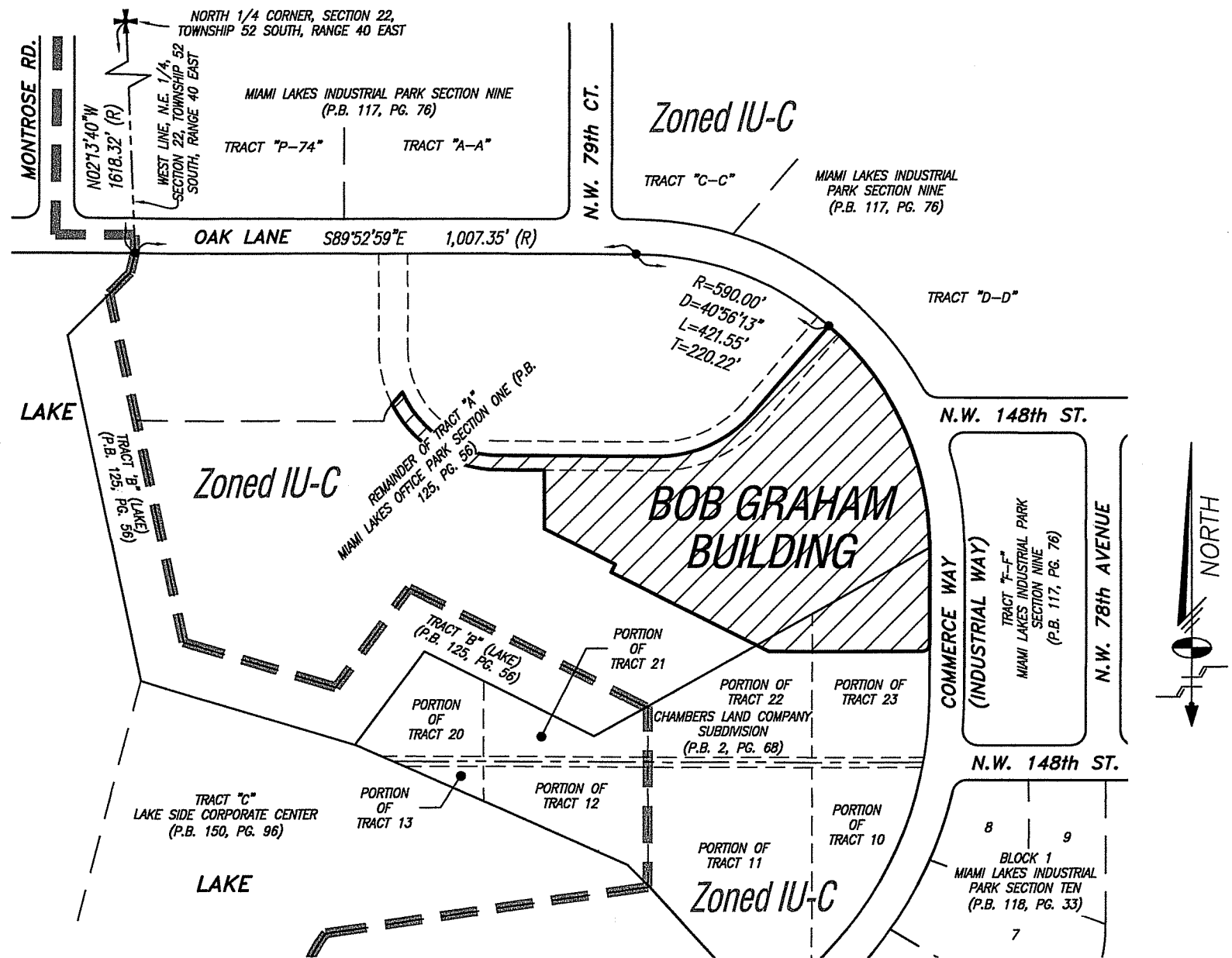


- TENTATIVE PLAT -  
BOB GRAHAM BUILDING

BEING A REPLAT OF A PORTION OF TRACT "A", "MIAMI LAKES OFFICE PARK SECTION ONE", PLAT BOOK 125 AT PAGE 56, AND A PORTION OF TRACTS 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
**Schwebke - Shishin & Associates, Inc.**  
LAND PLANNERS BUSINESS LICENSE No. LB # 87 ENGINEERS LAND SURVEYORS  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025  
TEL: (954)435-7010 FAX: (954)438-3288 DADE: (305)652-7010 FAX: (305)652-8284  
ORDER NO: 205787 DATE: MAY 9, 2016 FIELD BOOK: 2020/T, PG. 70



LOCATION SKETCH

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

SURVEYOR'S NOTES:

