

**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

1. The date of completion of the field work of the original Survey was on October 25, 2017.

**SECTION 2) LEGAL DESCRIPTION:**

Lot 4, Block 2 of "PANAMERICAN NORTH BUSINESS PARK" according to the Plat thereof as recorded in Plat Book 162 Page 51 of the Public Records of Miami-Dade County, Florida, less and except the following described property: A portion Lot 4, Block 2 of "PANAMERICAN NORTH BUSINESS PARK" according to the Plat thereof as recorded in Plat Book 162 Page 51 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:  
 COMMENCE at the SE corner of Section 30, Township 52 South, Range 40 East, Miami-Dade County, Florida; thence S89°28'00"W as a basis of bearing along the South line of said Section 30-52-40 for a distance of 97.95 feet; thence N00°32'00"W for a distance of 43.92 feet to the POINT OF BEGINNING of the following described parcel of land; thence S85°39'10"W for a distance of 58.87 feet; thence S89°28'00"W for a distance of 132.12 feet to the point of intersection with a non-tangent curve to the left, a radial line to that point bears S05°19'53"E; thence 244.53 feet long the arc of said curve, said curve having a radius of 273.46 feet, and a central angle of S1°14'04" to the point of intersection with a non-tangent line, a radial line to that point bears S56°33'57"E; thence S50°58'56"E along said line for a distance of 52.16 feet; thence S02°38'14"E for a distance of 22.60 feet to the point of intersection with a tangent curve to the right; thence 89.38 feet long the arc of said curve, said curve having a radius of 58.00 feet, and a central angle of 88°17'24" to the POINT OF BEGINNING. Containing 11,094 sq.feet 0.25 acres, more or less of total area.

Property Address: NW 122nd Street & NW 107th Court, Medley, FL., 33166  
 Folio No.: 22-2030-016-0061

**SECTION 3) ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=60') or smaller.

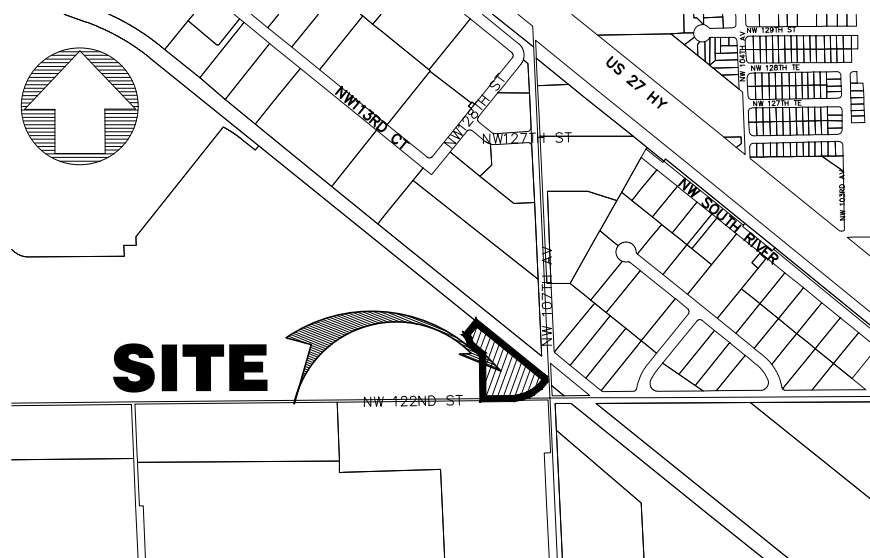
**SECTION 4) SOURCES OF DATA:**

North arrow direction is based on an assumed Meridian.

(Warranty Deed, dated March 28th, 2008, recorded in Official Records Book 25586, Page 3995, Miami-Dade County Records).

Bearings as shown hereon are based upon the Southerly Boundary Line with an assumed bearing of N89°28'00"E, said line to be considered a well established and monumented line.

