

1 STORY CBS
WAREHOUSE # 830
NW 22nd ST MIAMI
FL

140L
FIP NO. 10
142 99.8
140L
781
80.00
1 STORY CBS
WAREHOUSE

1000
0.7 CL

NOTES:

THIS PROPERTY IS MORE THAN 2 MILES AWAY FROM THE MIAMI-DADE COUNTY LAKE BELT AREA

ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED
TO THE CONTRARY, THEY ARE THE SAME AS THE PLAT DISTANCES AND DIRECTIONS
LEGAL DESCRIPTION AS PROVIDED BY CLIENT

UNDERGROUND PORTIONS OF FOOTINGS OR OTHER IMPROVEMENTS WERE NOT LOCATED
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS
IF ANY AFFECTING THIS PROPERTY

THE NATIONAL FLOOD INSURANCE RATE MAP DATED 7-17-95 DELINERATES THE ABOVE DESCRIBED
LAND TO BE SITUATED WITHIN ZONE X

LEGEND

SKETCH OF SURVEY

SCALE: 1'=20'

WM=WATER METER, FDH=FOUND DRILL HOLE, UE=UTILITY EASEMENT, DME=DRAINAGE AND MAINTENANCE EASEMENT, R/V=RIGHT OF WAY, N.T.S.=NOT TO SCALE,
F=NEED=FOUND NAIL AND DISK, OUL=OVERHEAD UTILITY LINE, FIP=FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED, SIP=SET 3/4" X 18" IRON PIPE #28
P/L=PROPERTY LINE, CONC=CONCRETE, CL=CLEAR, O/S=OFFSET, CLF=CHAIN LINK FENCE, WF=WOOD FENCE, O/L=ON LINE, BF=BLOCK FENCE
CBS=CONCRETE BLOCK STRUCTURE, SWLK=SIDEWALK, PAV=PAVEMENT, P.WY=PARKWAY, R=RADIUS, Δ =CENTRAL ANGLE, T=TANGENT, A=ARC, CH=CHORD,
M/L=MONUMENT LINE, PC=POINT OF CURVATURE, ID=IDENTIFICATION, RES=RESIDENCE, PLT=PLANTER, FIB=FOUND 1/2" IRON BAR, FN=FOUND NAIL,
MH=MANHOLE, WME=WALL MAINTENANCE EASEMENT, B/L=BASE LINE, WP=WOOD POLE, CB=INLET, FH=PIPE HYDRANT, WV=WATER VALVE, TEL=TELEPHONE,
PBL=PLATTED BUILDING LINE, STL=SURVEY TIE LINE, PRC=POINT OF REVERSE CURVATURE, PCC=POINT OF COMPOUND CURVATURE, BBL=BASE BUILDING LINE
ENC=ENCROACHMENT, IW=IRONWORK, (R)=RECORD, (M)=MEASURED, SN&D=SET NAIL AND DISK #2852, PRM=PERMANENT REFERENCE MONUMENT,
CL=CENTERLINE, DELTA=CENTRAL ANGLE, BM=BENCH MARK, EL=ELEVATION, SEC=SECTION, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, E=ELECTRIC
BEARINGS ARE ASSUMED ON NE NW 22nd ST (EAST)

CERTIFIED TO: G & T Produce, Inc.
Lillian Avellan, P.A.
Attorney's Title Insurance Fund
William Garcia, P.A.
Commercebank, N.A.
It's Successors and/or assigns,
As Their Interest May Appear.

LEGAL DESCRIPTION

LOTS 20 AND 21 BLOCK 2
SUBDIVISION RE-SUBDIVISION OF JEFFERSON PARK
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 36
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
830 NW 22nd ST MIAMI FL 33127

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

FOR G AND T PRODUCE INC.

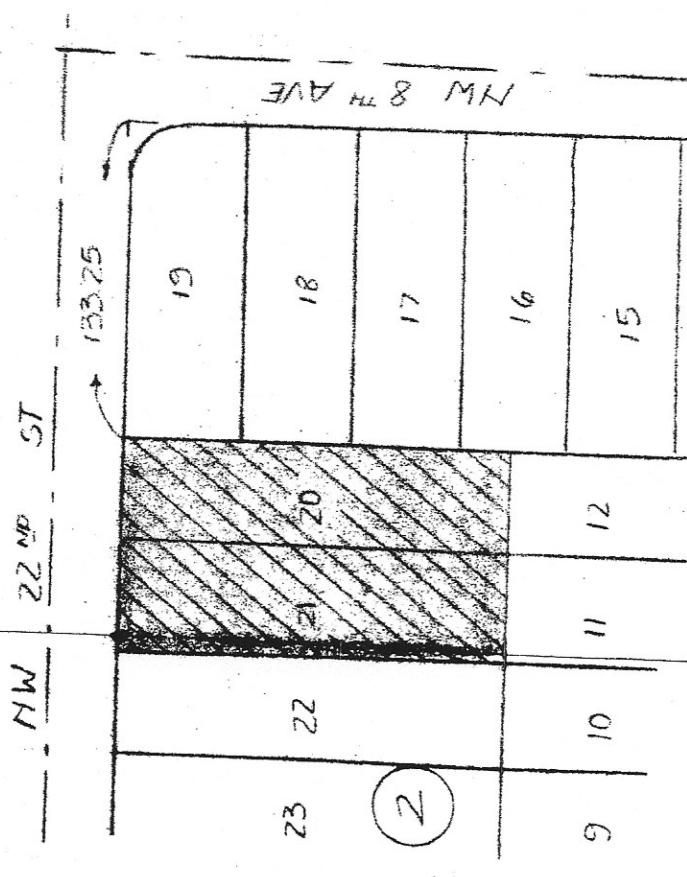
VEYORS INC
ITE 201
55
1925

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISED

JOSE A. PEREZ
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 2852 STATE OF FLORIDA

FIELD WORK DATE: 8-12-04
6-18-04



LOCATION SKETCH

SCALE 1" = 80'