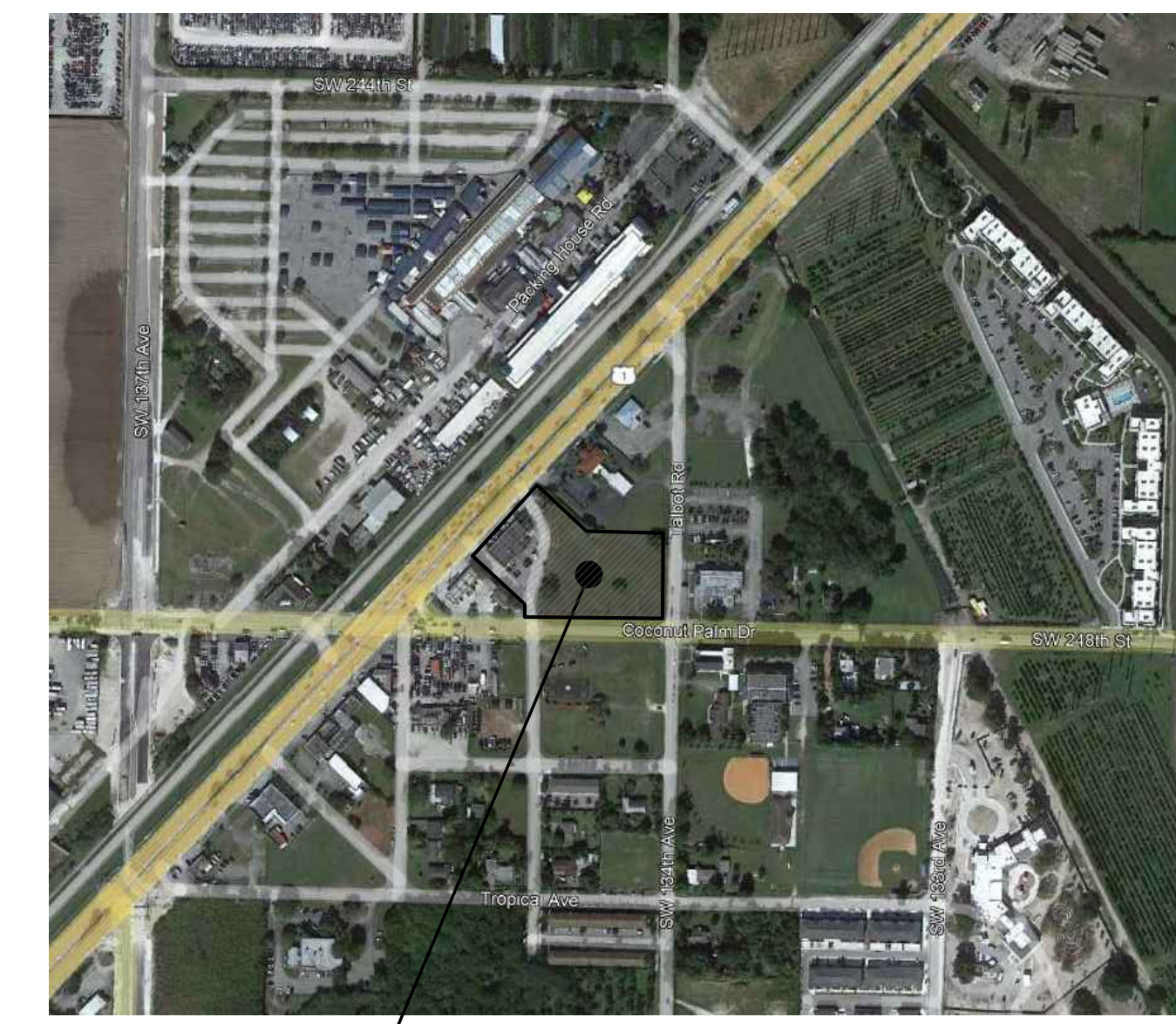
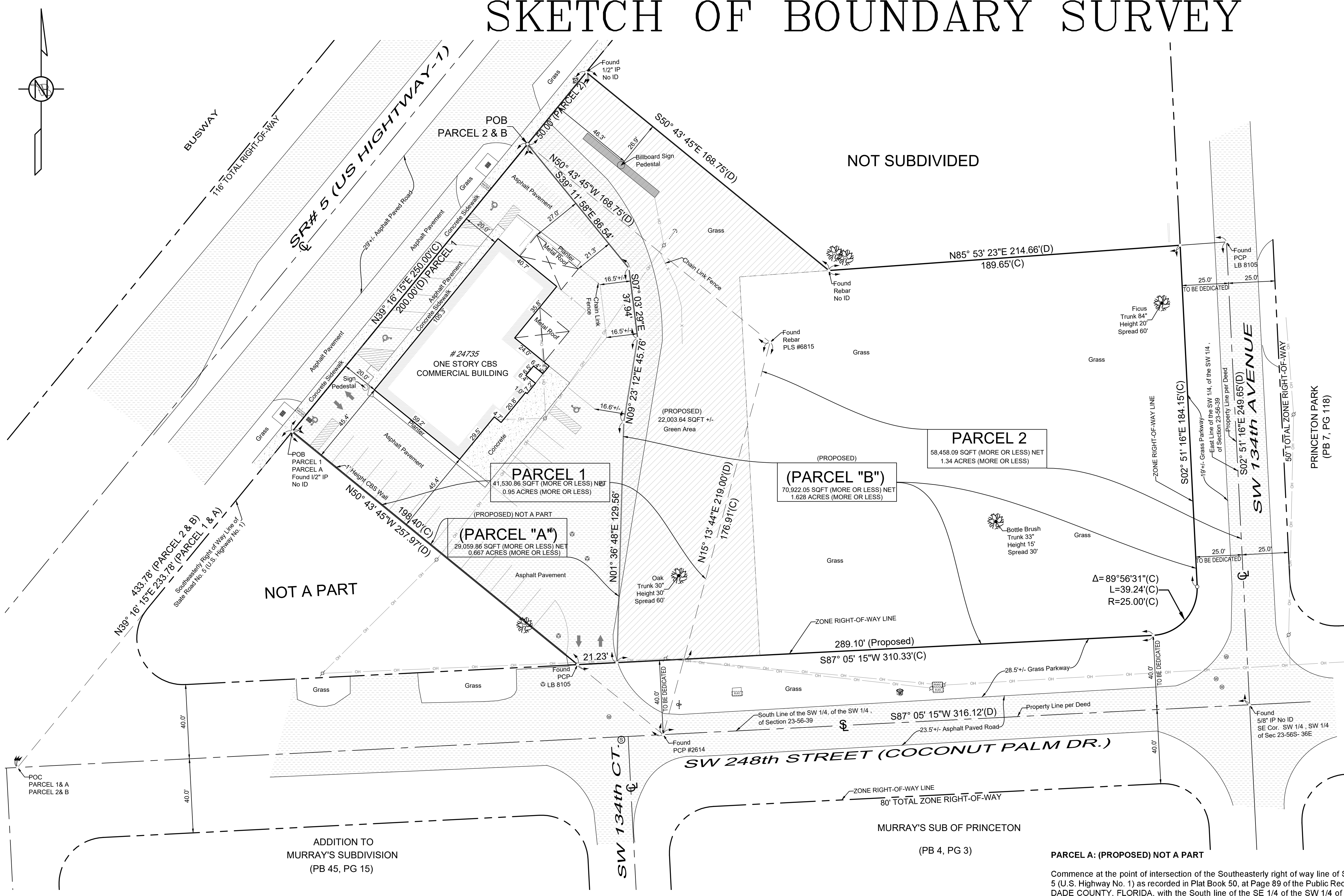


