### TITLE COMMITMENT INFORMATION THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT # 22-00479-NR, DATED 12/09/2022 AT 08:00AM. SCHEDULE A DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: THE EAST 671.58 FEET OF TRACT 24 LESS THE SOUTH 35 FEET AND LESS THE EAST 50 FEET OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST OF FLORIDA FRUIT LANDS COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NOTES CORRESPONDING TO SCHEDULE B (11) — GRANT OF EASEMENT RECORDED IN BOOK 26015, PAGE 2099. - RESOLUTION NO. R-186-83 RECORDED IN BOOK 11723, PAGE 1651. (NOT A SURVEY MATTER) RIGHT-OF-WAY DEED TO DADE COUNTY RECORDED IN BOOK 11875, PAGE 799. (LIES WITHIN THE PUBLIC RIGHT-OF-WAY OF NW72ND AVENUE) RIGHT-OF-WAY DEED TO DADE COUNTY CONVEYS THE TITLE FOR HIGHWAY - PURPOSES RECORDED IN BOOK 16206, PAGE 3172. (LIES WITHIN THE PUBLIC RIGHT-OF-WAY OF NW72ND AVENUE) AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITES BETWEEN MIAMI-DADE COUNTY RECORDED IN BOOK 25309, PAGE 3961. (AFFECTS, BLANKET IN NATURE) (16) — FLORIDA POWER AND LIGHT COMPANY AGREEMENT RECORDED IN BOOK 1948, (AFFECTS, PLOTTED AND SHOWN)

LAND AREA

184,459 ± SQUARE FEET

4.235 ± ACRES

**PARKING INFORMATION** 

REGULAR= 5

HANDICAP=1

TOTAL=6

FLOOD ZONE INFORMATION

**BASIS OF BEARING** 

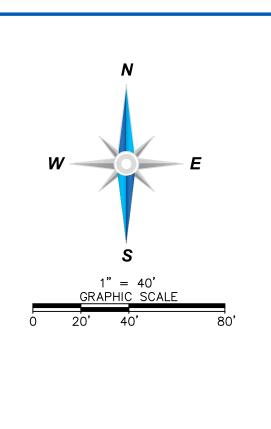
09/11/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83.

CONVERGENCE ANGLE = N 00°17'56.1206" W

LATITUDE = N25°49'11.3165" LONGITUDE = W80°18'49.3377"



SET 5/8" REBAR

S 89°53'37" E

S 89°52'26" W

5055 NW 74 AVE

MIAMI FI 33166 APN: 3030230010170

35' PUBLIC RIGHT-OF-WAY

FOUND 1/2" REBAR

WITH CAP INSCRIBED

JOHNSOM PSM 5913

FOUND 5/8" REBAR

# ALTA/NSPS LAND TITLE SURVEY

5000 NW 72ND AVENUE MIAMI, FL 33166 MIAMI-DADE COUNTY

AIRPORT WEST

INDUSTRIAL II LLC

5100 NW 72 AVE

MIAMI, FL 33166

APN: 3030230010161

S 89°53'37" E 621.66' (M)

