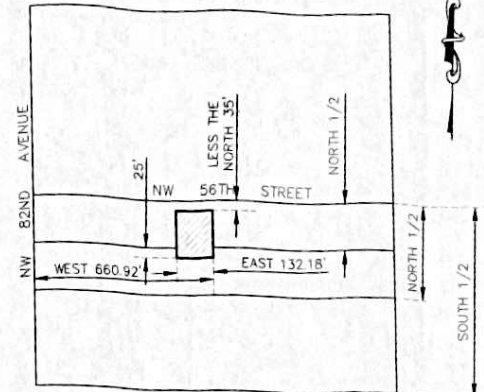


BOUNDARY SURVEY

SCALE: 1" = 40' 15'

LOCATION SKETCH

SCALE: 1" = 40' 15'



NW 1/4 NE 1/4 SEC. 22-53-40

LEGEND OF SURVEY ABBREVIATIONS

A	ARC DISTANCE	P.O.C.	POINT OF COMMENCEMENT	PL	PROPERTY LINE
A.C.	AIR CONDITIONER	R/W	RIGHT OF WAY	CONC.	CONCRETE
C.B.S.	CONCRETE BLOCK STRUCTURE	F.I.P.	FOUND IRON PIPE	F.H.	FIRE HYDRANT
MOVD.	NATIONAL GEODETIC VERTICAL DATUM	P.O.B.	POINT OF BEGINNING	U.E.	UTILITY EASEMENT
C	CALCULATED	B.L.D.G.	BUILDING	U.P.	UTILITY POLE
C.B.	CATCH BASIN	SEC.	SECTION	FD	FOUND
O.U.L.	OVERHEAD UTILITY LINE	O.H.	OVER HANG	R	RADIUS
P.R.C.	POINT REVERSE CURVATURE	W.M.	WATER METER	SWK	SIDE WALK
CL	CHAIN	CH	CHORD DISTANCE	CELL	CHAIN LINK FENCE
CL	CENTER LINE	SCR	SCREENED	WF	WOODEN FENCE
P.C.C.	POINT OF COMPOUND CURVE	P.B.	PLAT BOOK	M.E.	MAINTENANCE EASEMENT
RAD.	RADIAL	M	MEASURED	B.C.	BLOCK CORNER
ENC.	ENCROACHMENT	D.E.	DRAINAGE EASEMENT	CG	CURB/GUTTER
P.C.	POINT OF CURVATURE	S.I.P.	SET IRON PIPE	EO	EXISTING ELEVATION
(RM)	RECORD & MEASURED	S	MAN HOLE		HANDICAP PARKING
⊗	FIRE HYDRANT				

CERTIFY TO: GLEN'S TENTS AND TABLE RENTAL SERVICES, INC.
ADAMS & ABRAMS, P.A.
PERLA F. ABRAMS, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BANKUNITED, N.A., ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

ADDRESS: 8000 NW 16TH STREET
MIAMI, FLORIDA 33166

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE EAST 1/2 1/4 FEET OF THE WEST 660.92' FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH RANGE 40 EAST, LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AND THE NORTH 25.00 FEET OF THE EAST 132.184 FEET OF THE WEST 660.92 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST

FLOOD ZONE: AH
X THIS IS A FLOOD HAZARD ZONE _____ THIS IS NOT A FLOOD HAZARD ZONE
COMMUNITY PANEL NO 120041 DATE OF FIRM 09/11/2009
PANEL NO. 279 SUFFIX L FINISH FLOOR ELEVATION LOWEST AD. GRADE CERTIFICATE
BASE FLOOD ELEV 7'00"

NOTE: UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED. ENCROACHMENTS NOTED: TWO (2) HEREBY CERTIFY THAT THIS SKETCH OF THIS PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEET THE MINIMUM REQUIREMENTS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND TITLE ASSOCIATION AND ALSO 31-17.30 THRU 17.62, F.A.C.O.D.E. THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN.

NOTES: 1 IF SHOWN, BEARING ARE TO AN ASSUMED MERIDIAN (PLAT)
2 IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V. DATUM 1959
3 THIS IS A BOUNDARY SURVEY
4 CLOSURE ABOVE 1700
5 LICENSE BUSINESS NO 6486
6 DIM OF ORIGIN: DCMB NO 9-489
NW 58 ST - 35 FEET NORTH OF NORTH EDGE OF PAVEMENT
NW 79 AVENUE - 20 FEET EAST OF EAST EDGE OF PAVEMENT
PK NAIL AND BRASS WASHER IN CONCRETE WINGWALL OF BRIDGE, ELEVATION = 5'44" NGVD1989

07/07/2014
ASPIRA PEREA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR #4858
STATE OF FLORIDA
(NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL)

THOMAS J. KELLY, INC. P.S. & M.