- THIS SKETCH REPRESENTS AN "ALTA/N.S.P.S. LAND TITLE SURVEY" FOR "TENTATIVE PLAT" PURPOSES.
- THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
- THE ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND ARE EXPRESSED IN FEET.
- 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).
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
- THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO. 12086C0112L, COMMUNITY NO.120866, PANEL NO. 0112, SUFFIX L, MAP PANEL AND INDEX MAP DATED SEPTEMBER 11, 2009.
- 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.
- THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
- 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.
- 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.
- 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.
- UNLESS STATED OTHERWISE, THIS FIRM DOES NOT CERTIFY THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH APPLICABLE ZONING REQUIREMENTS, REGULATIONS AND/OR RESTRICTIONS.
- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (N00°07'01"E) ALONG THE CENTERLINE OF INDUSTRIAL WAY PER PLAT BOOK 117 AT PAGE 76.
- 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 NO SUCH LEGAL ANALYSIS, INTERPRETATION OR CONCLUSIONS SHOULD BE IMPLIED.
- THERE ARE NO UNDERGROUND PUBLIC UTILITIES LYING WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY. ALL 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 DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUNCTIONS.
- THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO DESIGNATED WETLANDS LOCATED ON THE SUBJECT SITE.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO COMMERCE WAY (INDUSTRIAL WAY), A DEDICATED PUBLIC RIGHT-OF-WAY.

LEGAL DESCRIPTION:

A PORTION OF TRACT "A," ACCORDING TO THE PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE," AS RECORDED IN PLAT BOOK 125 AT PAGE 56; TOGETHER WITH A PORTION OF TRACTS 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION," AS RECORDED IN PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID TRACT "A," AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE," 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 194.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND WESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 23.53 FEET TO A POINT OF TANGENCY; THENCE WEST FOR 307.37 FEET; THENCE NORTH 63 DEGREES 22 MINUTES 29 SECONDS WEST FOR 355.60 FEET; THENCE NORTH 26 DEGREES 37 MINUTES 31 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 18.00 FEET; THENCE NORTH 63 DEGREES 22 MINUTES 29 SECONDS WEST FOR 158.04 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS EAST FOR 118.53 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 90.90 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 243.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 48 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 266.38 FEET TO A POINT (FROM SAID POINT A LINE BEARS NORTH 62 DEGREES 55 MINUTES 31 SECONDS EAST TO THE RADIUS POINT OF THE LAST DESCRIBED CURVE); THENCE RUN NORTH 41 DEGREES 07 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 31.58 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE, SAID LAST DESCRIBED CURVE BEARS NORTH 66 DEGREES 04 MINUTES 05 SECONDS EAST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 214.00 FEET AND A CENTRAL ANGLE OF 65 DEGREES 57 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 246.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST FOR 318.48 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 49 DEGREES 03 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 214.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 41 DEGREES 03 MINUTES 14 SECONDS EAST, RADIAL TO THE NEXT DESCRIBED CIRCULAR CURVE, FOR 233.88 FEET TO A POINT ON THE FOLLOWING DESCRIBED CIRCULAR CURVE, SAID LAST DESCRIBED CURVE BEING ALONG THE CENTERLINE OF A 58.00 FOOT WIDE INGRESS-EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27060 AT PAGE 2827 AND OFFICIAL RECORDS BOOK 13809 AT PAGE 3459, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 49 DEGREES 03 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 505.22 FEET TO THE POINT OF BEGINNING, SAID LAST DESCRIBED CURVE BEING ALONG THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID INDUSTRIAL WAY (COMMERCE WAY), ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

EXCEPTIONS PER SPECIAL EXCEPTIONS

CHICAGO TITLE INSURANCE LOAN POLICY No. 10146202000040  
EFFECTIVE DATE: APRIL 7, 1992  
ATTORNEYS' TITLE FUND SERVICES, LLC  
EFFECTIVE DATE: SEPTEMBER 28, 2016 AT 11:00 PM