GRAVEL

ABDENOUR FAMILY PARTNERSHIP LLP

MIAMI, FL 33166

184459 SQ. FFFT

4.235 ACRES ±

GRAVEL

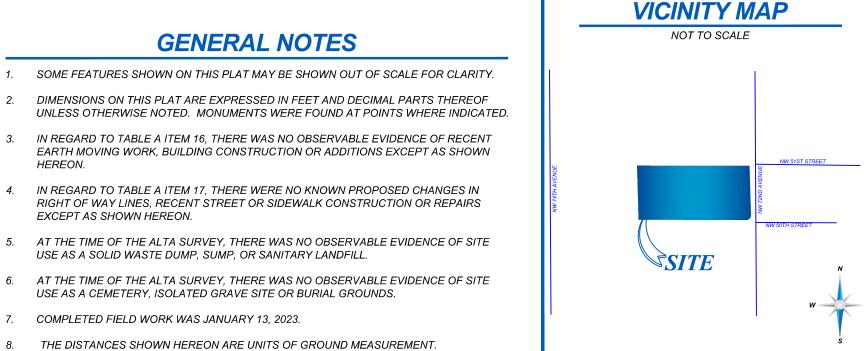
APN: 303023001017

**WOOD BUILDING** 

−694 SQ. FEET ±

LESS AND EXCEPT THE SOUTH 35

HEIGHT 10'±



**LEGEND & SYMBOLS** 

COMPUTED POINT

BOLLARD

POWER POLE

WATER METER

DRAIN GRATE

OVERHANG

FLAG POLE

ELECTRIC VAULT

TELEPHONE VAULT

FIBER OPTIC UTILITY MARKER

MEASURED/CALCULATED DIMENSION

HANDICAP PARKING

FOUND MONUMENT AS NOTED

SET MONUMENT AS NOTED

ASPHALT

GRAVEL

GRAVEL

ET MAG-NAIL

FOUND MAG-NAIL ILLEGIBLE

JOHNSON PSM 5913

### 5. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE

THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NW72ND AVENUE AND NW 51ST STREET, WHICH LIES 64' FROM THE NE CORNER OF THE SUBJECT PROPERTY

10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NW72ND AVENUE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.

11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.

13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MIAMI-DADE COUNTY PROPERTY APPRAISER.

THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

RECORD DIMENSION NOW OR FORMERLY **BUILDING HEIGHT LOCATION** IN REGARD TO TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT OFFICIAL RECORD BOOK **BOUNDARY LINE** ---- EASEMENT LINE R/W — — — RIGHT-OF-WAY LINE LESS AND EXCEPT 50.00' C/L---- CENTERLINE PER O.R.B. 17945 PG. 3732 — x — x — x — FENCE LINE — OF — OF — OVERHEAD POWER LINE

# FOUND 1/2" REBAR N 05°31′46″ W FOUND 5/8" REBAR BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.12086C0279L, WHICH BEARS AN EFFECTIVE DATE OF ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR THE REALTY ASSOCIATES FUND XII THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 89°53'37" E PER GPS COORDINATE

SIGNIFICANT OBSERVATIONS

## **UTILITY INFORMATION**

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

### **ZONING INFORMATION**

	INITED TINE	ONWATT	
PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT			
ITEM	REQUIRED	OBSERVED	NO
PERMITTED USE		STORAGE	BEC NE
MIN. LOT AREA		184,459 SQ. FEET.±	OF COL MIA
MIN. LOT WIDTH		596.9'	
MAX. BLDG COVERAGE		30.0%	APF
MIN. SETBACKS FRONT		69.2'	<u>zo</u>
MIN. SETBACKS SIDE		0.8'	
MIN. SETBACKS REAR		248.2	1
MAX. BUILDING HEIGHT		11'±	
PARKING REGULAR		5	
PARKING HANDICAP		1	
PARKING TOTAL		6	

PARKING INFORMATION:

ECAUSE THERE MAY BE A ED FOR INTERPRETATION DDES, WE REFER YOU TO AMI-DADE COUNTY FOR ONING LAWS AND PPLICABLE CODES. ONING PROVIDED BY:

RAR GA HOLDINGS II LLC 4950 NW 72 AVE MIAMI, FL 33166 APN: 3030230010260

1-STORY **WOOD BUILDING** 2153 SQ. FEET ±

HEIGHT 9'±

PUBLIC RIGHT-OF-WAY

NOT IMPROVED

**CURVE TABLE** 
 RADIUS
 ARC LENGTH
 CHORD BEARING
 CHORD LENGTH
 DELTA ANGLE

 25.00'
 40.13'
 \$ 44°07'02" W
 35.96'
 91°58'41"

1-STORY 76.8'

METAL BUILDING

2134 SQ. FEET ±

76.8' HEIGHT 11'±

RAMP —

ASPHALT

METAL BUILDING

1263 SQ. FEET ±

54.0' HEIGHT 11'±

## SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

DATE OF PLAT OR MAP: 01/16/2023

PETER G. JOHNSON PROFESSIONAL LAND SURVEYOR AND MAPPER LS5913 STATE OF FLORIDA FLORIDA C.O.A. LB8173



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703 REVISION HISTORY EMAIL:SURVEY@BLEWINC.COM OFFICE: 479.443.4506 ·FAX: 479.582.1883 EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

> SURVEYOR JOB NUMBER **SURVEY REVIEWED BY:**

SURVEY DRAWN BY: SW - 01/16/2023 SHEET: 1 OF 1

Surveying

Engineering