SKETCH OF BOUNDARY SURVEY



LOCATION MAP
Not to Scale

SURVEYOR'S NOTES:

All distances as shown are based on US Survey foot. Bearings are based on the said plat as recorded in Plat Book 50, at Page 89 of the Public Records of MIAMI-DADE COUNTY, FLORIDA, were the Southeastery right of way line of State Road No. 5 (U.S. Highway No. 7) bears N39°16'15"E as shown.

The client provided the legal description to the surveyor based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-6923-000-0660 and the WARRANTY DEED recorded in Official Records Book 29849 at Page 4162, as evidenced thereon. No title search has been conducted by nor was a current title report provided to the surveyor. There may be additional easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds a linear closure of 1 foot in 10,000 feet for Commercial Areas.

This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation and (ii) the underlying record plat of the "STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT OF WAY MAP", recorded in Plat Book 50, at Page 89, (iii) Section 23, Township 56 South, Range 39 East, MIAMI-DADE COUNTY, FLORIDA, (iv) the WARRANTY DEED recorded in Official Records Book 29849 at Page 4162

A comparison between measured Deed (D) and calculated (C) dimensions are delineated hereon. (D) are based on Legal Description. Calculated dimensions (C) are a protraction based on the Legal Description, the underlying plats and recovered monumentation.

The Subject Property PARCEL 1 and PARCEL 2 as described contains 99,982.95 square feet more or less (2.29 acres more or less). NET

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat

The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers nor determined the ownership of the fences and/or walls as shown hereon.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

This "Sketch of Boundary Survey" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 30' or smaller.

SURVEYOR'S CERTIFICATION:

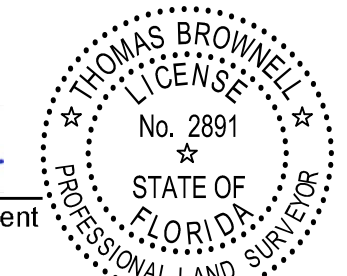
CERTIFIED TO: 248 Development Group, LLC, a Florida Limited Liability Company
Lamas Investments, LLC, a Florida Limited Liability Company
Leonardo Title Services, Inc.
Chicago Title Insurance Company

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.05(2).

