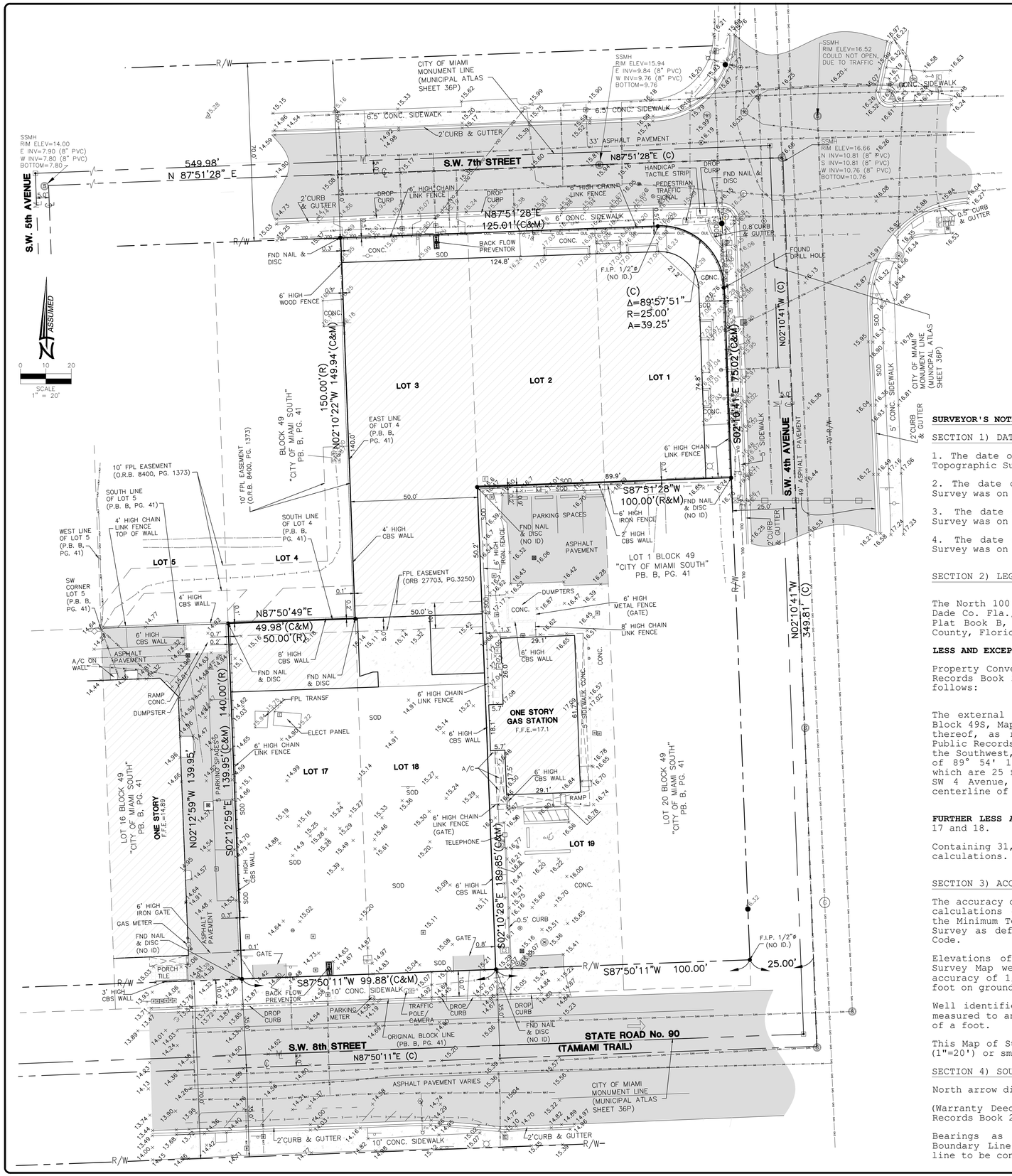

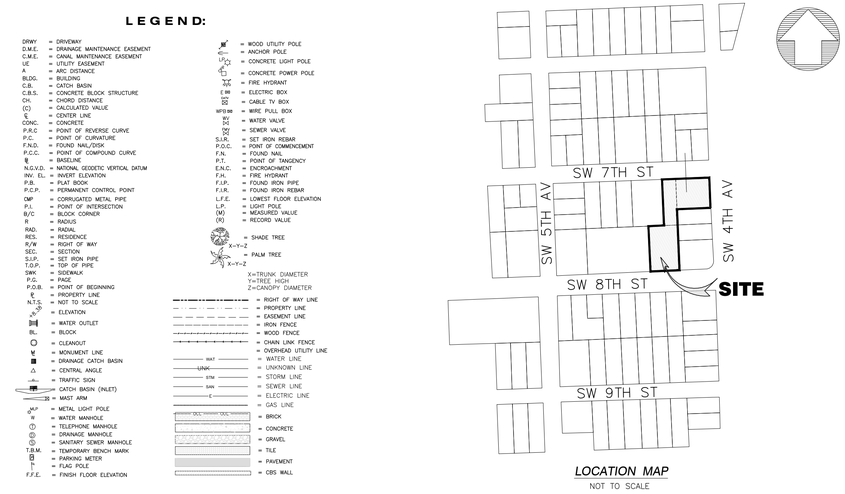

LEGEND:

