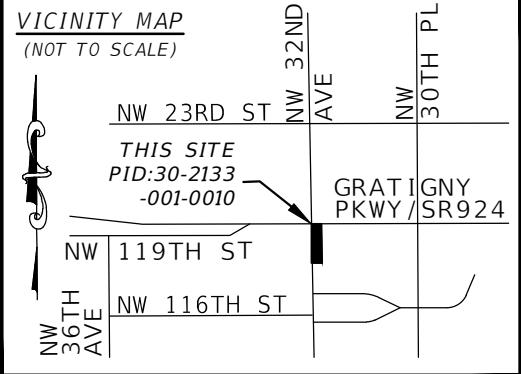


SURVEY NOTES:

- 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 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

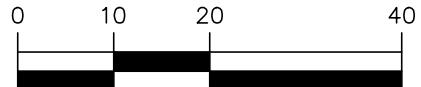
PARCEL 29
TAX ID NUMBER: 30-2133-001-0010
SECTION 33 - T 52 S, R 41 E

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

ZEMAN
CONSULTING GROUP

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'



P.O.C.

NORTH QUARTER
(1/4) 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

NW 119TH STREET

VARIABLE WIDTH RIGHT OF WAY

NW 32ND AVENUE

80' RIGHT OF WAY

R=65.00'
D=39°42'48"
L=45.05'

(REFERENCE BEARING)
N87°04'07"E

22.31'

49.27'

22.91'

R=65.00'
D=49°38'30"
L=56.32'

P.O.B.

CURB INLET

BELOW
GRADE
VAULT

CONC.

S02°17'11"E 227.19'

CATCH BASIN

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

15'

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.

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

MATCH LINE (SEE SHEET 3 OF 3)

**SEE SHEET 3 OF 3 FOR LEGEND AND ABBREVIATIONS

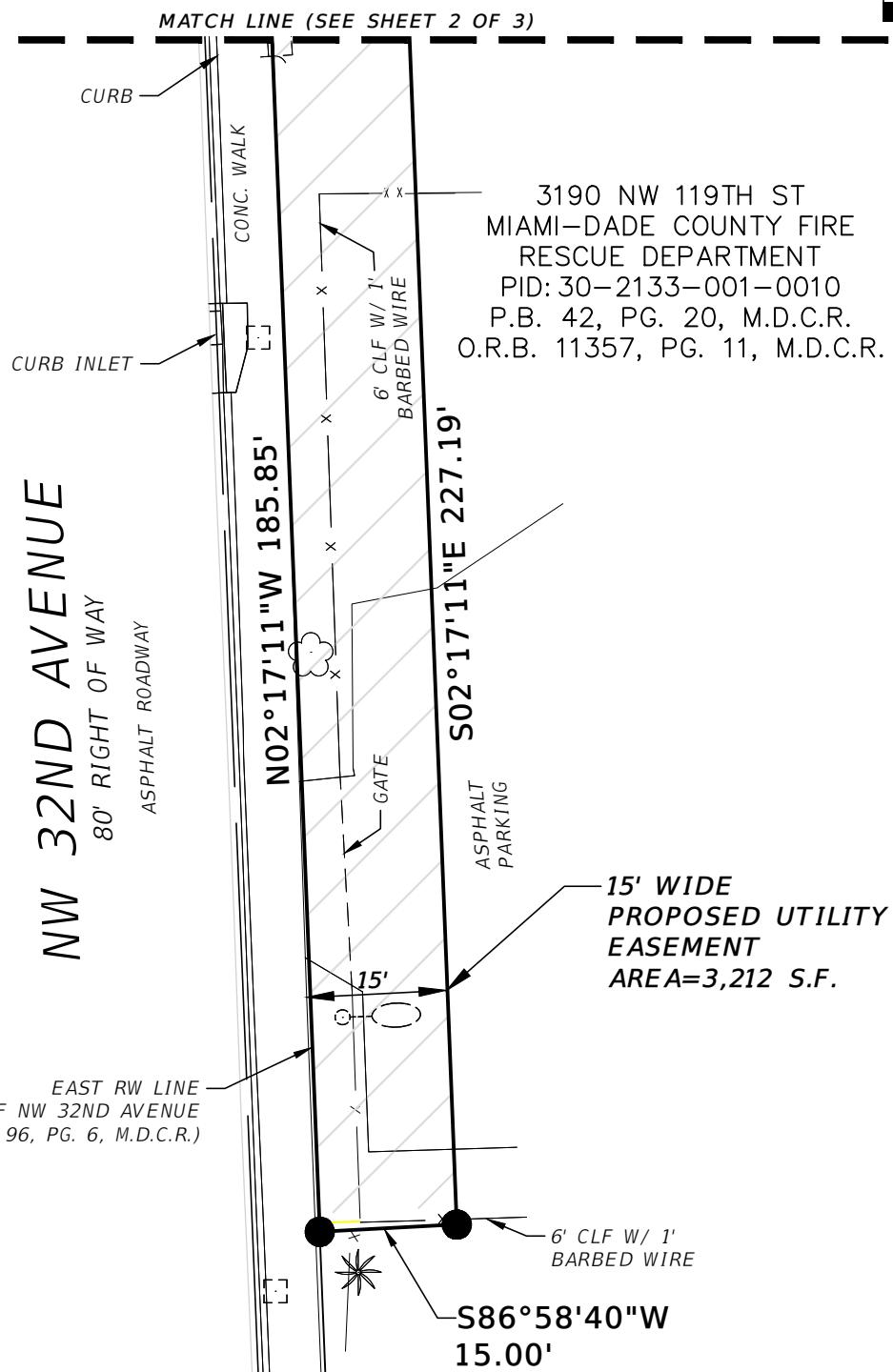
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FLORIDA LB NO. 8431

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



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

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FLORIDA LB NO. 8431

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