- RESTRICTIONS, DEDICATIONS AND EASEMENTS SET FORTH IN PLAT OF MIAMI LAKES OFFICE PARK SECTION ONE, RECORDED IN PLAT BOOK 125, AT PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
AFFECTS - ALL PLOTTABLE ITEMS SHOWN ON SURVEY
- RESERVATIONS 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
- 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
- EASEMENT TO MIAMI-DADE COUNTY RECORDED NOVEMBER 15, 1989, IN OFFICIAL RECORDS BOOK 14326, AT PAGE 1751, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
AFFECTS - SHOWN ON SURVEY
- EASEMENT AGREEMENT RECORDED SEPTEMBER 2, 1998, IN OFFICIAL RECORDS BOOK 13809, AT PAGE 3459, AS AMENDED BY AMENDMENT TO EASEMENT RECORDED JUNE 23, 1989, IN OFFICIAL RECORDS BOOK 14154, AT PAGE 1367, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FURTHER AMENDED BY SECOND AMENDMENT TO EASEMENT RECORDED SEPTEMBER 25, 1992 IN OFFICIAL RECORDS BOOK 15601, PAGE 861 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND FURTHER AMENDED BY THIRD AMENDMENT TO EASEMENT RECORDED OCTOBER 26, 2009 IN OFFICIAL RECORDS BOOK 27060, PAGE 2827 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.  
AFFECTS - SHOWN ON SURVEY

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

DEVELOPMENT INFORMATION:  
WAIVER OF PLAT DATA:

OWNER: THE GRAHAM COMPANIES  
6843 MAIN STREET  
MIAMI LAKES, FLORIDA 33014-2048

- NUMBER OF PARCELS: 1
- AREA OF PARCEL: 7.294± NET ACRES (317,727 NET SQUARE FEET)
- PROPOSED USE: 4-STORY OFFICE BUILDING (82,903 SQUARE FEET)
- UTILITY SERVICE: MIAMI-DADE WATER AND SEWER DEPARTMENT (W.A.S.D.)
- CURRENT ZONING: IU-C (INDUSTRIAL DISTRICT-CONDITIONAL)
- MIAMI-DADE COUNTY, FLORIDA, FLOOD CRITERIA: 6.5 (PER PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO. 12086C0112L, COMMUNITY NO.120866, PANEL NO. 0112, SUFFIX L, MAP PANEL AND INDEX MAP DATED SEPTEMBER 11, 2009.
- MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO.'S: PORTIONS OF 32-2022-008-0013; 32-2022-001-0230; 32-2022-001-0220

PROPOSED USE: TRACT "A"

82,903 SQUARE FEET OFFICE SPACE

AREA TABULATION:

NET AREA (LIMIT OF PLAT) - 317,727± NET SQUARE FEET / 7.294± NET ACRES

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: stuu.wyllie@grahamccos.com

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

SINGLE FAMILY ATTACHED UNITS: 0  
SINGLE FAMILY DETACHED UNITS: 0  
MULTI-FAMILY UNITS: 0  
NET AREA OF LAND (LIMIT OF PLAT)  
317,727± SQUARE FEET  
7.294± ACRES  
GROSS AREA (TO & OF ADJACENT R/W): 343,304± SQUARE FEET  
7.881± ACRES

CERTIFIED TO:

- TCC GOVERNORS SQUARE LLC, A FLORIDA LIMITED LIABILITY COMPANY
- 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 "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 JUNE 29, 2016. THIS SURVEY COMPLIES WITH THE STANDARDS FOR 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 - Shishin and Associates, Inc.** (BUSINESS LICENSE LB#87)  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

