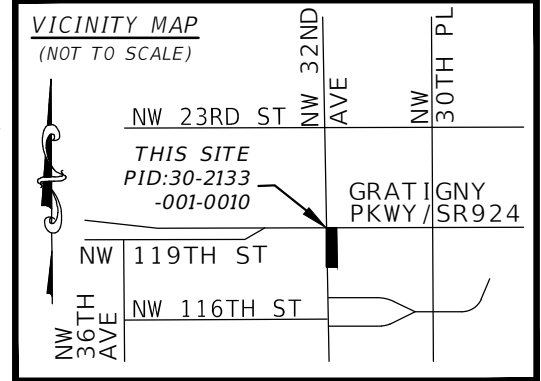


SURVEY NOTES:

- 1.) SITE ADDRESS: 3190 NW 119TH STREET,
MIAMI-DADE COUNTY, FLORIDA.
- 2.) THIS IS A SKETCH AND DESCRIPTION OF AN EASEMENT PREPARED FOR
FPL. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE FPL
EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
- 3.) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE
COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011
ADJUSTMENT) WITH A REFERENCE BEARING OF NORTH 87°04'07" EAST
ALONG THE NORTH LINE OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 41
EAST.
- 4.) THIS SURVEY HAS BEEN PREPARED BASED ON TITLE INFORMATION
PROVIDED BY THE CLIENT.
- 5.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN
THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN
CONSENT OF THE SIGNING PARTY OR PARTIES.
- 6.) COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OR THE VERIFIED DIGITAL SIGNATURE OF THE
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED
HEREON.
- 7.) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL
PORTIONS THEREOF.
- 8.) SEE SHEET 3 OF 3 FOR LEGEND AND ABBREVIATIONS.



LEGAL DESCRIPTION:

BEING A PORTION OF "MIAMI MASTER AIRPORT" AS RECORDED IN PLAT BOOK 42, PAGE 20 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 33, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION 33, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 33, NORTH 87°04'07" EAST, A DISTANCE OF 22.31 FEET; THENCE SOUTH 02°17'11" EAST, A DISTANCE OF 22.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE 15 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF NW 32ND AVENUE, SOUTH 02°17'11" EAST, A DISTANCE OF 227.19 FEET; THENCE SOUTH 86°58'40" WEST, A DISTANCE OF 15.00 FEET TO THE EAST RIGHT OF WAY LINE OF NW 32ND AVENUE AS SHOWN IN PLAT BOOK 96, PAGE 6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE, NORTH 02°17'11" WEST, A DISTANCE OF 185.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°42'48", AN ARC DISTANCE OF 45.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY AND CONTAINING 3,212 SQUARE FEET (MORE OR LESS).

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON OCTOBER 24, 2025 MEETS THE STANDARD OF PRACTICE UNDER RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

MICHAEL ROSS, PSM
REGISTRATION NO. 6622
STATE OF FLORIDA

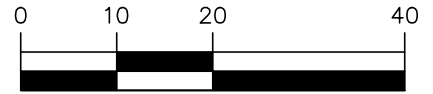
PARCEL 29
TAX ID NUMBER: 30-2133-001-0010
SECTION 33 - T 52 S, R 41 E

3970 RCA BOULEVARD, SUITE #7750
PALM BEACH GARDENS, FL 33410
INFO@ZEMANGROUP.COM
(561) 223-8035



FLORIDA LB NO. 8431

PROJECT NO.	22039.03
SCALE	1" = 20'
DRAWN BY	SN
CHECKED BY	MR
SHEET(S)	1 OF 3



SCALE: 1" = 20'



NW 119TH STREET

VARIABLE WIDTH RIGHT OF WAY

P.O.C.

NORTH QUARTER
(N1/4) CORNER
SECTION 33,
T-52-S, R-41-E
PER P.B. 143,
PG. 17, M.D.C.R.

NORTH LINE OF
SECTION 33-52-41

(REFERENCE BEARING)

N87°04'07"E

22.31'

49.27'

S02°17'11"E
22.91'

R=65.00'
D=39°42'
L=45.05'

-R=65.00'
D=49°38'30"
L=56.32'

- P.O.B.

NW 32ND AVENUE
80' RIGHT OF WAY

BELOW
GRADE
VAULT

CURB INLET

N02°17'11"W 185.85'

S02°17'11"E 227.19'

**-15' WIDE
PROPOSED UTILITY
EASEMENT
AREA=3,212 S.F.**

- CATCH BASIN

EAST RW LINE
OF NW 32ND AVENUE
(P.B. 96, PG. 6, M.D.C.R.)

MATCH LINE (SEE SHEET 3 OF 3)

3190 NW 119TH ST
MIAMI-DADE COUNTY FIRE
RESCUE DEPARTMENT
PID: 30-2133-001-0010
P.B. 42, PG. 20, M.D.C.R.
O.R.B. 11357, PG. 11, M.D.C.R.

