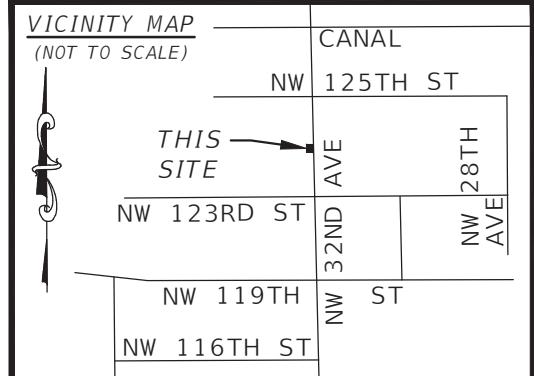


SURVEY NOTES:

- 1.) SITE ADDRESS: 12400 NW 32ND AVENUE,
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
SOUTH 87°08'34" WEST ALONG THE SOUTH LINE OF TRACT C.
- 4.) THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED BASED ON
TITLE INFORMATION PROVIDED BY THE CLIENT.
- 5.) ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY
OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR
PARTIES.
- 6.) COPIES OF THIS SKETCH AND DESCRIPTION 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 2 FOR LEGEND AND ABBREVIATIONS.
- 9.) THIS IS NOT A BOUNDARY SURVEY.



LEGAL DESCRIPTION:

BEING A PORTION OF TRACT C, "FOURTH ADDITION TO SEABOARD INDUSTRIAL PARK SECTION 1-A" ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C AS DEPICTED ON THE AFOREMENTIONED PLAT, SAID
POINT LYING ON THE WEST RIGHT OF WAY LINE OF NW 32ND AVENUE; THENCE SOUTH 87°08'34" WEST ALONG
THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 15.00 FEET; THENCE NORTH 02°11'55" WEST ALONG A LINE
15 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF NW 32ND AVENUE, A DISTANCE OF
90.01 FEET TO A POINT ON THE SOUTH RAILROAD RIGHT OF WAY LINE AS DEPICTED ON SAID PLAT; THENCE
NORTH 87°08'34" EAST ALONG SAID SOUTH RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO A
POINT ON THE WEST RIGHT OF WAY LINE OF NW 32ND AVENUE; THENCE SOUTH 02°11'55" EAST ALONG SAID
WEST RIGHT OF WAY LINE, A DISTANCE OF 90.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY AND CONTAINING 1,350 SQUARE FEET (0.03 ACRES 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 MARCH 25, 2024 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 

Reason: I attest to the accuracy
and integrity of this document
Date: 2025.03.25 14:31:57-04'00'

