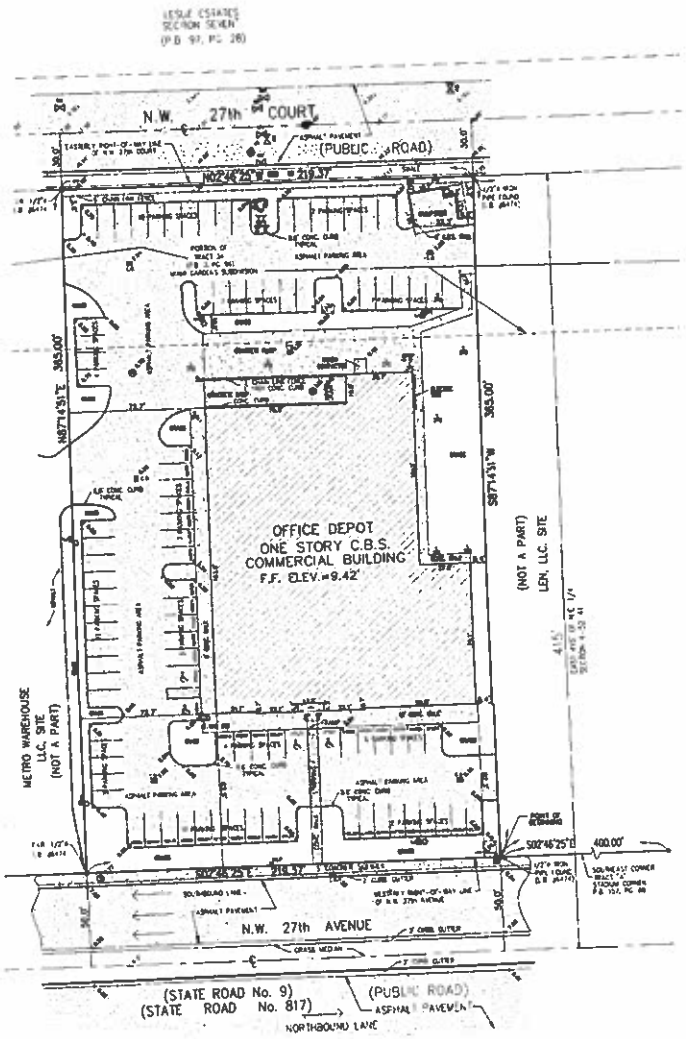
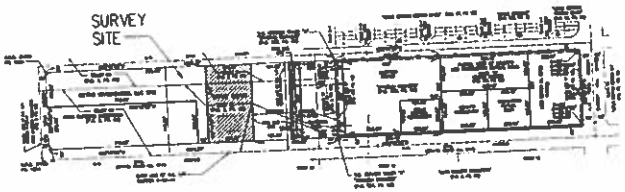
GRAPHIC SCALE

(IN FEET)
1 inch = 60 feet





LOCATION SKETCH

PORTION OF N.E. 1/4, SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE=1"=300'

LEGEND

P.B. = PLAT BOOK
PG. = PAGE
L.B. # = SURVEYING AND MAPPING BUSINESS LICENSE NUMBER
ø= DIAMETER
℄ = CENTER LINE
O.R.B.= OFFICIAL RECORDS BOOK
PG. = PAGE
P.O.C. =POINT OF COMMENCEMENT
P.O.B. =POINT OF BEGINNING
S.I.R. =SET IRON ROD 1/2"ø
Mhole MANHOLE
=ELEVATION
CONC.= CONCRETE

- Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Overhead Utility Lines
- Concrete Light Pole
- Sewer Valve
- Water Valve
- Water Manhole
- Telephone Manhole
- Monitoring Well
- Parking Meter
- Chain Link Fence
- Unknown Manhole
- Mail Box
- Spot Elevation
- Temporary Benchmark
- 1.5'-18"-10' Diameter-Height-Spread
- Right-of-Way Lines
- Property Corner
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Wood Fence
- Iron Fence
- C.B.S. Wall
- Clean Out
- Guard Pole
- Valve

LEGAL DESCRIPTION:

That portion of Tracts 33, and 34 of MIAMI GARDENS, according to the plat thereof, as recorded in Plat Book 2 at Page 98, of the Public Records of Miami-Dade County, Florida, lying in the East 415 feet of the N.E. 1/4 of Section 4, Township 52 South, Range 41 East, Miami-Dade County, Florida, less the right-of-way dedicated for N.W. 27th Avenue being more particularly described as follows:

Commence at the Southeast corner of Tract "A" of STADIUM CORNERS, according to the Plat thereof, as recorded in Plat Book 157, at Page 88 of the Public Records of Miami-Dade County, Florida; thence S02°46'25"E along the Westerly Right-of-Way line of said N.W. 27th Avenue for 400.00 feet to the Point of Beginning; thence continue S02°46'25"E along said Westerly Right-of-Way line for 219.37 feet; thence N87°14'51"E for a distance of 365.00 feet to a point on the Easterly Right-of-Way line of N.W. 27th Court; thence N02°46'25"W along the said Right-of-Way for a distance of 219.37 feet; thence S87°14'51"W for a distance of 365.00 feet to the Point of Beginning.

Containing 80,070 Square Feet (1.838 Acres).

SURVEYOR'S NOTES:

1. Legal description provided by client.
2. Easements, restrictions and limitations of record, if any, are not shown.
3. Right-of-way information obtained from record plat and legal description.
4. Elevations are referenced to National Geodetic Vertical Datum (N.G.V.D.) 1929, using Miami-Dade County Bench Mark # N-647 (Elevation= 8.68 feet).
5. FEDERAL FLOOD ZONE INFORMATION:
   Community number: 120635
   Panel number: 0080
   Suffix: J
   Flood Zone: X
   Elevation: Not Applicable
   Date: March 2, 1994
6. All distances are record and measure distances unless otherwise noted.
7. Bearings are referenced to the South line of N.E. 1/4 of Section 4-52-41, also being the center line of N.W. 191st Street (Bearing S87°14'51"W).

CERTIFICATE NOTE:

I hereby certify that the Boundary and Improvement Survey of the property shown and described hereon was completed under my direction on February 1st, 2008, and that said survey is true and correct to the best of my knowledge and belief. There are no above ground encroachments, other than those shown hereon.

I further certify that this survey meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS pursuant to Section 472.027 Florida State Statutes. NO SEARCH OF THE PUBLIC RECORDS has been made by this office.

By: _____
Louis J. Lebron
Professional Surveyor and Mapper, for the firm
REGISTRATION #4428
State of Florida

"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL".

LEVEL-TECH SURVEYORS, LLC.
777 N.W. 72nd AVENUE,
MIAMI, FL 33126
SUIT 2152
TEL:305.261.6463
FAX:305.261.0791
LB # 7194
LAND SURVEYORS • LAND PLANNERS

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE CORPORATION OF LEVEL-TECH SURVEYORS, LLC.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT:
BOUNDARY AND IMPROVEMENT SURVEY

PROJECT LOCATION: OFFICE DEPOT N.W. 27th AVENUE AND N.W. 191st STREET MIAMI, FL

CLIENT: CLIENT ADDRESS:

CLIENT TELEPHONE:

FILE PATH:

SCALE:	1"=30'
DATE:	02-01-2008
DRAWN BY:	T.L.
REFER DRAWING:	0501004
ORDER No:	19109

SHEET: 1 OF 1 SHEETS