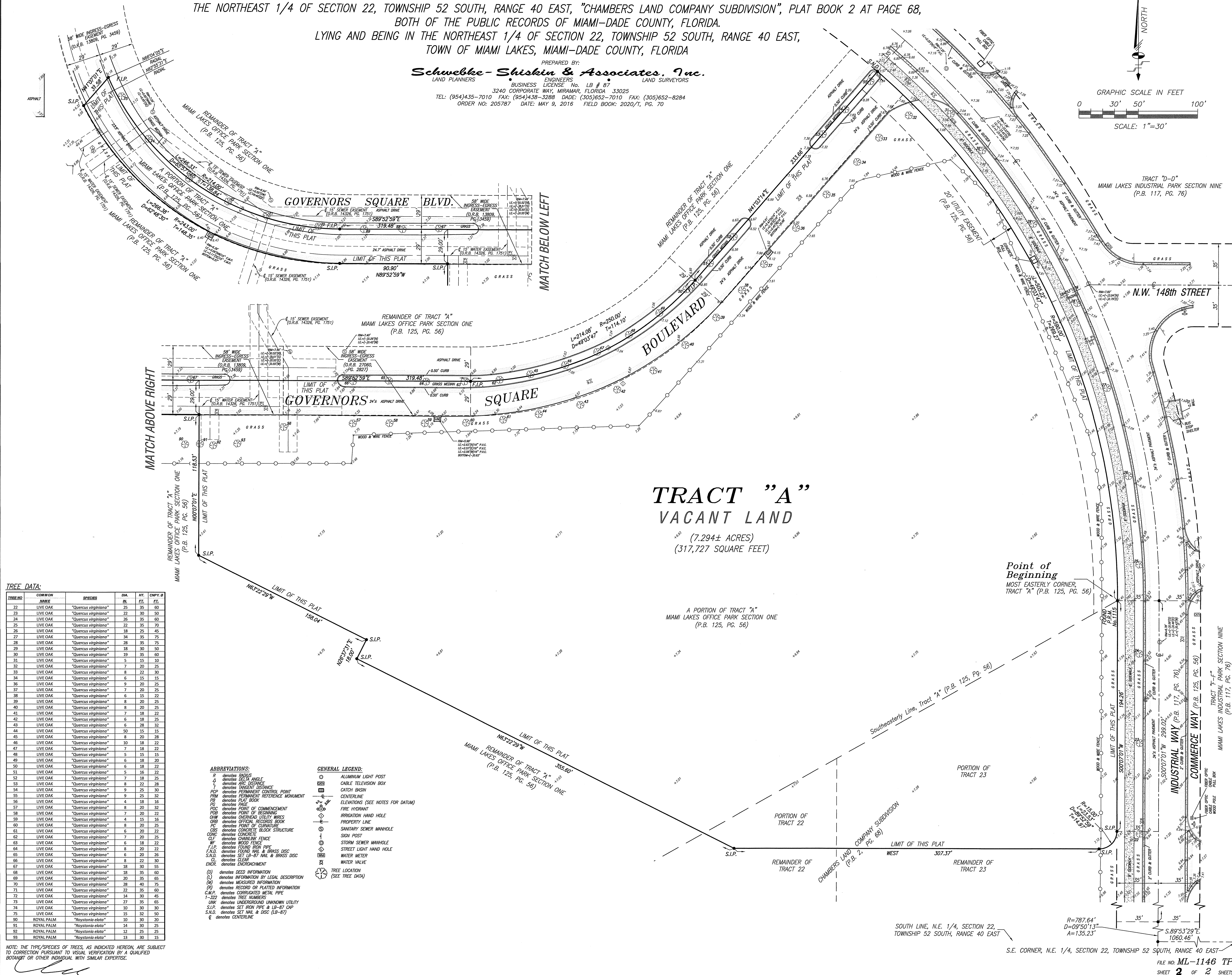
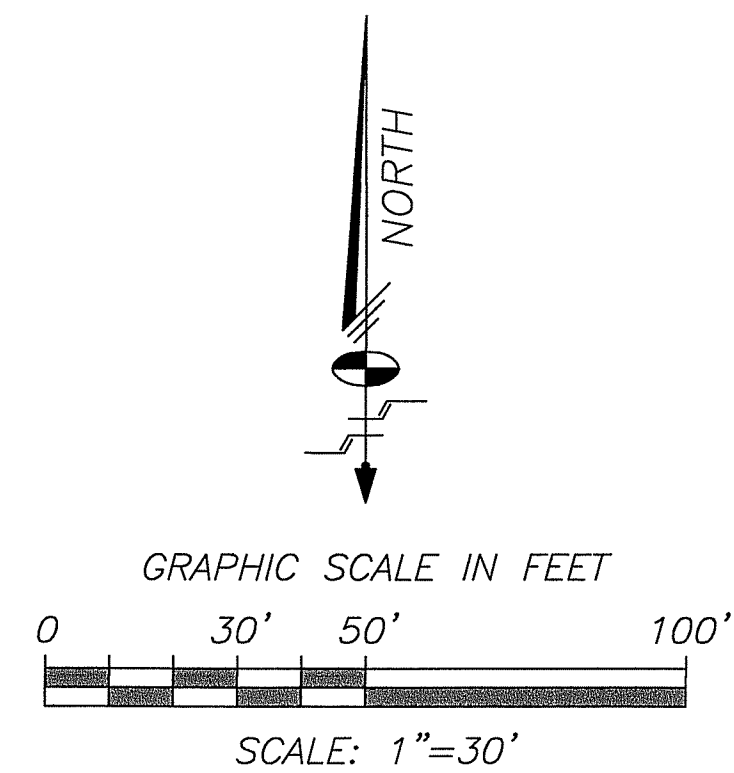
BY: MARK STEVEN JOHNSON, PRINCIPAL  
PROFESSIONAL SURVEYOR & MAPPER NO. 4775  
STATE OF FLORIDA



- TENTATIVE PLAT -  
BOB GRAHAM BUILDING

BEING A REPLAT OF A PORTION OF TRACT "A", "MIAMI LAKES OFFICE PARK SECTION ONE", PLAT BOOK 125 AT PAGE 56, AND A PORTION OF TRACTS 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
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ORDER NO: 205787 DATE: MAY 9, 2016 FIELD BOOK: 2020/T, PG. 70



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 EXPERTISE.