DRWY = DRIVEWAY
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
C.M.E. = CANAL MAINTENANCE EASEMENT
UE = UTILITY EASEMENT
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
(C) = CALCULATED VALUE
℄ = CENTER LINE
CONC. = CONCRETE
P.R.C. = POINT OF REVERSE CURVE
P.C. = POINT OF CURVATURE
F.N.D. = FOUND NAIL/DISH
P.C.C. = POINT OF COMPOUND CURVE
℄ = BASELINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
INV. EL. = INVERT ELEVATION
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
CMP = CORRUGATED METAL PIPE
P.I. = POINT OF INTERSECTION
B/C = BLOCK CORNER
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE
T.O.P. = TOP OF PIPE
SWK = SIDEWALK
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
℄ = PROPERTY LINE
N.T.S. = NOT TO SCALE
(E) = ELEVATION
= WATER OUTLET
BL. = BLOCK
= CLEANOUT
M = MONUMENT LINE
= DRAINAGE CATCH BASIN
Δ = CENTRAL ANGLE
= TRAFFIC SIGN
= CATCH BASIN (INLET)
= MAST ARM
= METAL LIGHT POLE
W = WATER MANHOLE
T = TELEPHONE MANHOLE
= DRAINAGE MANHOLE
S = SANITARY SEWER MANHOLE
T.B.M. = TEMPORARY BENCH MARK
= PARKING METER
= FLAG POLE
F.F.E. = FINISH FLOOR ELEVATION

= WOOD UTILITY POLE
= ANCHOR POLE
= CONCRETE LIGHT POLE
= CONCRETE POWER POLE
= FIRE HYDRANT
= ELECTRIC BOX
= CABLE TV BOX
= WIRE PULL BOX
= WATER VALVE
= SEWER VALVE
= SET IRON REBAR
P.O.C. = POINT OF COMMENCEMENT
F.N. = FOUND NAIL
P.T. = POINT OF TANGENCY
E.N.C. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON REBAR
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
(M) = MEASURED VALUE
(R) = RECORD VALUE
= SHADE TREE
X=Y=Z
= PALM TREE
X=Y=Z
X=TRUNK DIAMETER
Y=TREE HIGH
Z=CANOPY DIAMETER
= RIGHT OF WAY LINE
= PROPERTY LINE
= EASEMENT LINE
= IRON FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= OVERHEAD UTILITY LINE
= WATER LINE
= UNKNOWN LINE
= STORM LINE
= SEWER LINE
= ELECTRIC LINE
= GAS LINE
= BRICK
= CONCRETE
= GRAVEL
= TILE
= PAVEMENT
= CBS WALL

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Original Topographic Survey was on October 7th, 2015.

2. The date of completion of the field work of the Update Survey was on September 15th, 2016.

3. The date of completion of the field work of the Update Survey was on June 25th, 2018.

4. The date of completion of the field work of the Update Survey was on December 5th, 2019.

SECTION 2) LEGAL DESCRIPTION:

The North 100 feet of Lots 1 and 2, Block 49S, Map of Miami, Dade Co. Fla., according to the Plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida,

LESS AND EXCEPT THEREFROM

Property Conveyed by Right of Way Deed recorded in Official Records Book 27371, Page 4720 more particularly described as follows:

The external area of a circular curve, lying within Lot 1, Block 49S, Map of Miami, Dade Co. Fla., according to the Plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida being concave to the Southwest, having a radius of 25.00 feet, a central angle of 89° 54' 17", an arc length of 39.23 feet and tangents which are 25 feet West of and parallel with the centerline of SW 4 Avenue, and 25 feet South of and parallel with the centerline of SW 7 Street.

FURTHER LESS AND EXCEPT THEREFROM the South 10' of said Lots 17 and 18.

Containing 31,347 Square Feet or 0.72 Acres, more or less, by calculations.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards 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"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

(Warranty Deed, dated March 9th, 2011, recorded in Official Records Book 27610, Page 3858, Miami-Dade County Records).

Bearings as shown hereon are based upon the Southerly Boundary Line with an assumed bearing of S87°50'11"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120650 (City of Miami), Map Panel No. 12086C0314, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

City of Miami Municipal Atlas, Sheet No. 32 G, prepared by the City of Miami, Department of Engineering.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark.

Benchmark Identification:
City of Miami Benchmark
Elevation: 16.616 feet (City of Miami Datum)
Elevation: 16.356 feet (National Geodetic Vertical Datum)
This Benchmark elevation was reduced 0.26 to be converted from City of Miami Datum to NGVD (1929).

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:

MEGACENTER BRICKELL LLC.

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: _____
Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
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.

HADONNE
LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 101 - Doral, Fl 33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY

for
MEGACENTER BRICKELL LLC.
of
420 SW 7th STREET, MIAMI, FL

REVISIONS
1. UPDATE SIE LINES 01-26-16
2. EXTEND SURVEY 04-12-16
3. UPDATE SURVEY 09-13-16
4. UPDATE SURVEY 7-12-2018
5. UPDATE SURVEY 6-25-2018
6. SURVEY RECERTIFICATION 09-04-2018
7. ADD FPL EASMENT OVER LOTS 4 & 5 06-06-2019
8. UPDATE SURVEY 12-11-2019
9.
10.

Field Book: 361/37-39
DRAWN BY: BG/LD
TECH BY: RI
QA/QC BY: JS
Job No.: 15125
1/1