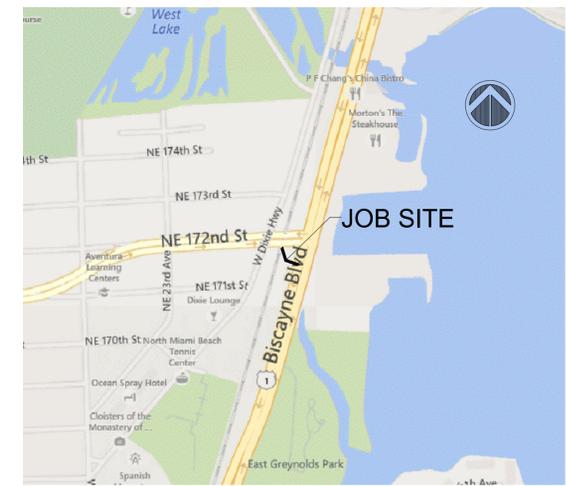
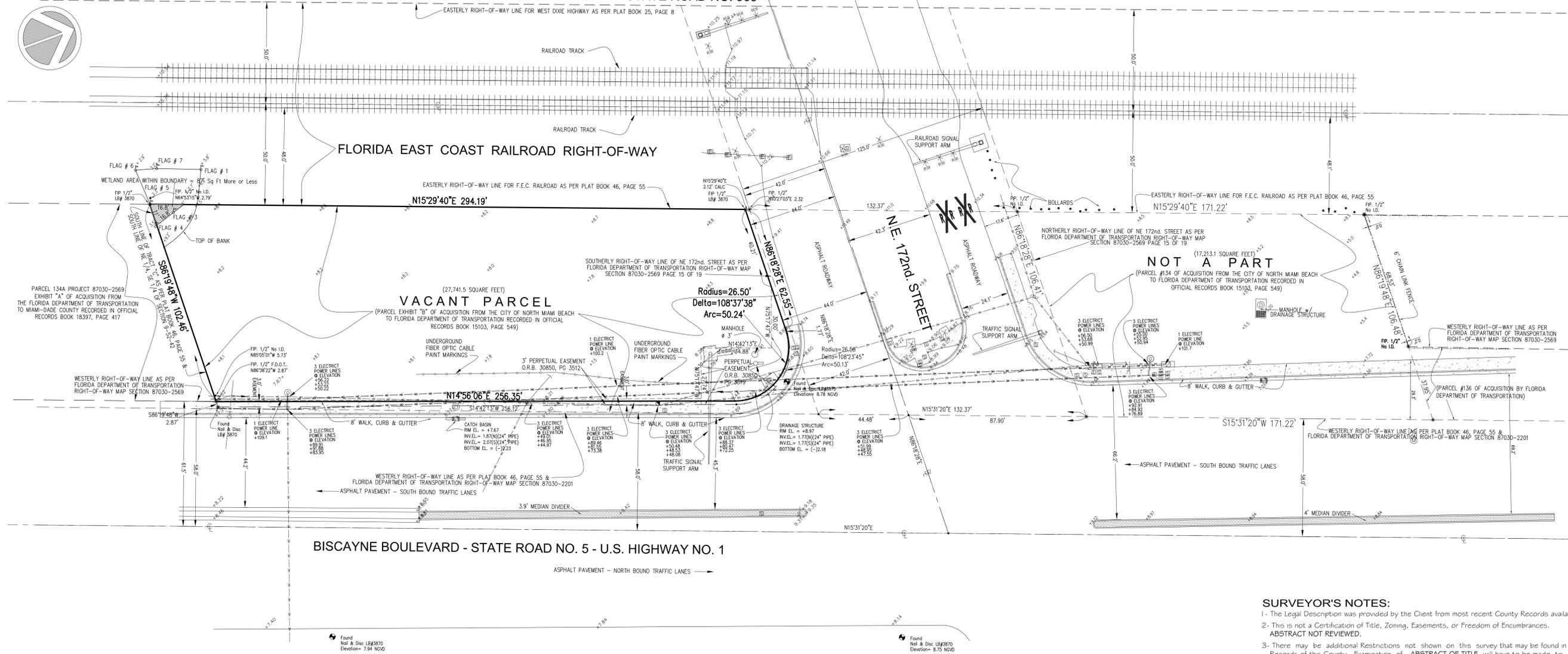
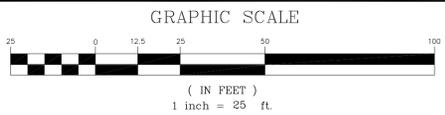


