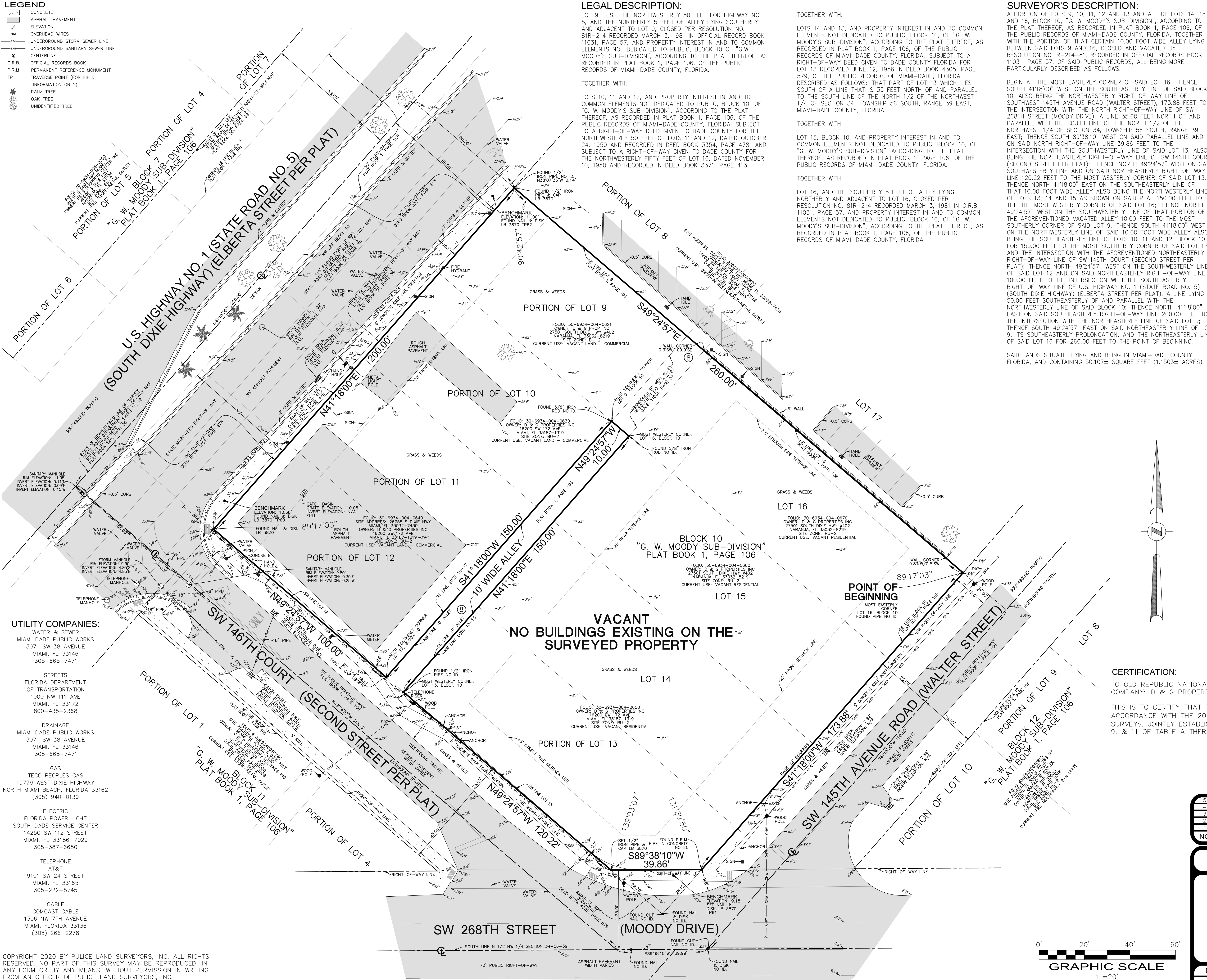


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - TRAVEL POINT (FOR FIELD INFORMATION ONLY)
 - PALM TREE
 - OAK TREE
 - UNIDENTIFIED TREE



