

SKETCH OF SURVEY

PROPERTY ADDRESS:

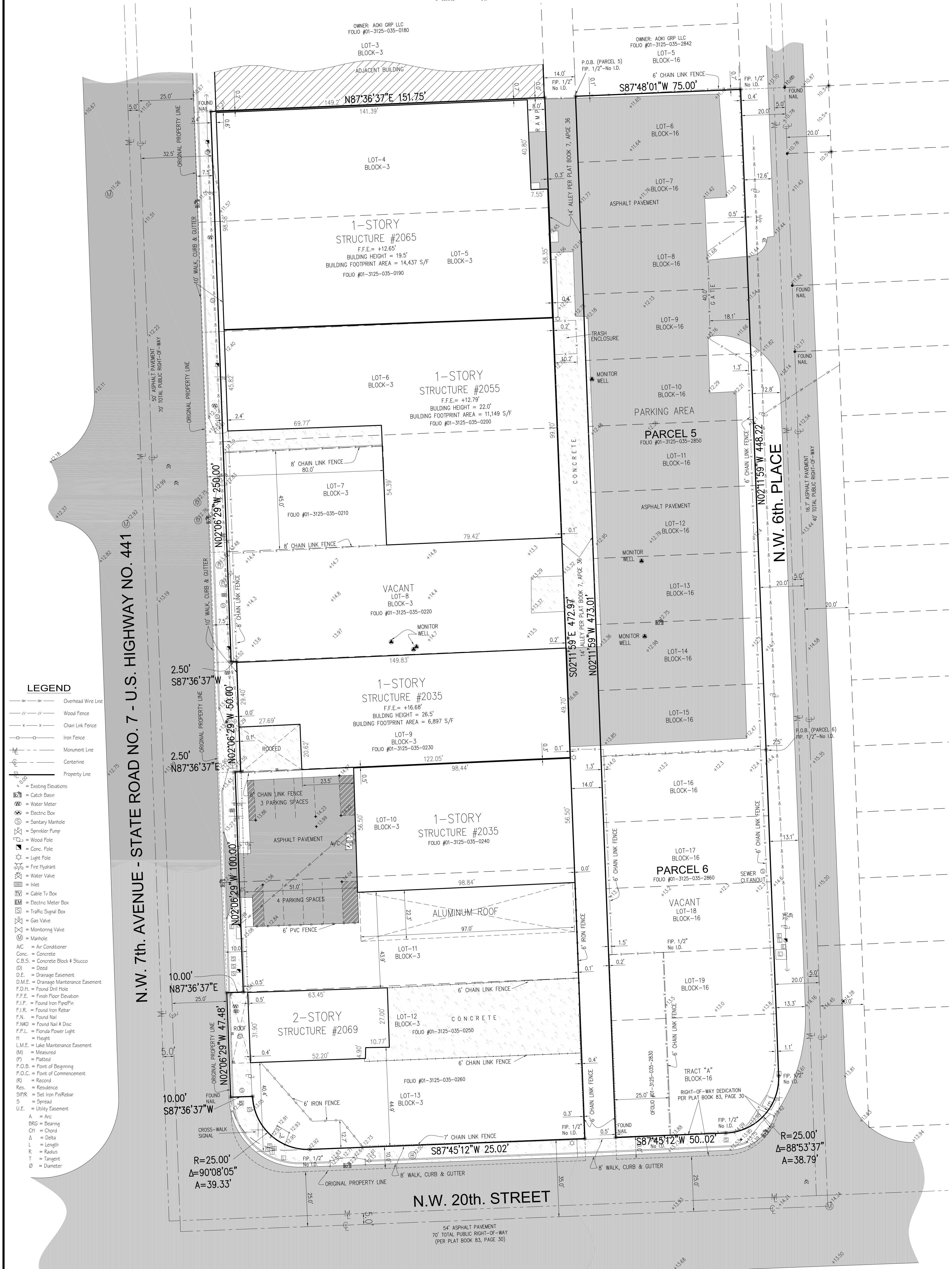
2065 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0190
 2055 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0200
 2047 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0210
 2039 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0220
 2035 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0230
 2027 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0240
 2009 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0250
 2003 N.W. 7 AVENUE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-0260
 PARKING AREA N.W. 6 PLACE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-2860
 2010 N.W. 6 PLACE, MIAMI, FLORIDA 33127
 FOLIO #01-3125-035-2830



