

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.

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.

- 11 — GRANT OF EASEMENT RECORDED IN BOOK 26015, PAGE 2099.
(DOES NOT AFFECT)
- 12 — RESOLUTION NO. R-166-83 RECORDED IN BOOK 11723, PAGE 1651.
(NOT A SURVEY MATTER)
- 13 — RIGHT-OF-WAY DEED TO DADE COUNTY RECORDED IN BOOK 11875, PAGE 799.
(LIES WITHIN THE PUBLIC RIGHT-OF-WAY OF NW72ND AVENUE)
- 14 — RIGHT-OF-WAY DEED TO DADE COUNTY CONVEYS THE TITLE FOR HIGHWAY
PURPOSES RECORDED IN BOOK 16208, PAGE 3172.
(LIES WITHIN THE PUBLIC RIGHT-OF-WAY OF NW72ND AVENUE)
- 15 — AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES BETWEEN
MIAMI-DADE COUNTY RECORDED IN BOOK 25308, PAGE 3961.
(AFFECTS, BLANKET IN NATURE)
- 16 — FLORIDA POWER AND LIGHT COMPANY AGREEMENT RECORDED IN BOOK 1348
(AFFECTS, PLOTTED AND SHOWN)

184,459 ± SQUARE FEET
4.235 ± ACRES

REGULAR= 5
HANDICAP=1
TOTAL=6

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

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 FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

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 OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83.
LATITUDE = N25°49'11.3165"
LONGITUDE = W80°18'49.3377"
CONVERGENCE ANGLE = N 00°17'56.1206" W

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.

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE		STORAGE	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO WASHINGTON COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA		184.49 SQ. FEET ±	
MIN. LOT WIDTH		596.9'	
MAX. BLDG. COVERAGE		30.0%	
MIN. SETBACKS FRONT		69.2'	
MIN. SETBACKS SIDE		0.8'	ZONING PROVIDED BY:
MIN. SETBACKS REAR		248.2'	
MAX. BUILDING HEIGHT		11½'	
PARKING REGULAR		5	
PARKING HANDICAP		1	
PARKING TOTAL		6	

PARKING INFORMATION:



MIAMI-DADE COUNTY

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SEEN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH-DIGGING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS EXCEPT AS SHOWN HEREON.
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 USE AS A CEMETERY, ISOLATED GUY WIRE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS JANUARY 13, 2023.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. 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 DEPICTED ON 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 OBJECTS 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 MATTHEWDALE COUNTY PROPERTY APPRAISER.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE WITH CONTIGUOUS PROPERTIES WITH OVERLAPPING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO TABLE A ITEM 10, NO VISIBLE DIVISION OF PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WAS OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

NOT TO SCALE



●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⚡	COMPUTED POINT
Ⓜ	HANDICAP PARKING
*	LIGHT
•	BOLLARD
⚡	POWER POLE
Ⓜ	WATER METER
Ⓜ	DRAIN GRATE
Ⓜ	ELECTRIC VAULT
Ⓜ	FIBER OPTIC UTILITY MARKER
①	TELEPHONE VAULT
OVH	OVERHANG
Ⓜ	FLAG POLE
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
N/F	NOW OR FORMERLY
BHL	BUILDING HEIGHT LOCATION
O.R.B.	OFFICIAL RECORD BOOK
	BOUNDARY LINE
	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
C/L	CENTERLINE
- x -	FENCE LINE
- DP -	OVERHEAD POWER LINE

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 01/13/2023.

DATE OF PLAT OR MAP: 01/16/2023

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	40.13'	S 44°07'02" W	35.96'	91°58'41"

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	40.13'	S 44°07'02" W	35.96'	91°58'41"

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



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DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 23-0002	SURVEY DRAWN BY: SW - 01/16/2023
SURVEY REVIEWED BY: AJ	SHEET: 1 OF 1