12. 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 PLAT APPROVALS OBTAINED DURING PERMITTING PROCESSES.
13. BENCHMARK A: NAME: N-626, MIAMI-DADE COUNTY P-K NAIL & BRASS DISC IN CONCRETE GUTTER 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.
14. 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.
15. THE SURVEYOR HAS ADVISED THAT SUCH INFORMATION AS TO THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH APPLICABLE ZONING REGULATIONS, REGULATIONS AND/OR RESTRICTIONS.
16. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (S021°34'0"E) ALONG THE CENTERLINE OF S.W. 82nd AVENUE PER PLAT BOOK 149 AT PAGE 15.
17. THE REVIEW AND EXAMINATION OF TITLE EXCEPTIONS, WHEN CONDUCTED BY THIS FIRM, HAS BEEN PERFORMED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND MAPPER. THE ATTESTING SURVEYOR AND MAPPER IS NEITHER TRAINED NOR LICENSED TO PROVIDE LEGAL ANALYSIS, INTERPRETATION, OR CONCLUSIONS ABOUT THE DOCUMENTS AND INSTRUMENTS REFERENCED IN ANY SUCH TITLE EXCEPTIONS AND THEREFORE, SUCH INFORMATION AS TO THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH APPLICABLE ZONING REGULATIONS, REGULATIONS AND/OR RESTRICTIONS.
18. THERE ARE NO UNDERGROUND PUBLIC UTILITIES LYING WITHIN THE SUBJECT PROPERTY OR PUBLIC UTILITIES (EXCLUDING SERVICE LINES SERVING THE SUBJECT PROPERTY) LIE WHOLLY WITHIN PUBLICLY DEDICATED RIGHTS-OF-WAY. ALL UNDERGROUND INFORMATION, WHEN PROVIDED BY OTHERS, IS SUBJECT TO THE ACCURACY OF THE INFORMATION PROVIDED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEDUCED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
19. THE SURVEYOR HAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
20. THE SUBJECT SITE IS NOT OBSERVED TO BE LOCATED WITHIN ANY OF THE FOLLOWING: WETLANDS, SWAMP OR SANITARY LANDFILL.
21. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO DESIGNATED WETLANDS LOCATED ON THE SUBJECT SITE.
22. MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO. 32--2022--001--0530 AND 32--2022--001--0650.
23. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO COMMERCE WAY, A DEDICATED PUBLIC RIGHT-OF-WAY.



A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST,
TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1" = 300'

EXCEPTIONS PER SPECIAL EXCEPTIONS

CHICAGO TITLE INSURANCE LOAN POLICY No. 10146202000040
EFFECTIVE DATE: APRIL 7, 1992
ATTORNEYS' TITLE FUND SERVICES, LLC
EFFECTIVE DATE: OCTOBER 17, 2016 AT 11:00 P.M.

- 1) RESERVATIONS AND EASEMENTS CONTAINED IN DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED AUGUST 6, 1925, IN DEED BOOK 560, PAGE 285 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE
- 2) RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY, IF ANY, IN THE PLAT OF CHAMBER'S LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - ALL PLOTTABLE ITEMS SHOWN ON SURVEY
- 3) AGREEMENT WITH MIAMI-DADE WATER AND SEWER AUTHORITY REGARDING SEWAGE FACILITIES RECORDED MAY 12, 1976, IN OFFICIAL RECORDS BOOK 9322, AT PAGE 813 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE
- 4) AGREEMENT WITH MIAMI-DADE WATER AND SEWER AUTHORITY REGARDING WATER FACILITIES RECORDED MAY 12, 1976, IN OFFICIAL RECORDS BOOK 9322, AT PAGE 837 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE

CERTIFIED TO:


1. TGC BPW SOUTH LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. THE GRAHAM COMPANIES, A FLORIDA CORPORATION

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2016.