JOB SITE



VICINITY MAP
 NOT TO SCALE
 PORTION SECTION 25-53S-41E



LEGAL DESCRIPTION:

Lots 4 thru 8, Block 3, of N.W. SEVENTH AVE. ADDITION, according to the Plat thereof, as recorded in Plat Book 7, Page 36, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the West 7 1/2 feet thereof.

TOGETHER WITH:

Lot 9, Block 3, of N.W. SEVENTH AVE. ADDITION, according to the Plat thereof, as recorded in Plat Book 7, Page 36, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the South 45 feet of the West 80 feet of said Lot 7 and further LESS AND EXCEPT the West 10 feet thereof.

TOGETHER WITH:

Lots 10 and 11, Block 3, of N.W. SEVENTH AVE. ADDITION, according to the Plat thereof, as recorded in Plat Book 7, Page 36, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the West 7 1/2 feet thereof.

TOGETHER WITH:

Lot 12, Block 3, of N.W. SEVENTH AVE. ADDITION, according to the Plat thereof, as recorded in Plat Book 7, Page 36, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT that external area formed by a 25 foot radius curve, concave to the Northeast, and being tangent to a line that lies 10 feet North of and parallel with the South line of said Lot 12 and being tangent to a line that lies 10 feet East of and parallel with the west line of said Lot 12.

TOGETHER WITH:

The West 25 feet of Tract "A", LESS the South 10 feet thereof, all in in Block 16 of N.W. SEVENTH AVE. ADDITION Plat, as recorded in Plat Book 7 at Page 36, of the Public records of Miami-Dade County, Florida.

TOGETHER WITH (PARCEL 5):

A portion of the Southwest One-Quarter (S.W. 1/4) of Section 25, Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 25; thence North 02°06'38" West along the West line of said section line for a distance of 899.88 feet; thence South 41°30'17" East for a distance of 51.21 feet to the Eastern Right-of-Way line of N.W. 7th Avenue; thence North 87°36'23" East along the South line of Lot 3, Block 2 of N.W. SEVENTH AVE. ADDITION Plat, as recorded in Plat Book 7 at Page 36, of the Public records of Miami-Dade County, Florida, for a distance of 53.59 feet to a point on a circular curve concave to the southwest, having a chord bearing of South 46°07'48" East and having for its elements, a central angle of 06°51'18" and a radius of 463.28 feet; thence Southwesterly along said circular curve for an arc distance of 55.43 feet; thence North 87°36'18" East for a distance of 9.24 feet; thence South 02°11'59" East for a distance of 80.05 feet; thence North 87°36'09" East for a distance of 50.00 feet; thence South 02°11'59" East for a distance of 42.53 feet to a point on the Southern Right-of-Way line of N.W. 21st Terrace; thence South 02°11'59" East for a distance of 42.33 feet to the Southern Right-of-Way line of N.W. 21st Terrace; thence South 02°11'59" East along the West line of Block 16 of said N.W. SEVENTH AVE. ADDITION Plat, as recorded in Plat Book 7 at Page 36, of the Public records of Miami-Dade County, Florida, for a distance of 150.00 feet to the POINT OF BEGINNING; thence South 02°11'59" East for a distance of 300.00 feet; thence North 87°48'01" East for a distance of 75.00 feet; thence North 02°11'59" West for a distance of 300.00 feet; thence South 87°48'01" West, a distance of 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH (PARCEL 6):