**SECTION 30 - TOWNSHIP 52 SOUTH - RANGE 40 EAST**



**LOCATION MAP**  
 NOT TO SCALE

**LEGEND:**

DRWY = DRIVEWAY	12.5' = ELEVATION	P.T. = POINT OF TANGENCY
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	W.O. = WATER OUTLET	E.N.C. = ENCRICHMENT
C.M.E. = CANAL MAINTENANCE EASEMENT	BL = BLOCK	F.H. = FIRE HYDRANT
UE = UTILITY EASEMENT	CL = CLEANOUT	F.I.P. = FOUND IRON PIPE
A = ARC DISTANCE	M = MONUMENT LINE	F.I.R. = FOUND IRON REBAR
BLDG. = BUILDING	DCB = DRAINAGE CATCH BASIN	L.F.E. = LOWEST FLOOR ELEVATION
C.B. = CATCH BASIN	CA = CENTRAL ANGLE	L.P. = LIGHT POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	TA = TRAFFIC SIGN	(M) = MEASURED VALUE
CH. = CHORD DISTANCE	CBN = CATCH BASIN (INLET)	(R) = RECORD VALUE
C = CALCULATED VALUE	MA = MAST ARM	SH = SHADE TREE
(C) = CLEAR	WUP = WOOD UTILITY POLE	X-Y-Z = PALM TREE
CL = CENTER LINE	AP = ANCHOR POLE	X=TRUNK DIAMETER
CONC. = CONCRETE	CLP = CONCRETE LIGHT POLE	Y=TREE HIGH
P.R.C. = POINT OF REVERSE CURVE	CP = CONCRETE POWER POLE	Z=CANOPY DIAMETER
P.C. = POINT OF CURVATURE	FH = FIRE HYDRANT	RM = RIGHT OF WAY LINE
F.N.D. = FOUND NAIL/DISK	EB = ELECTRIC BOX	PL = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVE	CBT = CABLE TV BOX	IL = IRON FENCE
BL = BASELINE	WB = WIRE PULL BOX	WF = WOOD FENCE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	WV = WATER VALVE	CLF = CHAIN LINK FENCE
INV. EL. = INVERT ELEVATION	SV = SEWER VALVE	OLU = OVERHEAD UTILITY LINE
P.B. = PLAT BOOK	MLP = METAL LIGHT POLE	UL = UNKNOWN LINE
P.C.P. = PERMANENT CONTROL POINT	WM = WATER MANHOLE	SL = STORM LINE
CM = CORRUGATED METAL PIPE	DM = DRAINAGE MANHOLE	SL = SEWER LINE
P.I. = POINT OF INTERSECTION	SM = SANITARY SEWER MANHOLE	EL = ELECTRIC LINE
B/C = BLOCK CORNER	T.B.M. = TEMPORARY BENCH MARK	GL = GAS LINE
R = RADIUS	P = PARKING METER	
RAD. = RADIAL	F.P. = FLAG POLE	
RES. = RESIDENCE	F.F.E. = FINISH FLOOR ELEVATION	
R/W = RIGHT OF WAY	S.I.R. = SET IRON REBAR	
SEC. = SECTION	P.O.C. = POINT OF COMMENCEMENT	
S.I.P. = SET IRON PIPE	F.N. = FOUND NAIL	
T.O.P. = TOP OF PIPE		
SWK = SIDEWALK		
P.G. = PAGE		
P.O.B. = POINT OF BEGINNING		
R = PROPERTY LINE		
N.T.S. = NOT TO SCALE		

**KEY SHEETS:**

No DESCRIPTION

1. COVER SHEET
2. TOPOGRAPHIC SURVEY
3. TOPOGRAPHIC SURVEY WITH AERIAL PHOTO

This property is to be located in Flood Zone "X" & Zone "AH" Elevation=6, as per Federal Emergency Management Agency (FEMA) Community Number 120649 (Town of Medley), Map Panel No. 12086C0113, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-532, Elevation 8.52 feet (NGVD29).

