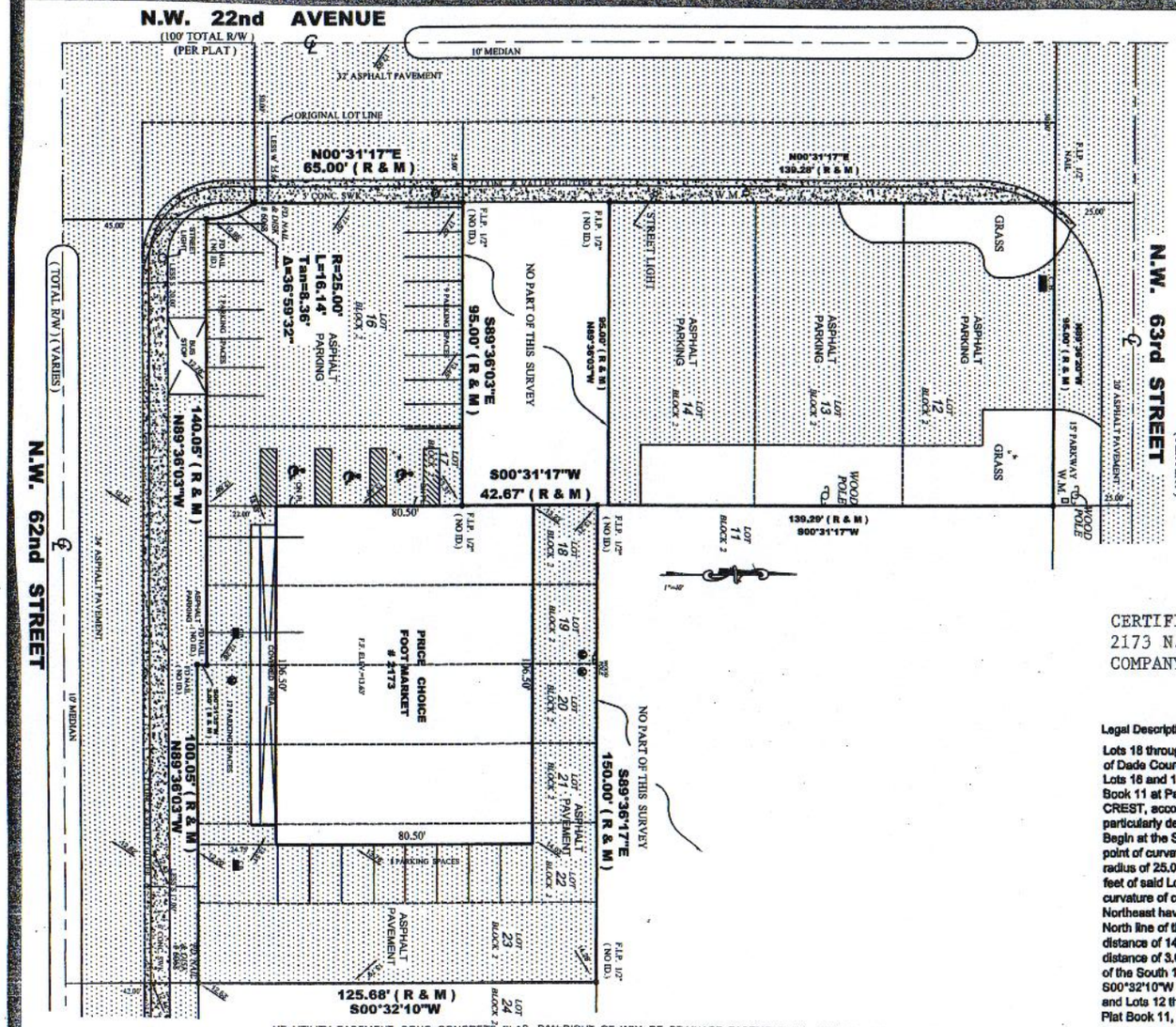
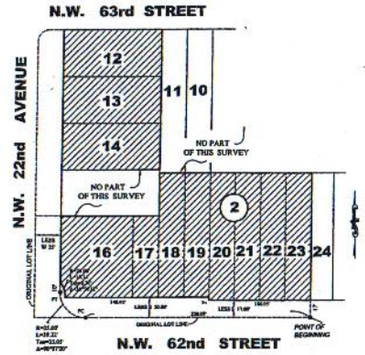


LOCATION SKETCH
SCALE: NTS



CERTIFIED TO: LEASEFLORIDA 62ND STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 2173 N.W. 62ND ST., MIAMI, FL. 33147., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WNF LAW, P.L.

Legal Description:

Lots 18 through 23, in Block 2, of RIDGE CREST, according to the Plat thereof, as recorded in Plat Book 11 at Page 44, of the Public Records of Dade County, Florida, and
Lots 16 and 17 less the West 25 feet of Lot 16 for Right-of-Way, in Block 2 of RIDGE CREST, according to the Plat thereof, as recorded in Plat Book 11 at Page 44 of the Public Records of Dade County, Florida, less that portion of Lots 18 through 23 inclusive in Block 2 of RIDGE CREST, according to the Plat thereof recorded in Plat Book 11 at Page 44 of the Public Records of Dade County, Florida, being more particularly described as follows:
Begin at the Southeast corner of said Lot 23, thence run N89°36'03"W along the South line of said Block 2 for a distance of 220.08 feet to the point of curvature of a circular curve to the right, thence run Northwesterly to Northerly along the arc of said circular curve to the right having a radius of 25.00 feet, through a central angle of 90°07'20", for an arc distance of 39.32 feet to a point of tangency with the East line the West 25 feet of said Lot 16; thence run N00°31'17"E along the East line of West 25.00 feet of said Lot 16 for a distance of 10.00 feet to the point of curvature of circular curve concave to the Northeast; thence run Southerly to Southeasterly along the arc of said circular curve concave to the Northeast having a radius of 25.00 feet, through a central angle of 36°59'32", for an arc distance of 16.14 feet to a point of intersection with the North line of the south 20.00 feet of said Block 2, thence run S89°36'03"E along the North line of the South 20.00 feet of said Block 2 for a distance of 140.05 feet to a point of intersection with the East line of said Lot 19, thence run S00°31'35"W along the East line of said Lot 19 for a distance of 3.00 feet to a point of intersection with the North line of South 17.00 feet of said Block 2, thence run S89°36'03"E along the North line of the South 17.00 feet of said Block 2 for a distance of 100.05 feet to a point of intersection with the East line of said Lot 23, thence run S00°32'10"W along the East line of said Lot 23 for a distance of 17.00 feet to the Point of Beginning.
and Lots 12 through 14, less the West 25.00 feet for Right-of-Way in Block 2 of RIDGE CREST, according to the Plat thereof, as recorded in Plat Book 11, at Page 44 of the Public Records of Dade County, Florida.

UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, C/L=CENTER LINE, Ø=DIAMTER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER
WOOD FENCE= ——x——x——
MASONRY WALL= ▭▭▭▭▭▭
CONCRETE= ▭▭▭▭▭▭
MAINTENANCE & DRAINAGE EASEMENT= M & D.E.

ELEVATION BASED ON LOC. # 3112 S
CBM# N-345 ELV. 13.61'

TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 11 PAGE 44

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED:

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: X		SUFFIX: L	DATE: 9/11/09 BASE: N/A
PANEL: 0303		COMMUNITY # 120635	
DATE: 3/2/11	SCALE: 1" = 20'	DWN. BY: F. Blanco	JOB No 11-207