A portion of the Southwest One-Quarter (S.W. 1/4) of Section 25, Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 25; thence North 02°06'38" West along the West line of said section line, a distance of 899.88 feet; thence South 41°30'17" East, a distance of 51.21 feet to a point on the Eastern Right-of-Way line of N.W. 7th Avenue; thence North 87°36'23" East along the South line of Lot 3, Block 2 of N.W. SEVENTH AVE. ADDITION Plat, as recorded in Plat Book 7 at Page 36, of the Public records of Miami-Dade County, Florida, for a distance of 53.59 feet to a point on a circular curve concave to the Southwest, having a chord bearing of South 46°07'48" East and having for its elements, a central angle of 06°51'18" and a radius of 463.28 feet; thence Southwesterly along said circular curve for an arc distance of 55.43 feet; thence North 87°36'18" East, a distance of 9.24 feet; thence South 02°11'59" East for a distance of 80.05 feet; thence North 87°36'09" East, a distance of 50.00 feet; thence South 02°11'59" East for a distance of 42.53 feet to a point on the Southern Right-of-Way line of N.W. 21st Terrace; thence South 02°11'59" East for a distance of 42.33 feet to a point on the Southern Right-of-Way line of N.W. 21st Terrace; thence South 02°11'59" East along the West line of Block 16 of said N.W. SEVENTH AVE. ADDITION Plat, as recorded in Plat Book 7 at Page 36, of the Public records of Miami-Dade County, Florida, for a distance of 150.00 feet to the POINT OF BEGINNING; thence South 02°11'59" East for a distance of 300.00 feet; thence North 87°48'01" East for a distance of 75.00 feet; thence North 02°11'59" West for a distance of 300.00 feet; thence South 87°48'01" West, a distance of 75.00 feet to the POINT OF BEGINNING.

LESS RIGHT-OF-WAY for NW 20 Street as shown on Florida Department of Transportation Map Section 87502-2605, recorded in Road Map Book 83, Page 30, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- The Legal Description to this Property was obtained from FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, OPINION OF TITLE.
- An examination of Commitment issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Order Number: 9319186, effective date: March 29, 2021 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy: The horizontal positional accuracy of well-defined improvement on this survey is +/- 0.2'. The vertical accuracy of elevations of well-defined improvement on this survey is +/- 0.1'. All measurements shown hereon are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- ZONING INFORMATION: Zoning Classification D-2 (Industrial District) Building Setbacks: Front = 10' / Rear = 0' / Sides = 0' Source: City of Miami Zoning Department!
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to: OPINION OF TITLE.
- Type of Survey: SKETCH OF SURVEY.
- The North arrow and bearings shown are as shown on aforementioned recorded plat.
- Florida Zone Data: Community/ Parcel #20650/0312/L. Date: September 11, 2009
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark #C-50. Elevation = +16.99'
- Subject site is contiguous with and has physical access to N.W. 7th Avenue, N.W. 6th Place and N.W. 20th Street, being all a public dedicated right-of-way without any gaps or gaps.
- All visible above ground utilities noted on survey sketch.
- There was no observed evidence of current earth work, building construction or building additions as of the date of the survey.
- There are no proposed changes in street right-of-way lines or observed evidence of recent street or sidewalk construction or repairs.
- There was no observed evidence of a field delineation nor markers were observed of wetlands conducted by a qualified specialist hired by the client.
- All substantial features observed in the process of conducting the fieldwork are shown.
- All utilities enter onto the property directly from a public right-of-way.
- Total Site Area = 107,303 square feet (2.46 +/- Acres).
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unshown survey.

TITLE REVIEW NOTES:

ROYAL POINT LAND SURVEYORS, INC.
 L.B.# 7282
 6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL: 305-622-6062 ** FAX: 305-627-9699

TITLE COMMITMENT PROVIDED BY:
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 Order Number: 9319186, effective date: March 29, 2021 @ 11:00 PM

(Items 1 through 4, "Standard Exceptions")
 5. Undeclared interests, owners and liens as shown on the plat of N.W. SEVENTH AVE. ADDITION, recorded in Plat Book 7, Page 36. (As to all Parcels/Does affect Subject Property - Record plat).