****SEE SHEET 3 OF 3 FOR LEGEND AND ABBREVIATIONS**

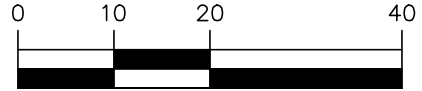
PARCEL 29
TAX ID NUMBER: 30-2133-001-0010
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FLORIDA LB NO. 8431

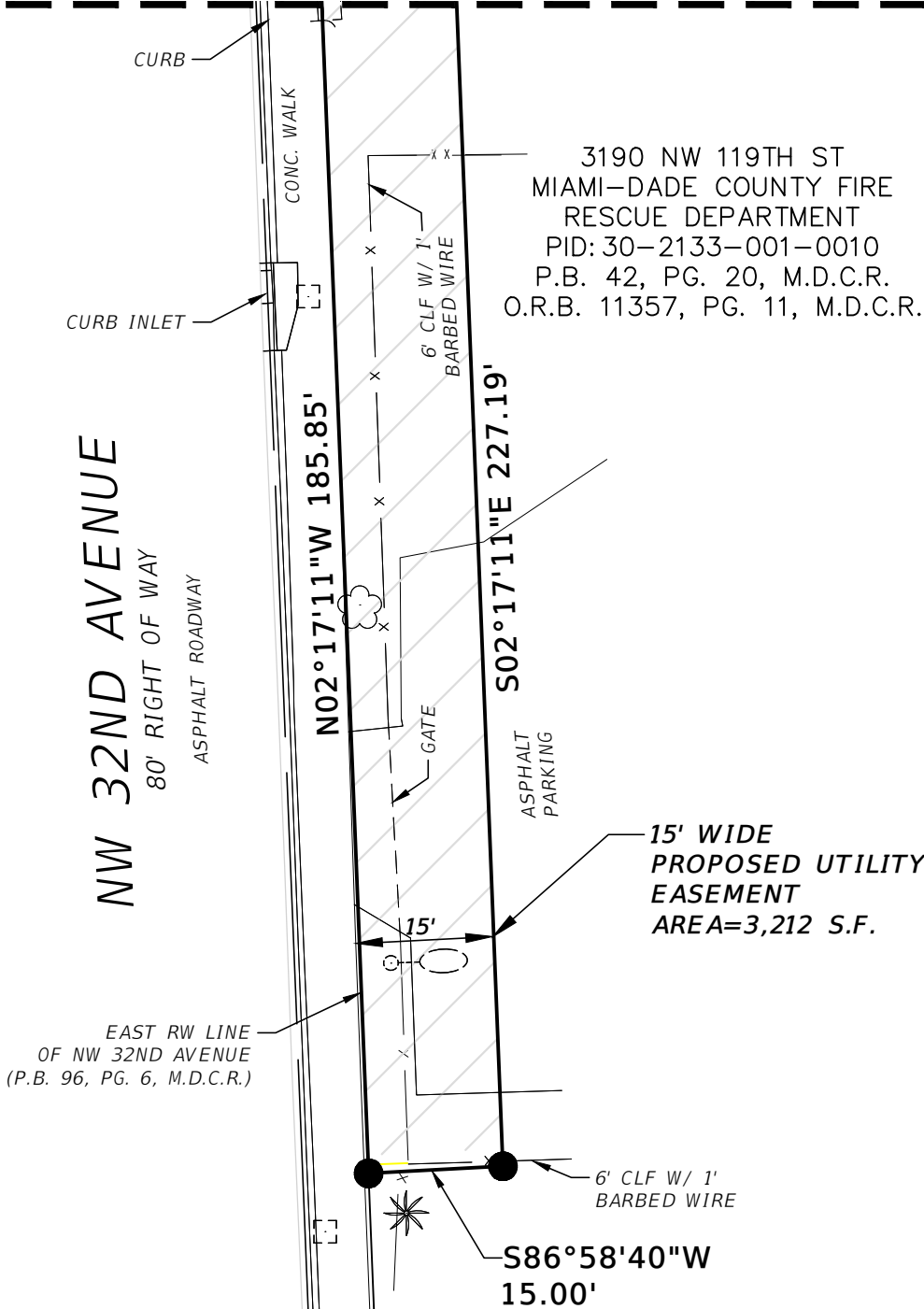
PROJECT NO.	22039.03
SCALE	1" = 20'
DRAWN BY	SN
CHECKED BY	MR
SHEET(S)	2 OF 3



SCALE: 1" = 20'



MATCH LINE (SEE SHEET 2 OF 3)



ABBREVIATIONS:

CLF	CHAIN-LINK FENCE
CONC.	CONCRETE
D	CENTRAL ANGLE
FPL	FLORIDA POWER & LIGHT
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG	PAGE
PID	PARCEL ID
P.O.B.	POINT OF BEGINNING
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
TYP.	TYPICAL
	BOLLARD
	FIRE HYDRANT
	GUY WIRE ANCHOR
	LIGHT POLE
	MANHOLE - DRAINAGE
	MANHOLE - TELEPHONE
	MANHOLE - UNKNOWN
	METER - WATER
	POST
	POWER POLE
	SERVICE CABINET
	SIGN
	SIGNAL POLE AND MAST ARM
	TREE - PALM
	TREE - UNKNOWN
	VALVE COVER - GAS
	VALVE COVER - UNKNOWN
	VALVE COVER - NON-POTABLE
	WIRE PULL BOX
	CALCULATED POINT

PARCEL 29
TAX ID NUMBER: 30-2133-001-0010
SECTION 33 - T 52 S, R 41 E

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ZEMAN
CONSULTING GROUP

FLORIDA LB NO. 8431

PROJECT NO.	22039.03
SCALE	1" = 20'
DRAWN BY	SN
CHECKED BY	MR
SHEET(S)	3 OF 3