Coordinates are relative to the Florida State Plane Coordinates, East zone, North American Datum (NAD) of 1983/90.

**SECTION 5) LIMITATIONS:**

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**SECTION 6) CLIENT INFORMATION:**

This Boundary Survey was prepared at the request of and certified to:

Town of Medley

**SECTION 7) SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**HADONNE CORP.**, a Florida Corporation  
 Florida Certificate of Authorization Number LB7097

By: \_\_\_\_\_  
 Abraham Hadad, PSM  
 For the Firm  
 Registered Surveyor and Mapper LS6006  
 State of Florida

**NOTICE:** 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 party are prohibited without the written consent of the signing party.

**REVISIONS**

1.	6.
2.	7.
3.	8.
4.	9.
5.	10.



**HADONNE**

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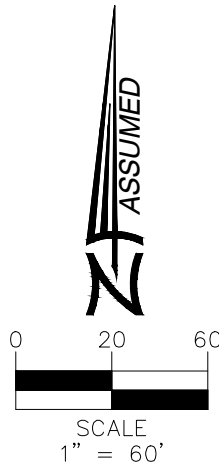
LAND SURVEYOR AND MAPPERS  
 3D LASER SCANNING  
 UTILITY COORDINATION  
 SUBSURFACE UTILITY ENGINEERING

**BOUNDARY & TOPOGRAPHIC SURVEY**

for  
**TOWN OF MEDLEY**  
 of

**NW 122ND STREET & NW 107TH COURT, MEDLEY, FL., 33166**

Job No.: 17113  
 Field Book: FILE  
 DRAWN BY: BG  
 TECH BY: RI  
 QA/QC BY: QA  
 1/3



CP-1  
 N: 564499.94  
 E: 862088.82  
 ELEV: 8.33

N.W. 123rd ST  
 N89°28'00"E

ASPHALT PAVEMENT  
 2' CURB & GUTTER  
 VALLEY GUTTER  
 SOD  
 4 PARKING SPACES  
 CONC.

Δ=59°46'05"  
 R=63.00'  
 A=65.72'

N50°58'56"W  
 100.49'

ASPHALT PAVEMENT  
 SOD  
 9 PARKING SPACES

EXISTING BUILDING  
 SOD

LOT 5 BLOCK 2  
 "PANAMERICAN NORTH  
 BUSINESS PARK"  
 PB. 162, PG. 51

N00°32'00"W 283.20'

N89°28'00"E 330.33'

N.W. 122nd ST N89°28'00"E

24' ASPHALT PAVEMENT  
 TOWN OF MEDLEY  
 CITY LIMITS  
 MIAMI DADE  
 COUNTY LIMITS

15' R/W  
 PB.2 PAG 17

Δ=51°14'04"  
 R=273.46'  
 A=244.53'

CP-2  
 N: 564161.25  
 E: 862675.85  
 ELEV: 8.25

Δ=92°06'14"  
 R=60.00'  
 A=96.45'

S.E. CORNER  
 SECTION 30-52-40

N.W. 107th AVE

45' FPL EASEMENT  
 GUARD RAIL  
 EAST LINE SECTION 30-52-40

TRAIN SWITCH BOX  
 TRAIN CONTROL BOX  
 DOT # 273261-D

AT&T BOX  
 F.I.P. 1/2"Ø  
 (NO ID.)