BOUNDARY SURVEY



LEGEND

—○—○—	Overhead Wire Line	—●—●—	Existing Elevations	AC	= Air Conditioner
—x—x—	Wood Fence	—■—■—	Catch Basin	Conc.	= Concrete
—x—x—	Chain Link Fence	—○—○—	Water Meter	C.B.S.	= Concrete Block & Stucco
—x—x—	Iron Fence	—○—○—	Electric Box	(D)	= Debris
—x—x—	Monument Line	—○—○—	Sanitary Manhole	D.E.	= Drainage Easement
—x—x—	Centerline	—○—○—	Sprinkler Pump	D.M.E.	= Drainage Maintenance Easement
—x—x—	Property Line	—○—○—	Wood Pole	F.D.H.	= Found Drill Hole
A	= Arc	—○—○—	Conc. Pole	F.F.E.	= Finish Floor Elevation
BRG	= Bearing	—○—○—	Light Pole	F.I.P.	= Found Iron Pipe/In
CH	= Chord	—○—○—	Fire Hydrant	F.I.R.	= Found Iron Rebar
Δ	= Delta	—○—○—	Water Valve	F.N.	= Found Nail
L	= Length	—○—○—	Inlet	F.M.D.	= Found Nail & Disc
R	= Radius	—○—○—	Manhole	F.P.L.	= Florida Power Light
T	= Tangent	—○—○—	Electric Meter Box	H	= Height
∅	= Diameter	—○—○—	Gas Valve	L.M.E.	= Lake Maintenance Easement
		—○—○—	Monitoring Valve	(M)	= Measured
		—○—○—	Manhole	(P)	= Platted
		—○—○—		P.O.B.	= Point of Beginning
		—○—○—		P.O.C.	= Point of Commencement
		—○—○—		P.R.	= Record
		—○—○—		Res.	= Residence
		—○—○—		S.I.P.R.	= Set Iron Pipe/Rebar
		—○—○—		S	= Spread
		—○—○—		U.E.	= Utility Easement

NOTE:
 ZONING INFORMATION:
 Zoning Classification: B-2 (General Business District)
 Source: City of North Miami Beach Zoning Department

PROPERTY ADDRESS:
 171XX 17200 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FLORIDA 33160
 Folio# 07-2209-009-0042

