# - TENTATIVE PLAT -TGC LAKESIDE II

A REPLAT OF A PORTION OF TRACTS 3, 4, 5, 15, 16, AND 17 IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

Schwebke-Shiskin & Associates, Inc.

BUSINESS 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. 205782 F.B. NO. 2020/Y, PG.12 SCALE: 1"= 30'

#### LEGAL DESCRIPTION:

A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE 20 FOOT ROAD RIGHT-OF-WAY ADJACENT THERETO, AS SHOWN ON 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:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "B", "MIAMI LAKES LAKESIDE CORPORATE CENTER". AS RECORDED IN PLAT BOOK 150 AT PAGE 96 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 68 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "B", FOR 470.90 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 39 SECONDS WEST FOR 61.11 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 28 SECONDS WEST FOR 357.57 FEET; (SAID LAST TWO COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF TRACT "C" AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES LAKESIDE CORPORATE CENTER): THENCE SOUTH 25 DEGREES 48 MINUTES 43 SECONDS WEST FOR 51.84 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 34 SECONDS WEST FOR 506.79 FEET; (SAID LAST TWO COURSES BEING ALONG THE EASTERLY BOUNDARY OF THE PLAT OF "ANCHORAGE AT MIAMI LAKES", AS RECORDED IN PLAT BOOK 150 AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY FLORIDA); THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS EAST FOR 556.25 FEET TO A POINT OF CURVATURE THENCE EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 374.59 FEET AND A CENTRAL ANGLE OF 22 DEGREES 35 MINUTES 21 SECONDS FOR AN ARI DISTANCE OF 147.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 30 MINUTES 16 SECONDS EAST FOR 30.00 FEET; (SAID LAST THREE COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK 22-2". AS RECORDED IN PLAT BOOK 149 AT PAGE 15 IN THI PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA); THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 629.07 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 219.50 FEET TO THE POINT OF TANGENCY; (SAID LAST COURSE BEING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK SOUTH" AS RECORDED IN PLAT BOOK 144 AT PAGE 26 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTH 47 DEGREES 30 MINUTES 43 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION TEN" AS RECORDED IN PLAT BOOK 118 AT PAGE 33 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 117.77 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. 32-2022-001-0520

#### SURVEYOR'S NOTES:

- THIS SKETCH REPRESENTS AN "A.L.T.A./N.S.P.S. LAND TITLE SURVEY" WITH ELEVATIONS FOR "TENTATIVE PLAT" PURPOSES. 2. THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
- 3. THE ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND ARE
- EXPRESSED IN FEET. 4. 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).
- 5. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
- 6. THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE. 7. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO. 12086C0114L, COMMUNITY NO.120686, PANEL NO. 0114. SUFFIX L. MAP PANEL AND INDEX MAP DATED SEPTEMBER 11, 2009.
- 8. 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.
- 9. THIS "BOUNDARY SURVEY", ALSO BEING A "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 OCTOBER 17, 2016 AT 11:00 PM.
- 10. 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
- 11. 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. 12. 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. 13. UNLESS STATED OTHERWISE, THIS FIRM DOES NOT CERTIFY THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH
- APPLICABLE ZONING REQUIREMENTS, REGULATIONS AND/OR RESTRICTIONS.
- 14. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (S89°54'23"E) ALONG THE CENTERLINE OF COMMERCE WAY PER PLAT BOOK 149 AT PAGE 15.
- 15. 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.
- 16. 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. 17. THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING
- 18. THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY
- 19. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO DESIGNATED WETLANDS LOCATED ON THE SUBJECT SITE.
- 20. MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO No. 32-2022-001-0520
- 21. THE PROPERTY HAS DIRECT ACCESS TO AND FROM COMMERCE WAY, A DEDICATED PUBLIC RIGHT-OF-WAY. 22. AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, ABANDON, VACATE AND DISCONTINUE FROM PUBLIC USE THAT CERTAIN UNNAMED 20.00 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE BOUNDARY OF THE SUBJECT SITE AS SHOWN ON THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION," PLAT BOOK 2 AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE

COUNTY, FLORIDA, SAID LANDS CONTAINING 9,258 SQUARE FEET, MORE OR LESS (0.213 ACRES, MORE OR LESS).