UTILITY COMPANIES:

WATER & SEWER
MIAMI DADE PUBLIC WORKS
3071 SW 38 AVENUE
MIAMI, FL 33146
305-665-7471

STREETS
FLORIDA DEPARTMENT OF TRANSPORTATION
1000 NW 111 AVE
MIAMI, FL 33132
800-435-2368

DRAINAGE
MIAMI DADE PUBLIC WORKS
3071 SW 38 AVENUE
MIAMI, FL 33146
305-665-7471

GAS
TECO PEOPLES GAS
15779 WEST DIXIE HIGHWAY
NORTH MIAMI BEACH, FLORIDA 33162
(305) 940-0139

ELECTRIC
FLORIDA POWER LIGHT
SOUTH DADE SERVICE CENTER
14250 SW 112 STREET
MIAMI, FL 33186-7029
305-387-6650

TELEPHONE
AT&T
9101 SW 24 STREET
MIAMI, FL 33165
305-222-8745

CABLE
COMCAST CABLE
1306 NW 7TH AVENUE
MIAMI, FLORIDA 33136
(305) 266-2278

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LEGAL DESCRIPTION:

LOT 9, LESS THE NORTHWESTERLY 50 FEET FOR HIGHWAY NO. 5, AND THE NORTHERLY 5 FEET OF ALLEY LYING SOUTHERLY AND ADJACENT TO LOT 9, CLOSED PER RESOLUTION NO. 81R-214 RECORDED MARCH 3, 1981 IN OFFICIAL RECORD BOOK 11031, PAGE 57, AND PROPERTY INTEREST IN AND TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC, BLOCK 10 OF "G.W. MOODY'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 10, 11 AND 12, AND PROPERTY INTEREST IN AND TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC, BLOCK 10, OF "G. W. MOODY'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SUBJECT TO A RIGHT-OF-WAY DEED GIVEN TO DADE COUNTY FOR THE NORTHWESTERLY 50 FEET OF LOTS 11 AND 12, DATED OCTOBER 24, 1950 AND RECORDED IN DEED BOOK 3354, PAGE 478; AND SUBJECT TO A RIGHT-OF-WAY GIVEN TO DADE COUNTY FOR THE NORTHWESTERLY FIFTY FEET OF LOT 10, DATED NOVEMBER 10, 1950 AND RECORDED IN DEED BOOK 3371, PAGE 413.

TOGETHER WITH:

LOTS 14 AND 13, AND PROPERTY INTEREST IN AND TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC, BLOCK 10, OF "G. W. MOODY'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SUBJECT TO A RIGHT-OF-WAY DEED GIVEN TO DADE COUNTY FOR LOT 13 RECORDED JUNE 12, 1956 IN DEED BOOK 4305, PAGE 579, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA DESCRIBED AS FOLLOWS: THAT PART OF LOT 13 WHICH LIES SOUTH OF A LINE THAT IS 35 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 15, BLOCK 10, AND PROPERTY INTEREST IN AND TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC, BLOCK 10, OF "G. W. MOODY'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