LEGAL DESCRIPTION
 A PORTION OF A PARCEL OF LAND AS SHOWN AND DESCRIBED IN EXHIBIT "A" OF A QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 30850, AT PAGE 55 1/2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING: A PORTION OF TRACT "C" LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AND WESTERLY OF THE WESTERLY RIGHT-OF-WAY OF FEDERAL HIGHWAY (BISCAYNE BOULEVARD - STATE ROAD NO. 5 - U.S. HIGHWAY NO. 1) AS SHOWN ON RECORDED PLAT OF "MAULE FEDERAL HIGHWAY INDUSTRIAL SITES", RECORDED IN PLAT BOOK 46, AT PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID TRACT "C"; THENCE RUN NORTH 15°29'40" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD FOR A DISTANCE OF 294.19 FEET TO A POINT; THENCE RUN NORTH 86°18'28" EAST FOR A DISTANCE OF 64.32 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING FOR ITS ELEMENTS A RADIUS OF 26.50 FEET AND A CENTRAL ANGLE OF 108°37'38"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 50.24 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 14°42'13" WEST FOR A DISTANCE OF 256.12 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "C"; THENCE RUN SOUTH 86°19'48" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 105.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
 A PORTION OF A PARCEL OF LAND AS SHOWN AND DESCRIBED IN EXHIBIT "A" OF A QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 30850, AT PAGE 55 1/2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING: A PORTION OF TRACT "C" LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AND WESTERLY OF THE WESTERLY RIGHT-OF-WAY OF FEDERAL HIGHWAY (BISCAYNE BOULEVARD - STATE ROAD NO. 5 - U.S. HIGHWAY NO. 1) AS SHOWN ON RECORDED PLAT OF "MAULE FEDERAL HIGHWAY INDUSTRIAL SITES", RECORDED IN PLAT BOOK 46, AT PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID FLORIDA EAST COAST RAILROAD 100-FT RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID TRACT "C"; SAID LINE ALSO BEING THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA THENCE RUN NORTH 15°29'40" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD FOR A DISTANCE OF 294.19 FEET TO A POINT; THENCE RUN NORTH 86°18'28" EAST FOR A DISTANCE OF 62.55 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED THENCE CONTINUE NORTH 86°18'28" EAST FOR A DISTANCE OF 1.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING FOR ITS ELEMENTS A RADIUS OF 26.50 FEET AND A CENTRAL ANGLE OF 108°37'38"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 50.13 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 14°42'13" WEST FOR A DISTANCE OF 256.12 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "C"; THENCE RUN SOUTH 86°19'48" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 2.87 FEET; THENCE RUN NORTH 14°56'06" EAST FOR A DISTANCE OF 256.35 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING FOR ITS ELEMENTS A RADIUS OF 26.50 FEET AND A CENTRAL ANGLE OF 108°37'38"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 50.24 FEET TO THE POINT OF BEGINNING.
 CONTAINING 27,741.45 SQUARE FEET (0.6368 ACRES MORE OR LESS)

- SURVEYOR'S NOTES:**
- The Legal Description was provided by the Client from most recent County Records available.
 - This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
 - There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
 - No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
 - The surveyor does not determine fence and/or wall ownership.
 - Accuracy:**
 The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
 The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
 - All measurements shown hereon are made in accordance with the United States Standard Feet.
 - Type of survey **BOUNDARY SURVEY.**
 - North arrow direction and/or Bearings are based on an assumed meridian as per: Florida Department of Transportation Right-of-Way Map for Section 87030-2569
 - Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**
 - Benchmark Used: Miami-Dade County Benchmark #N-609-R. Elevation = +9.00'
 - Flood Zone Data: Community/ Panel # I 20656/0142/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +6.0'
 - This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
 - FORMA DESIGN & DEVELOPMENT

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY:
 That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
 PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

NO. 1	7/16/2018	DATE	NO. 1	DESCRIPTION	BY	APP.
NO. 2	10/2/2018	DATE	NO. 2	VERIFY ELECTRICAL LINES LOCATION		
NO. 1	7/16/2018	DATE	NO. 1	VERIFY IMPROVEMENTS LOCATIONS		
NO.		DATE	NO.	DESCRIPTION	BY	APP.

RECORD OF REVISION

6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

TYPE OF SURVEY: **BOUNDARY SURVEY**

PREPARED FOR: **JAIN 172 LLC**

DRAWN: J.G.
 CHECKED: P.J.A.
 SCALE: AS NOTED
 FIELD DATE: 1/18/2020
 JOB No.: RP15-0746

SHEET: **1** OF 1 SHEET

C:\Users\jagob\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.I58\62\JAIN\17200 BISCAYNE - BLDG UPDATE WITH POWER LINES - LESS MEDIC - CAD FILE.dwg 3/25/2020