I FURTHER CERTIFY TO THE HEREIN NAMED FIRM(S) AND/OR PERSON(S) THAT THE ATTACHED "BOUNDARY SURVEY", ALSO BEING A "TENTATIVE PLAT" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON OCTOBER 14, 2016. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin and Associates, Inc.

BY: 
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL SURVEYOR & MAPPER NO. 4775
STATE OF FLORIDA

DEVELOPMENT INFORMATION:

TENTATIVE PLAT DATA:

OWNER: TGC BPW SOUTH, LLC
6843 MAIN STREET
MIAMI LAKES, FLORIDA 33014-2048

- * NUMBER OF TRACTS: 1
- * UTILITY SERVICE: MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT (WASD)
- * CURRENT ZONING: IU-C (INDUSTRIAL DISTRICT-CONDITIONAL)
- * CURRENT ZONING LAND USE: IMPROVED PASTURES, VACANT LAND
- * MIAMI-DADE COUNTY, FLORIDA CRITERIA: 6.5 (PER PLAT MAP 120, PAGE 13, PUBLIC RESOLUTION NO. 2009-0001)
- * THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE 1A (BASE FLOOD ELEVATION 6' PER FLOOD INSURANCE RATE MAP NO. 120606C112L, COMMUNITY NO. 1206068, PANEL NO. 0112, SUFFIX L, MAP PANEL 120606C112L, MAP DATED SEPTEMBER 11, 2009)
- * MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO.'S: 32-2022-001-0530
32-2022-001-0650

PROPOSED USE:

TRACT "A"
BUILDING "A" : 33,700 SQUARE FEET WAREHOUSE SPACE
5,000 SQUARE FEET OFFICE SPACE
BUILDING "B" : 31,720 SQUARE FEET WAREHOUSE SPACE
5,00 SQUARE FEET OFFICE SPACE

AREA TABULATION:

NET AREA (PLAT LIMITS) - 5.308± NET ACRES / 231,198± NET SQUARE FEET

CONTACT INFORMATION:

NAME: STUART S. WYLLIE, PRESIDENT
C/O THE GRAHAM COMPANIES

TELEPHONE: (305) 821-1130 (BUSINESS)

FAX NUMBER: (305) 820-1655

E-MAIL ADDRESS: stu.wyllie@grahamcos.com

CURRENT ZONING: IU-C (INDUSTRIAL DISTRICT-CONDITIONAL)

SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 0

MULTI-FAMILY UNITS: 0

GROSS AREA (TO CENTERLINE OF ADJACENT R/W): 272,746± GROSS SQUARE FEET
6.261± GROSS ACRES

[illegible]

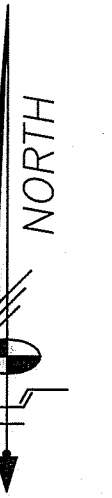
FILE NO: MI-1151 TP SHEET 1 OF 2 SHEETS

(Application Formerly Known As: TGC BUILDING 64 AND 65)

TENTATIVE PLAT TGC LAKESIDE SOUTH

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 24 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST,
"CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 AT PAGE 68, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

GRAPHIC SCALE IN FEET
0 30' 50' 100'
SCALE: 1"=30'



PREPARED BY:
Schwebke-Shishkin & Associates, Inc.
LAND PLANNERS BUSINESS ENGINEERS LAND SURVEYORS
LICENSE No. LB # 87

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288 DADE: (305)652-7010 FAX: (305)652-8284
ORDER NO. 205774 F.B. NO. 2020/Y, PG.12 SCALE: 1"= 30' JUNE 9, 2016

GENERAL LEGEND:

- ALUMINUM LIGHT POST
- BELLSOUTH MANHOLE
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CONCRETE POWER POLE
- CURB INLET
- ELECTRIC PULLBOX
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- GUARD POST
- IRRIGATION HAND HOLE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- WATER METER
- WATER VALVE
- TREE LOCATION (SEE TREE DATA)