8125 SW 120 STREET
PINECREST, FL 33156

Date: 07/07/2014
Survey No.: 14-0656

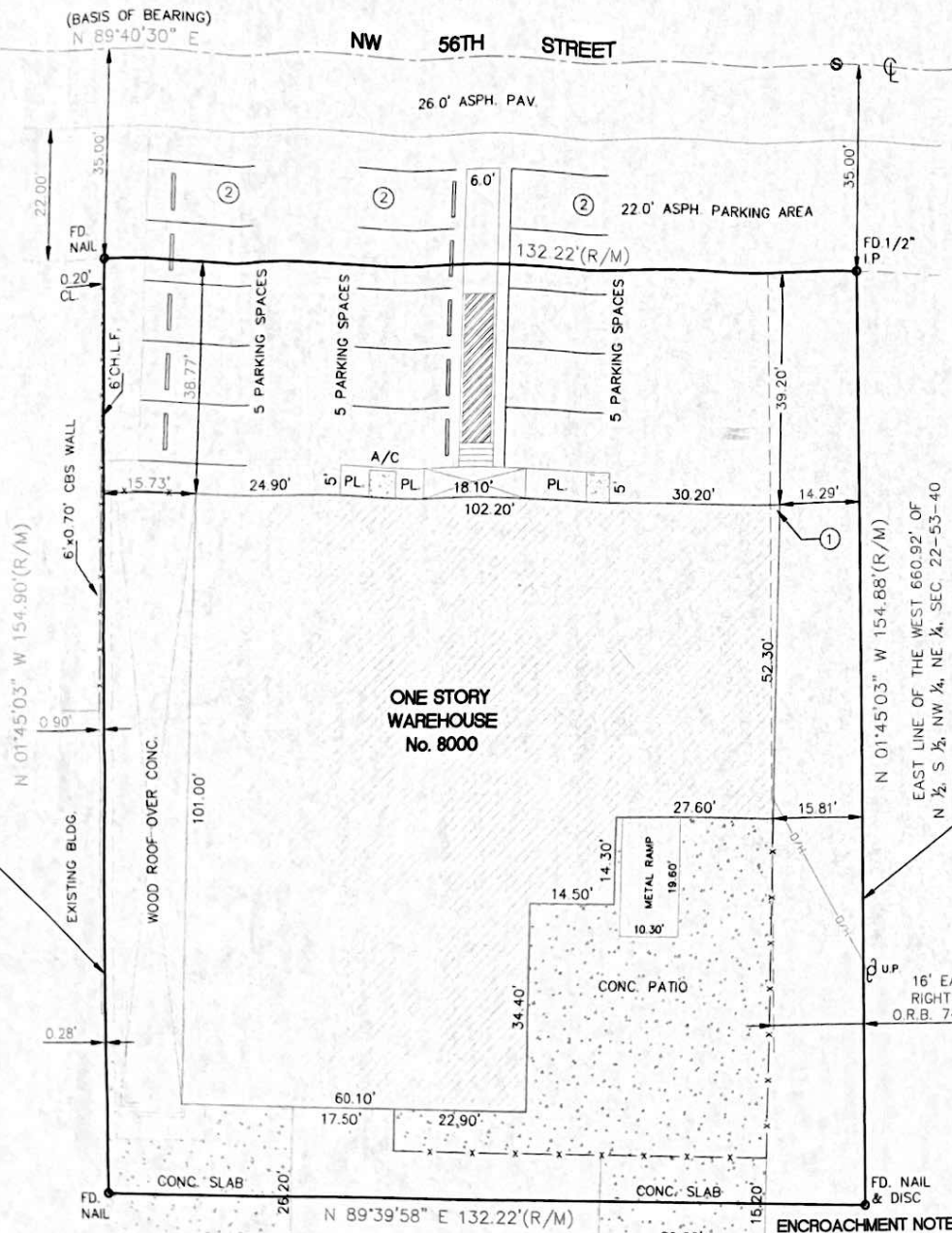
THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

BOUNDARY SURVEY

DATE: 07/07/2014
SCALE: 1"=15'
PROJECT: M.T.J.
SHEET: 14-0656
1 of 1

L.S. # 4488
8125 SW 120th STREET
PINECREST, FLORIDA 33156
TEL (784) 242-7662 FAX (784) 242-3388 BRNG
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WEST LINE OF THE EAST 132.84' OF WEST 660.92' OF N 1/2, S 1/2, NW 1/4, NE 1/4, SEC. 22-53-40



ONE STORY WAREHOUSE No. 8000

ENCROACHMENT NOTES

- 1 A BUILDING ENC. UP TO 1.71' INTO A 16' EASEMENT FOR RIGHT OF WAY
- 2 A PARKING AREA ENC. UP TO ±16' INTO THE R/W OF NW 56TH STREET

S 1/2 OF E 132.184' OF W 660.92' OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4 OF SEC. 22-53-40