100' RINKER PRIVATE RAILROAD R/W  
 30' PRIVATE RAILROAD EASEMENT



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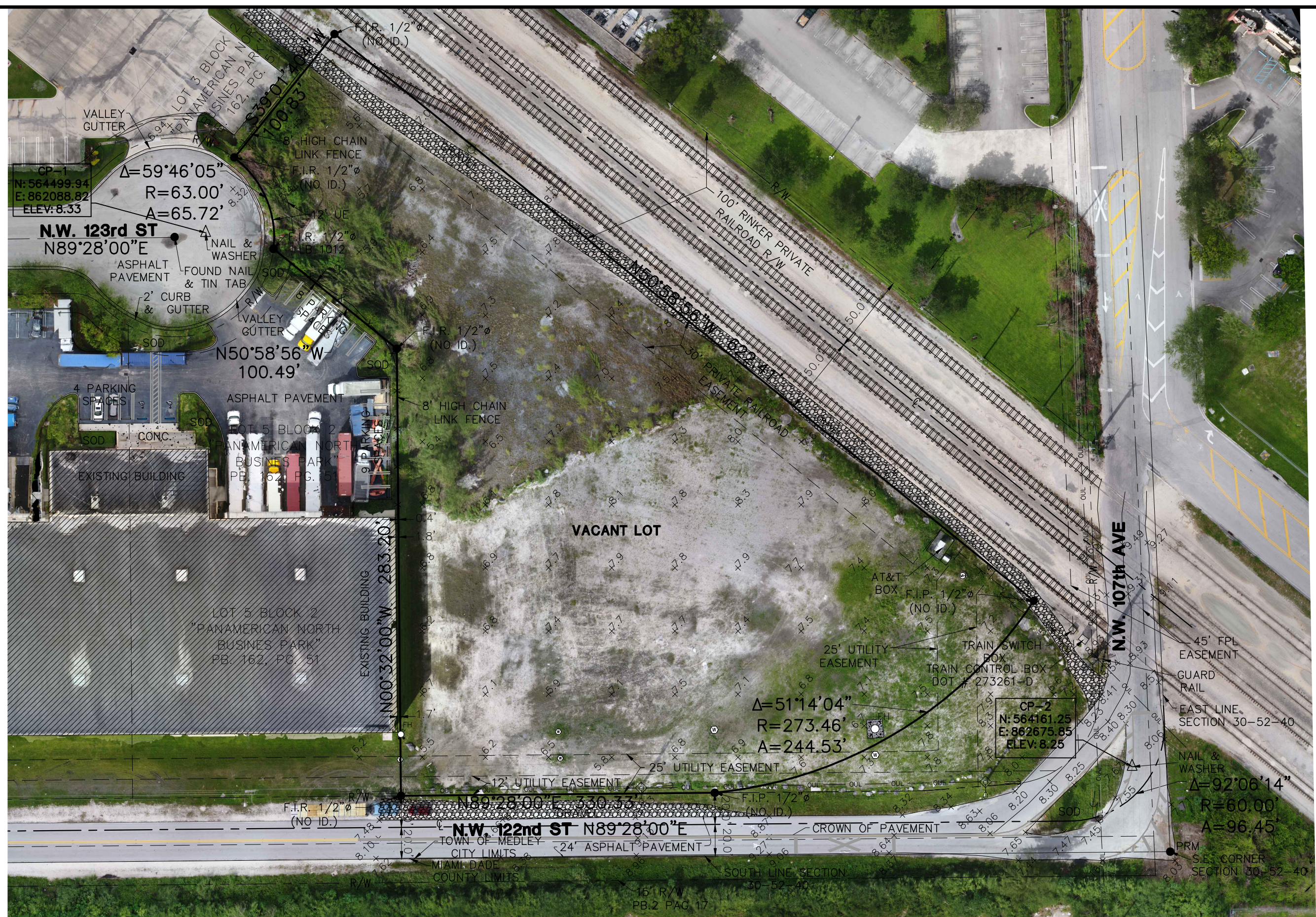
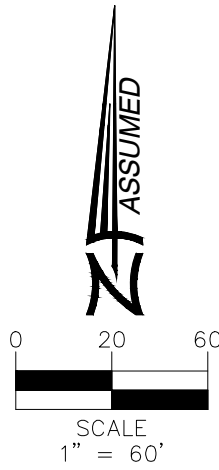
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