Dated: Revised on 01/09/24 (as Noted)

E.R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida



The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGAL DESCRIPTION:

PARENT TRACT:

PARCEL 1:

Commence at the point of intersection of the Southeastery right of way line of State Road No. 5 (U.S. Highway No. 1) as recorded in Plat Book 50, at Page 89 of the Public Records of MIAMI-DADE COUNTY, FLORIDA, with the South line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 23, Township 56 South, Range 39 East, MIAMI-DADE COUNTY, FLORIDA; thence run N39°16'15"E along the Southeastery right of way line of State Road No. 5 (U.S. Highway No. 1) for a distance of 233.78 feet to a point, said point being the POINT OF BEGINNING of the herein described parcel of land, thence continue N39°16'15"E along said Southeastery right of way line for a distance of 200.00 feet to a point, thence run S07°03'29"E for a distance of 37.94 feet to a point; thence run S09°23'12"W for a distance of 45.76 feet to a point; thence run S01°36'48"W for a distance of 129.56 feet to a point; thence run S87°05'15"W along a line 40.00 feet North and parallel to the south line of the SE 1/4 of the SW 1/4 of said section 23 for a distance of 21.23 feet to a point; thence run N50°43'45"W for a distance of 198.40 feet to the POINT OF BEGINNING.

AND

PARCEL 2:

Commence at the point of intersection of the Southeastery right of way line of State Road No. 5 (U.S. Highway No. 1) as recorded in Plat Book 50, at Page 89 of the Public Records of MIAMI-DADE COUNTY, FLORIDA, with the South line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 23, Township 56 South, Range 39 East, MIAMI-DADE COUNTY, FLORIDA; thence run N39°16'15"E along the Southeastery right of way line of State Road No. 5 (U.S. Highway No. 1) for a distance of 433.78 feet to a point, said point being the POINT OF BEGINNING of the herein described parcel of land; thence continue N39°16'15"E along said Southeastery right of way line, for a distance of 50 feet; thence run S50°43'45"E, at right angles to the previously described course, for a distance of 168.75 feet; thence run N85°53'23"E for a distance of 214.66 feet; thence S02°51'16"E along the East line of the East 1/4 of the SW 1/4 of the SW 1/4 of said Section 23; thence run S87°05'15"W along the south line of the SE 1/4 of the SW 1/4 of the SW 1/4 of said section 23 for a distance of 316.12 feet; thence run N15°13'44"E for a distance of 219.00 feet; thence run N50°43'45"W for a distance of 168.75 feet to the point of beginning.

SYMBOL LEGEND:		ABBREVIATIONS:	
	Fire Hydrant	(1)	As-Built info. by others
	Water Valve	A/C	Air Conditioner Unit
	Gas Valve	BLDG	Building
	Sanitary Valve	CONC.	Concrete
	Irrigation Valve	CCB	Concrete Block Structure
	Unknown Valve	DDCV	Double Detector Check Valve
	Post Indicator Valve	FDC	Fire Department Connection
	Check Valve	FND.	Found
	Double Detector Check Valve	D/H	Drill Hole
	Cleanout	N & D	Nail & Disc
	Monitoring Well	IP	Iron Pipe
	Catch Basin	(0.2W; 0.2N)	Recovered monument from calculated location based on Plat (or CMA)
	Drain Round	BFE	Base Flood Elevation
	Drain Square	ELEV.	Elevation
	Curb Inlet	F.F. ELEV.	Finish Floor Elevation
	Drainage Manhole	INV.	Invert Elevation
	Sanitary Manhole	NGVD 29	National Geodetic Vertical Datum, of 1929
	Electric Manhole	NAVD 88	National American Vertical Datum, of 1988
	Grease Trap Manhole	(C)	Calculated Dimension
	Communications Manhole	(D)	Deed Dimension
	Light Pole	(M)	Measured Dimension
	Concrete Light Pole	(P)	Platted Dimension
	Box Electric	(R)	Record Dimension
	Box Communications	(CMA)	City of Miami Atlas Sheet
	Electrical Transformer	Δ	Delta
	Electrical Panel	L	Arch Length
	Iron Pipe		
	Section Corner		
	Handicap Space		
	Mailbox		
	Fire Department Connection		
	Fire Department Connection Wall		
	Monument Line		
	Center Line		
	Section Line		
	Property Line		
	Spot Elevation		
	Ground Elevation		
	Tree		

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www.ebrownell.com

24735 SOUTH DIXIE HWY
HOMESTEAD, FLORIDA

Revised to Update Survey	Date	Job No.	Description
Revised to Add Trees with Legend	01/09/24	1	24735 South Dixie Hwy
Revised to show Proposed Legal	07/16/23	1	24735 South Dixie Hwy
Revised to show Proposed Driveway	01/03/23	1	24735 South Dixie Hwy
Revised to show Proposed Driveway	12/12/22	1	24735 South Dixie Hwy
Revised to show Proposed Driveway	12/06/22	1	24735 South Dixie Hwy
Revised to show Proposed Driveway	12/01/22	1	24735 South Dixie Hwy

Certification No.	Field Book No.	FILE
PLS/PSM No. 2891		
Field Book No. LB761		
Drawn by: AA		
Checked by: TB		
Scale: 1" = 30'		
Date: 07/27/22		
Job No. 58596		