MICHAEL ROSS, PSM
REGISTRATION NO. 6622
STATE OF FLORIDA

PARCEL 13
TAX ID NUMBER: 30-2128-020-1020
SECTION 28 - TOWNSHIP 52 SOUTH
RANGE 41 EAST

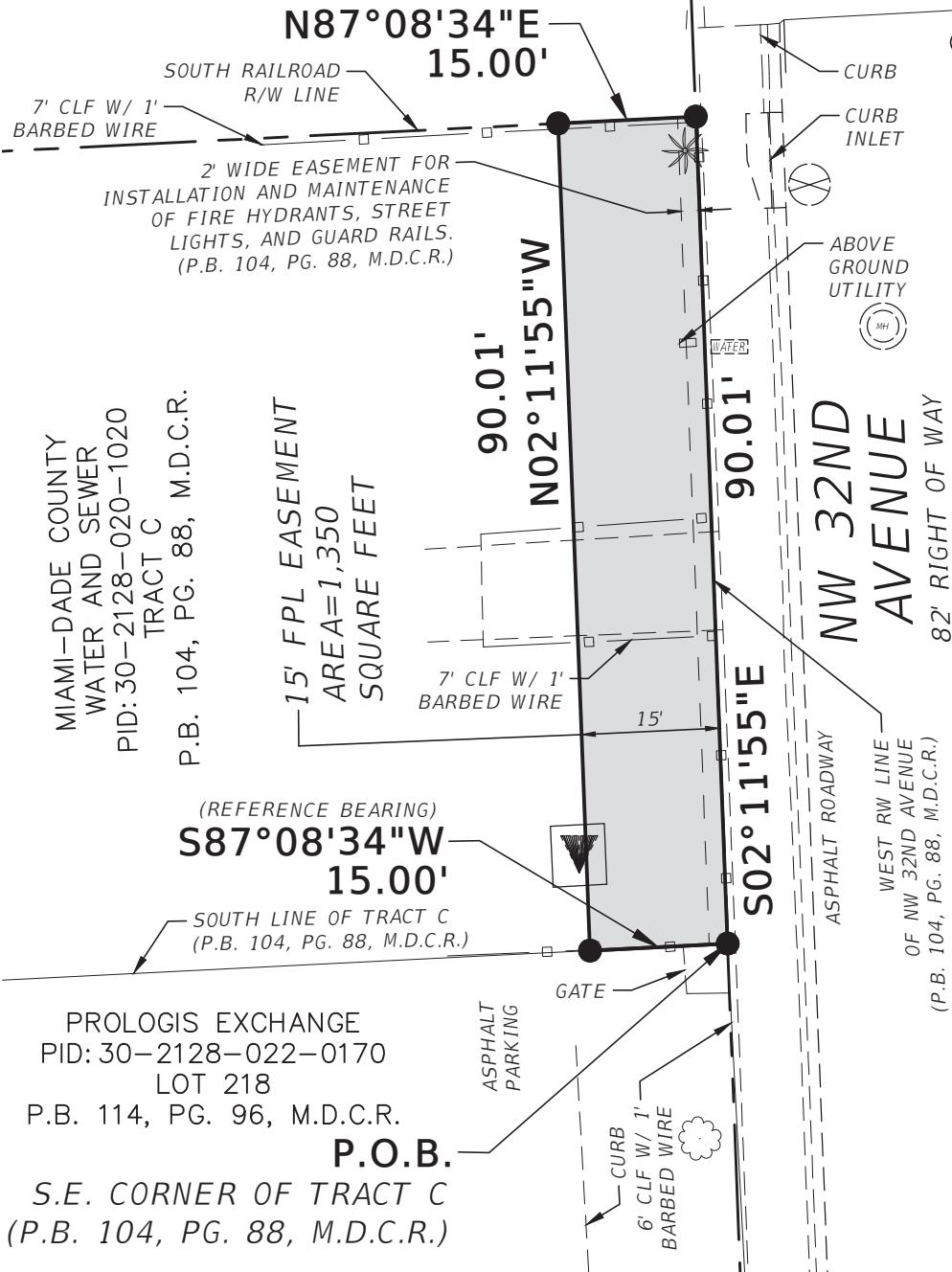
3970 RCA BOULEVARD, SUITE #7750
PALM BEACH GARDENS, FL 33410
INFO@ZEMANGROUP.COM
(561) 223-8035

ZEMAN
CONSULTING GROUP
FLORIDA LB NO. 8431

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

STATE OF FLORIDA DOT
PID: 30-2128-020-1030

40' RAILROAD R/W PER
P.B. 104, PG. 88, M.D.C.R.



ABBREVIATIONS:

FPL	FLORIDA POWER & LIGHT
LB	LICENSED BUSINESS
CLF	CHAIN LINK FENCE
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
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
W/	WITH

LEGEND:

□	FENCE (METAL)
★	TREE (PALM)
?	TREE (UNKNOWN)
▼	TRANSFORMER
WATER	METER - WATER
ℳ	MANHOLE (UNKNOWN)
⊗	VALVE COVER (UNKNOWN)

PARCEL 13
TAX ID NUMBER: 30-2128-020-1020
SECTION 28 - TOWNSHIP 52 SOUTH
RANGE 41 EAST
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	HN
CHECKED BY	MR
SHEET(S)	2 OF 2