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

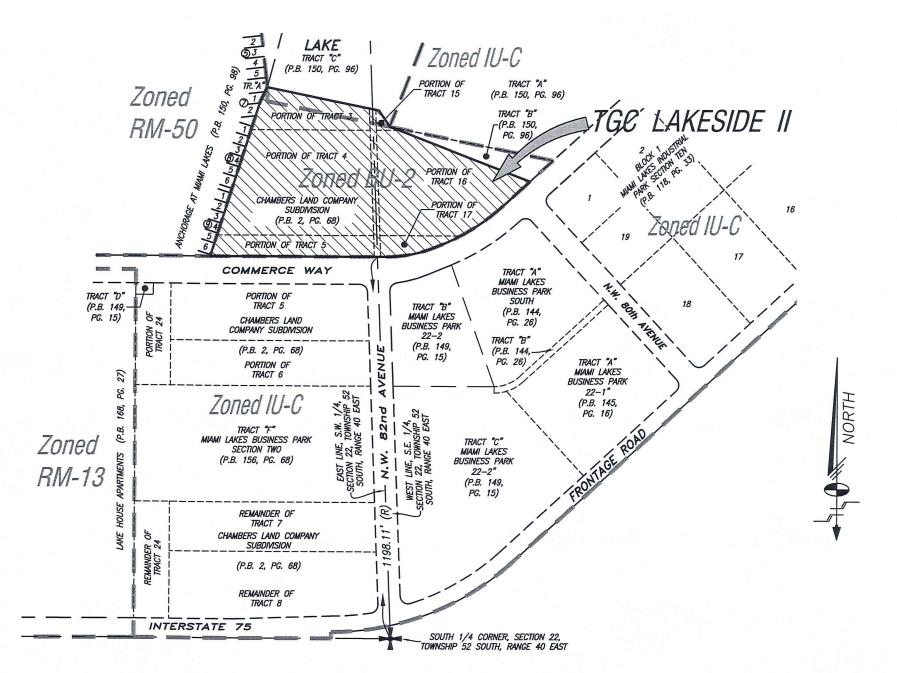
### SURVEYOR'S CERTIFICATION.

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.

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 JUNE 29, 2016. THIS SURVEY COMPLIES WITH THE STANDARD 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,

Schwebke-Shiskin and Associates, Inc.

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



## LOCATION SKETCH

A PORTION OF THE SOUTH 1/2 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

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

EFFECTIVE DATE: OCTOBER 17, 2016 AT 11:00 P.M.

- 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
- 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

#### <u>DEVELOPMENT INFORMATION:</u> TENTATIVE PLAT DATA:

OWNER: THE GRAHAM COMPANIES 6843 MAIN STREET

MIAMI LAKES, FLORIDA 33014-2048

- NUMBER OF PARCELS: 1 • UTILITY SERVICE: MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT (WASD) • CURRENT ZONING: BU-2 (Land Use to be modified and ReZoned to IU-C -INDUSTRIAL DISTRICT—CONDITIONAL)
- CURRENT ZONING LAND USE: IMPROVED PASTURES, VACANT LAND
- MIAMI—DADE COUNTY, FLORIDA, FLOOD CRITERIA: 6.5 (PER PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA) THE PROFERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO.
- 12086C0112L, COMMUNITY NO.120686, PANEL NO. 0112, SUFFIX L, MAP PANEL AND INDEX MAP DATED SEPTEMBER 11, 2009. MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO: 32-2022-001-0520

PROPOSED USE: TRACT "A" - 73,125 SQUARE FEET OF WAREHOUSE SPACE 10,000 SQUARE FEET OF OFFICE SPACE

AREA TABULATION:

NET AREA (PLAT LIMITS) - 7.834± NET ACRES / 341,238± NET SQUARE FEET

## <u>CONTACT INFORMATION:</u>

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

TOTAL AREA (TO CENTERLINE OF ADJACENT R/W): 384,683± GROSS SQUARE FEET 8.831± GROSS ACRES

> REVISIONS DATE ORDER F.B./PG. REMARKS 10-14-16 | 205988 | N/A | OPINION/TOWN COMMENTS 10-17-16 | 205988 | N/A | UPDATE OPINION REVISE EXISTING ZONING

ML-1155 TP SHEET  $^1$  OF  $^2$  SI