6. Terms, conditions, and provisions as contained in the Urban Renewal Plan Central Miami, recorded in official records Book 10830, Page 872. (As to Parcels 5 & 6).

7. Terms and provisions as contained in the Interim Agreement for use of Right-of-Way, recorded in Official Records Book 12186, Page 1032. (Does affect Subject Property - Not a Plottable Survey Item).

8. Reservations in favor of STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, of an undivided threefourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Deed, recorded in Official Records Book 20013, Page 4058, created pursuant to Section 270.11, Florida Statutes. (As to Parcel 5)(Does affect Subject Property - Not a Plottable Survey Item).

9. Reservations in favor of STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, of an undivided threefourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Deed, recorded in Official Records Book 20013, Page 4061, created pursuant to Section 270.11, Florida Statutes. (As to Parcels 5 and 6) (Does affect Subject Property - Not a Plottable Survey Item).

10. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.(NO document to record)

11. Terms, provisions, conditions, assessments, and other matters established by Right-of-Way Occupancy Agreement, recorded in Official Records Book 13675, Page 3160.(No legal description within document to see if it affects Subject Property)

12. Terms, provisions, conditions, assessments, and other matters as set forth in Warranty Deed, recorded in Official Records Book 13675, Page 3540.(No legal description within document to see if it affects Subject Property)

13. Terms, provisions, conditions, assessments, and other matters as set forth in Supplemental Warranty Deed, recorded in Official Records Book 14491, Page 326. (Does affect Subject Property - Not a Plottable Survey Item - Railroad Tracks no longer exists).

ALL BEING IN RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:
 I HEREBY CERTIFY:
 That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

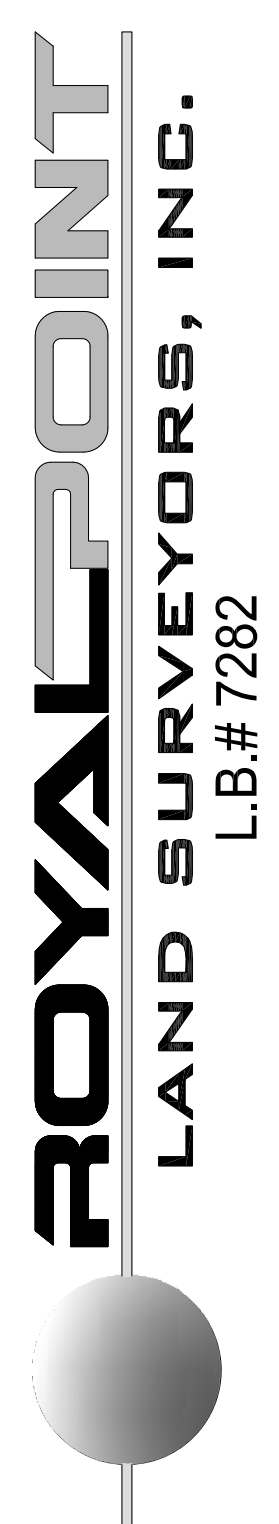
Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. The Date and Time shown on the digital signed stamp does Not represent the survey field date. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc L.B.# 7282
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L5# 6231 STATE OF FLORIDA
 PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L5# 5800 STATE OF FLORIDA

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE

SKETCH OF SURVEY

ALLAPATTAH EAST LLC
 3623, 3645 NW 36 STREET, MIAMI, FLORIDA 33142



DRAWN: JG
 CHECKED: P.J.A.

SCALE: 1" = 20'
 FIELD DATE: 08/14/2024

JOB No. RP24-1042
 SHEET:

1

OF 2 SHEET