ABBREVIATIONS:

- A denotes RADIUS
- Δ denotes DELTA ANGLE
- Δ denotes ARC DISTANCE
- L denotes TANGENT DISTANCE
- CH.B denotes CHORD BEARING
- CH.D denotes CHORD DISTANCE
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- P.B. denotes PLAT BOOK
- PC denotes PAGE
- POB denotes POINT OF BEGINNING
- POB denotes POINT OF BEGINNING
- OHV denotes OVERHEAD UTILITY WIRES
- ORB denotes OPTICAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- CBS denotes CONCRETE BLOCK STRUCTURE
- CONC denotes CONCRETE
- CLF denotes CHAINLINK FENCE
- INVT denotes INVERT ELEVATION
- MF denotes METAL FENCE
- WF denotes WOOD FENCE
- F.I.P. denotes FOUND IRON PIPE
- F.N.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET LB-BY NAIL & BRASS DISC
- I.O.P. denotes TOP OF PIPE
- CL denotes CLEAR
- ENCR denotes ENCROACHMENT
- C.P.P. denotes CORRUGATED PLASTIC PIPE
- C.M.P. denotes CORRUGATED METAL PIPE
- UNK denotes UNDERGROUND UNKNOWN UTILITY
- S.I.P. denotes SET IRON PIPE & LB-BY CAP
- CL denotes CENTERLINE

- (D) denotes DEED INFORMATION
- (L) denotes INFORMATION BY LEGAL DESCRIPTION
- (M) denotes MEASURED INFORMATION
- (R) denotes RECORD OR PLATTED INFORMATION

TREE DATA:

TREE NO.	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CN.P.Y. Ø
111	LIVE OAK	"Quercus virginiana"	13	25	40
112	LIVE OAK	"Quercus virginiana"	18	28	50
113	LIVE OAK	"Quercus virginiana"	14	25	42
114	LIVE OAK	"Quercus virginiana"	12	25	40
115	LIVE OAK	"Quercus virginiana"	15	25	50
116	LIVE OAK	"Quercus virginiana"	12	22	40
117	LIVE OAK	"Quercus virginiana"	18	25	45
147	LIVE OAK	"Quercus virginiana"	5	15	10
148	LIVE OAK	"Quercus virginiana"	24	25	50
149	LIVE OAK	"Quercus virginiana"	9	22	42
152	LIVE OAK	"Quercus virginiana"	10	25	35
153	LIVE OAK	"Quercus virginiana"	22	30	50
154	LIVE OAK	"Quercus virginiana"	13	25	40
159	BLACK OLIVE	"Bucida buceras"	11	30	42
160	BLACK OLIVE	"Bucida buceras"	13	30	35
161	LIVE OAK	"Quercus virginiana"	14	35	50
162	BLACK OLIVE	"Bucida buceras"	18	35	50
163	BLACK OLIVE	"Bucida buceras"	15	30	45
164	LIVE OAK	"Quercus virginiana"	7	25	20
165	LIVE OAK	"Quercus virginiana"	6	20	22
166	LIVE OAK	"Quercus virginiana"	6	18	18
167	LIVE OAK	"Quercus virginiana"	7	25	20
168	LIVE OAK	"Quercus virginiana"	6	22	24
169	CABBAGE PALM	"Sabal palmetto"	10	5	12
170	BRAZILIAN PEPPER	"Schinus terebinthifolius"	70	30	0

NOTE: THE TYPE/SPECIES OF TREES, AS INDICATED HEREON, ARE SUBJECT TO CORRECTION PURSUANT TO VISUAL VERIFICATION BY A QUALIFIED BOTANIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERIENCE.

ALL EXISTING INTERIOR IMPROVEMENTS ARE TO BE REMOVED

ELEVATIONS RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929)

(Application Formerly Known As: TGC BUILDING 64 AND 65)

FILE NO: ML-1151 TP
SHEET 2 OF 2 SHEETS