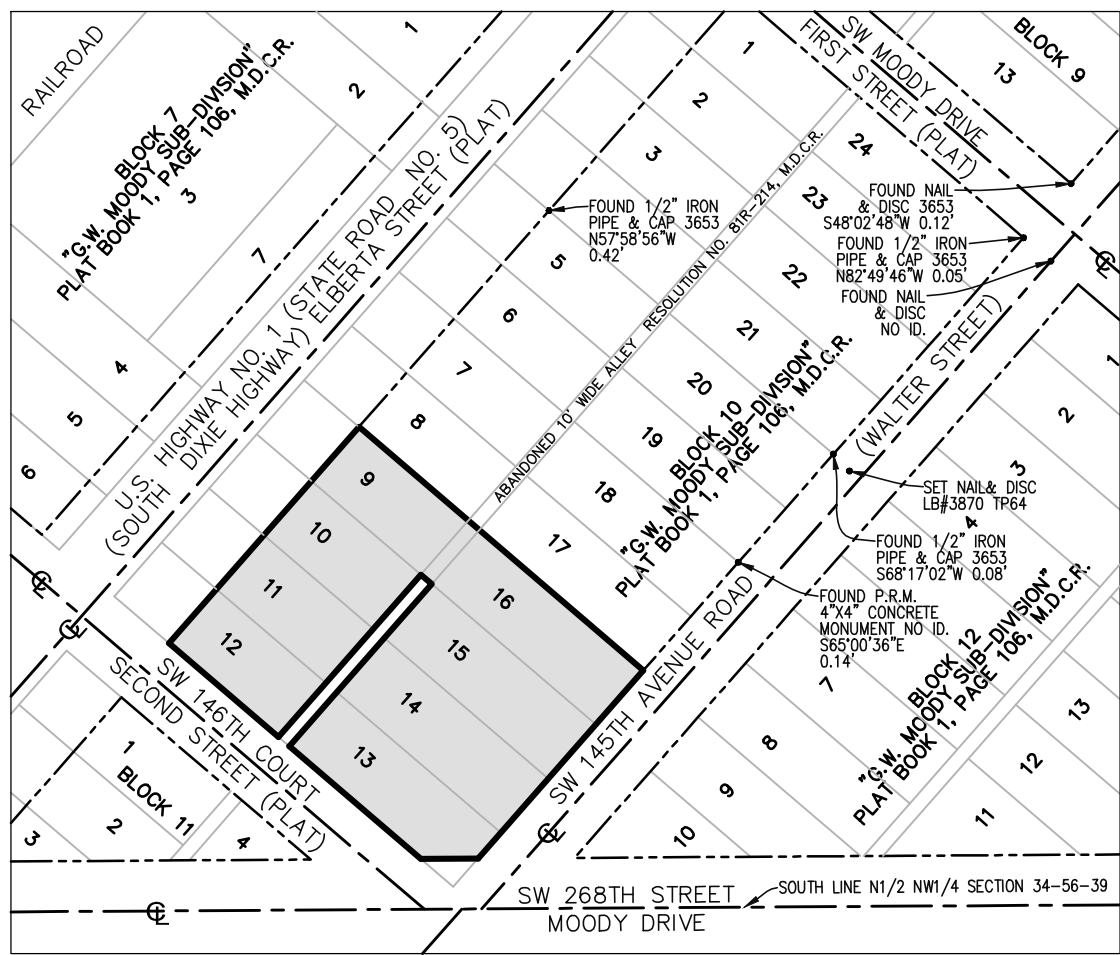
LOT 16, AND THE SOUTHERLY 5 FEET OF ALLEY LYING NORTHERLY AND ADJACENT TO LOT 16, CLOSED PER RESOLUTION NO. 81R-214 RECORDED MARCH 3, 1981 IN O.R.B. 11031, PAGE 57, AND PROPERTY INTEREST IN AND TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC, BLOCK 10, OF "G. W. MOODY'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S DESCRIPTION:

A PORTION OF LOTS 9, 10, 11, 12 AND 13 AND ALL OF LOTS 14, 15 AND 16, BLOCK 10, "G. W. MOODY'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE PORTION OF THAT CERTAIN 10.00 FOOT WIDE ALLEY LYING BETWEEN SAID LOTS 9 AND 16, CLOSED AND VACATED BY RESOLUTION NO. R-214-81, RECORDED IN OFFICIAL RECORDS BOOK 11031, PAGE 57, OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 16; THENCE SOUTH 41°18'00" WEST ON THE SOUTHEASTERLY LINE OF SAID BLOCK 10, ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 145TH AVENUE ROAD (WALTER STREET), 173.88 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SW 268TH STREET (MOODY DRIVE), A LINE 35.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°38'10" WEST ON SAID PARALLEL LINE AND ON SAID NORTH RIGHT-OF-WAY LINE 39.86 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 13, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SW 146TH COURT (SECOND STREET PER PLAT); THENCE NORTH 49°24'57" WEST ON SAID SOUTHWESTERLY LINE AND ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE 120.22 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE NORTH 41°18'00" EAST ON THE SOUTHEASTERLY LINE OF THE AFOREMENTIONED VACATED ALLEY 10.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE SOUTH 41°18'00" WEST ON THE NORTHWESTERLY LINE OF SAID LOTS 13, 14 AND 15 AS SHOWN ON SAID PLAT 150.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 16; THENCE NORTH 49°24'57" WEST ON THE SOUTHWESTERLY LINE OF THAT PORTION OF THE AFOREMENTIONED VACATED ALLEY 10.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE SOUTH 41°18'00" WEST ON THE NORTHWESTERLY LINE OF SAID 10.00 FOOT WIDE ALLEY ALSO BEING THE NORTHWESTERLY LINE OF SAID LOT 16; THENCE NORTH 49°24'57" WEST ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) (SOUTH DIXIE HIGHWAY) (ELBERTA STREET PER PLAT), A LINE LYING 50.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 10; THENCE NORTH 41°18'00" EAST ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 200.00 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE SOUTH 49°24'57" EAST ON SAID NORTHEASTERLY LINE OF LOT 9, ITS SOUTHEASTERLY PROLONGATION, AND THE NORTHEASTERLY LINE OF SAID LOT 16 FOR 260.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 50,107± SQUARE FEET (1.1503± ACRES).



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS SITE CONTAINS 50,107 SQUARE FEET (1.1503 ACRES), MORE OR LESS.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK: J-549-2; ELEVATION: 9.72'.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; COMMUNITY #120635 PANEL #12086C0593L; MAP DATE: 09/11/09.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON DADE COUNTY PUBLIC WORKS TOWNSHIP MAPS AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, RECORDED IN MAP BOOK 124, PAGE 56 WITH THE SE RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 BEING N41°18'00"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS NO DELINEATED PARKING SPACES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO.: 20069506 JC2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: JULY 29, 2020 AT 8:00 AM. REVISION DATE: AUGUST 13, 2020 AT 205 PM. THE FOLLOWING ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6 & 7: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 8: DEDICATIONS & RESERVATIONS IN PLAT BOOK 1, PAGE 106, VACATED ALLEY BY RESOLUTION NO. R-214-81 IN O.R.B. 11031, PAGE 57, APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 9: COVENANT RUNNING WITH THE LAND IN O.R.B. 12851, PAGE 2491, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 10: COVENANT RUNNING WITH THE LAND IN O.R.B. 22261, PAGE 2824, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- THERE IS NO EVIDENCE OF CEMETERIES ON THIS SITE, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE ARE NO GAPS OR CORES AND THE PROPERTY MATHEMATICALLY CLOSES.
- SITE ZONE: BU-2, COMMERCIAL - CENTRAL & RU-2, DUPLEXES - GENERAL. FROM MIAMI DADE COUNTY CODE OF ORDINANCES, CHAPTER 33: BU-2 SETBACK REQUIREMENTS: FRONT-20', ARTICLE II, SEC. 33-47; RU-2 SETBACK REQUIREMENTS: FRONT-25', REAR-25', INTERIOR SIDE-7.5', STREET SIDE-15'; RETAIL SALES INFORMATION N/A, ARTICLE XV.-RU-2, SEC. 33-201.1 (7).
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY RECORDS.

CERTIFICATION:

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; NARANJA 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY; D & G PROPERTIES, INC., A FLORIDA CORPORATION; PERLAND TITLE & ESCROW SERVICES CORP.:

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, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - ☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

NO.	REVISIONS	BY
1		
2		
3		
4		

SW 146TH CT & S DIXIE HWY SITE

SOUTH DIXIE HIGHWAY AND SW 146TH COURT

MIAMI-DADE COUNTY

FLORIDA 33032

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870
CONTACT PERSON: JOHN F. PULICE

DRAWN BY: B.E.

CHECKED BY: J.F.P.

SCALE: 1" = 20'

SURVEY DATE: 09/01/20

FILE: PERLAND TITLE AND ESCROW SERVICES CORP.

ORDER NO.: 67509