America Layout Corp

Engineering & Surveying Consultant
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BOUNDARY SURVEY
FAMILY DOLLAR RETAIL STORE
SECTION 15 , TOWNSHIP 52 SOUTH, RANGE 41 EAST

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LOCATION SKETCH N.T.S.

PROPERTY ADDRESS
16525-16537 N.W. 27th AVENUE
MIAMI , FLORIDA 33054

LOCATION SITE

CERTIFY TO:
LeaseFlorida Development, LLC
Mercantil Commercebank, N.A.
Old Republic National Title Insurance Company
WNF Law, P.L.

N.W. 165th TERRACE
20' ASPHALT PAVEMENT
(50' TOTAL R/W)

N.W. 27th AVENUE (SR. No. 9)
42' ASPHALT PAVEMENT
(100' TOTAL R/W)

DATA:
L=39.04
R=25.00
Δ=89°28'24"
Tan=24.77

EXISTING BUILDING
F.F.E. 10.51' NGVD

NEW BLDG ADDITION
F.F 10.50' NGVD

LOT-7 BLOCK-3

LOT-5 BLOCK-3

LOT 8 BLOCK 3

LOT 9 BLOCK 3

20' Alley by Records

ASPHALT PAVEMENT

4' PARKING SPACES

7' PARKING SPACES

5' PARKING SPACES

1HANDICAP PARKING SPACES

LANDSCAPE ISLAND

LANDSCAPE

4' HIGH SCREEN WALL

5'SIDEWALK

5' WIDE CONCRETE SIDEWALK

EXIST. CONC. SIDEWALK

CONCRETE SIDEWALK (CLOSE EXIST. DRIVEWAY)

2' DROP CURB

MONUMENT SIGN

CBS WALL

"DO NOT ENTER" SIGN (R5-1)

"STOP" SIGN (R1-1)

CONNECTED NEW C&G TO EXIST. C&G

CONNECTED TO EXIST. SWK

CONNECT TO EXIST. SWK

CONNECTED NEW CMU WALL TO EXIST. CONC. FENCE

CONC. FENCE

METAL FENCE

6' HIGH WALL

LIGHT POLE

EXIST. TREE

DUMPSTER ENCLOSURE

BOLLARS

LOADING ZONE

CONC. SIDEWALK

SIDEWALK FLUSH W/PAVEMENT

LINE OF ROOF OVERHANG

HANDICAP RAMP (MAX SLOPE 1:12)

DETECTABLE WARNING SURFACE (TYP.)

SETBACK LINE

EXIST. STAIRS

EXIST. POWER POLE (TYP.)

EXIST. MH (US CROSSING)

EXIST. MH (TELECOM)

MH RIM=9.35'

MH RIM=9.38'

EXIST. C&G

EXIST. CB RIM EL. 8.17'

EXIST. PARKWAY (SWALE) 16.00'

EXIST. 5' CONC. SIDEWALK

0.5' CURB (TYP.)

0.5'CURB (TYP.)

0.5' CURB (TYP.)

CB NO. 1 RIM=~~9.00'~~ 8.85' INV.=5.00' W/PRB (S)

CB NO. 2 RIM=~~9.50'~~ 9.30' INV.=5.00' W/PRB (N)

CB NO. 3 RIM=~~9.00'~~ 8.85' INV.=5.00' W/PRB (S)

CB NO. 4 RIM=~~9.00'~~ 8.85' INV.=5.00' W/PRB (N)

FOUND ½" IRON PIPE NO I.D

FOUND 1" IRON PIPE NO I.D

FOUND ½" IRON PIPE NO I.D

FOUND 1" IRON PIPE NO I.D

12.0 Easement (O.R.B 2327 PG. 417)

S 89°53'7" E

S 0°37'7" W

N 0°37'7" E

232.24' (M) (P)

183.07' (M) (P)

75.00' (M) (P)

104.96' (M)
104.84' (P)

115.46' (M)

90.41'

62.75'

60.15'

95.58'

44.70'

50.37'

45.20'

39.59'

20.34'

20.29'

19.70'

15.00'

25.00'

25.03'

50.00

102.13'

103.13'

59.85

25.10'

49.70'

10.40'

5.10

7.45'

5.02'

4.76'

2.62'

R=2.00'

R=3.00'

R=3.25'

R=5.00'

R=5.75'

R=6.00'

R=9.50'

R=14.00'

R=18.25'

R=2.50

LEGAL DESCRIPTION:

LOT 5, 7 AND THE NORTH 10.5 FEET OF LOT 8, TOGETHER WITH THE ALLEY LYING BETWEEN LOT 5 AND 7, WICH WAS CLOSED, VACANTED AND ABANDONED BY METROPOLITAN DADE COUNTY RESOLUTION No. 6209 ADOPTED JANUARY 24, 1961 ALL IN BLOCK 3 OF NORTHWEST 27th AVENUE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA TOTAL AREA 0.66 ACRES MORE OR LESS

JOB No.	0212227
FIELD WORK DATE:	07-16-2012
DRAWN DATE:	07-16-2012
PB	SEC 15-52S-41E
SHEET	1 OF 1

UPDATED BOUNDARY SURVEY FIELD WORK DATED: 07-16-2012

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0136L
Comm Name: Miami Gardens, City of
Comm Number: 120345
Panel Number: 0136
Firm Zone: X
B. Elev: ---
Date of Firm: 09-11-2009
BSuffix: L

Surveyors Notes:

#1.The title commitment #01-2012-9309-A1 has been reviewed. Schedule B-II notes:

8. Dedication of Public Utility Easement in favor of Metropolitan Dade County, Florida, recorded November 1, 1960 under Clerk's File No. 60R-192623, in O.R. Book 2327, Page 417, of the Public Records of Miami-Dade County, Florida.

9. Ordinance upgrading lighting improvement in Bunche Park Street Lighting Special Taxing District not survey related, recorded August 3, 1990 in O.R. Book 14649, Page 2916 of the Public Records of Miami-Dade County, Florida.

10. Covenant Running with the Land recorded November 9, 1994 in O.R. Book 16574, Page 5425 of the Public Records of Miami-Dade County, Florida.

Note: Item #9 & 10 of Commitment Schedule B-II applies to the property, however "non plottable".

Surveyor's Notes:

#2 Location and identification of utilities, if any, are shown in accordance with Recorded Plat.
#3 Bearings shown hereon are based on an assumed value of S00°37'07"W of the centerline of NW 27th Avenue; a well-established and monumented line.
#4 Please See Abbreviations and Legend
#5 All Ties and Setback Lines shown are according to the Original Drawings
#6 Scale of Drawing 1"=10'
#7 Ownership is subject to OPINION OF TITLE.
#8 Type of survey: BOUNDARY SURVEY.
#9 All Right of Way shown are Public unless otherwise noted.
#10 Legal Description Furnished by client.
#11 Land Surveyed as described.
#12 No underground installations on improvements have been located except as noted.
#13 Ownership of fence is not determine.
#14 Record a measurement calls are in substantial agreement unless otherwise shown.
#15 Benchmark Miami Dade County
Referenced to NGVD 29 Datum ,
Name: N-484, Locator: 2132, Elev. 9.41'

ABBREVIATIONS

AVE.	=AVENUE
ASPH	=ASPHALT
A/W	=ANCHORED WIRE
A/C	=AIR CONDITIONER
BLDG	=BUILDING
B. CDR	=BLOCK CORNER
BOT.	=BOTTOM
C.B.	=CATCH BASIN
C.L.F.	=CHAIN LINK FENCE
CONC.	=CONCRETE
COL.	=COLUMN
C.U.P.	=CONCRETE UTILITY POLE
C.L.P.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
C.B.I	=CATCH BASIN INLET
C.I	=CAST IRON PIPE
℄	=CENTERLINE
Δ	=DELTA
D/W	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
E	=EASEMENT
E/M	=ELECTRIC METER
ENC.	=ENCROACHMENT
ELEV.	=ELEVATION
EXIST.	=EXISTING
F.P.L.	=FLORIDA POWER AND LIGHT
F.H.	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.F.E.	=FINISH FLOOR ELEVATION
F.D.H.	=FOUND DRILL HOLE
F.R.	=FOUND REBAR
F/MON	=FOUND MONUMENT
F/N	=FOUND NAIL
F.N.D	=FOUND NAIL & DISC
HDPE	=HIGH DENSITY POLYETHYLENE PIPE
I/F.	=IRON FENCE
I.U.P	=IRON UTILITY POLE
L	=LENGTH
Lr	=LINEAL FEET
LT.	=LEFT
MEAS.	=MEASURED
M.H.	=MAN HOLE
M	=MONUMENT LINE
M.V.	=MONITOR VALVE
M.W	=MONITOR WELL
M.T.S	=MAST TRAFFICSIGNAL
M.H.D	=MAN HOLE DRAINAGE
N.G.V.D.	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.E.	=OVERHEAD ELECTRIC LINE
O/L	=ON LINE
O.H	=OVERHANGING ROOF
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
P.V.	=PARKWAY
P.C.M.	=PERMANENT CONTROL MONUMENT
PLT.	=PLANTER
R	=RADIUS
RT	=RIGHT
R/W	=RIGHT OF WAY
S.D.H.	=SET DRILL HOLE
S.I.P.	=SET IRON PIPE
SDWLK	=SIDEWALK
S/N	=SET NAIL
S.D.R.	=SIDEWALK, DRAINAGE AND RETENTION
STA.	=STATION
S.N.D.	=SET NAIL & DISC STAMPED
S/V	=SEWER VALVE
T	=TANGENT
T.L.	=TRAFFIC LIGHT
T.S	=TRAFFIC SIGNAL
U.E.	=UTILITY EASEMENT
V.C.	=VERTEX CURVE
V.V	=VALVE
W.V.	=WATER VALVE
W.U.P.	=WOOD UTILITY POLE
WM	=WATER MAIN
	=EXISTING WATER LINES
	=EXISTING FPL LINES
	=EXISTING GAS LINES
	=EXISTING SANITARY SEWER LINES
	=CBS WALL
	=OVERHEAD ELEC.
	=CENTER LINE
	=EASEMENT
	=BUILDING
	=DISTANCE
	=CATCH BASIN
	=WATER METER
	=EXISTING MANHOLE
	=NEW MANHOLE
	=EXISTING FIRE HYDRANT
	=EXISTING WATER VALVE

~~0000~~ Desing Elev.
000.0 Existing Elev.

I HEREBY CERTIFIED:
THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY WAS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS SET FORTH THE FLORIDA BOARD OF LAND SURVEYORS" PURSUANT TO CHAPTER: 472027, FLORIDA STATUES AND CHAPTER 5J-17.051 OF THE "FLORIDA ADMINISTRATIVE CODE".

BY: WILLIAM HERRYMAN
Professional Surveyor and Mapper
Certificate No. 2804
STATE OF FLORIDA
OFF. TEL.: 305-606-0031
FAX: 305-412-3545

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing are prohibited without the written consent of the signing party.