

SKETCH AND LEGAL DESCRIPTION

JOB No. 21-051959
CLIENT: GFS, CORP., A FLORIDA CORPORATION
PROPERTY ADDRESS 1959 NE 164 ST, NORTH MIAMI FL 33165

LEGAL DESCRIPTION:

THAT PORTION OF THE 20 FEET ALLEY IN BLOCK 72, FULFORD BY THE SEA SECTION "F" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19; THENCE NORTH 140.00 FEET ALONG THE EAST LINE OF SAID LOT; THENCE EAST 20.00 FEET TO THE NORTHWEST CORNER OF LOT 18; THENCE SOUTH 140.00 FEET ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 18; THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING.

LEGEND AND ABBREVIATIONS

B.O.B. = BASIS OF BEARINGS
BLDG. = BUILDING
CL = CENTER LINE
CONC. = CONCRETE
P.O.C. = POINT OF COMMEN-CEMENT
P.O.B. = POINT OF BEGINNING
P/L = PROPERTY LINE
N.T.S. = NOT TO SCALE
S.I.P. = SET IRON PIPE
STY = STORY
R/W = RIGHT OF WAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY



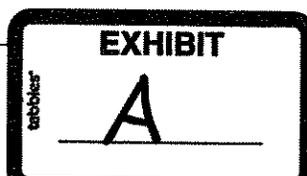
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323



Digitally signed by Leonardo Maqueira
DN: c=US, st=Florida, l=Hialeah, o=Maq Services Inc., cn=Leonardo Maqueira, email=MAQPROCESSING@MAIL.COM
Date: 2022.01.24 11:25:12 -05'00'

LEONARDO MAQUEIRA, P.S.M.
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."



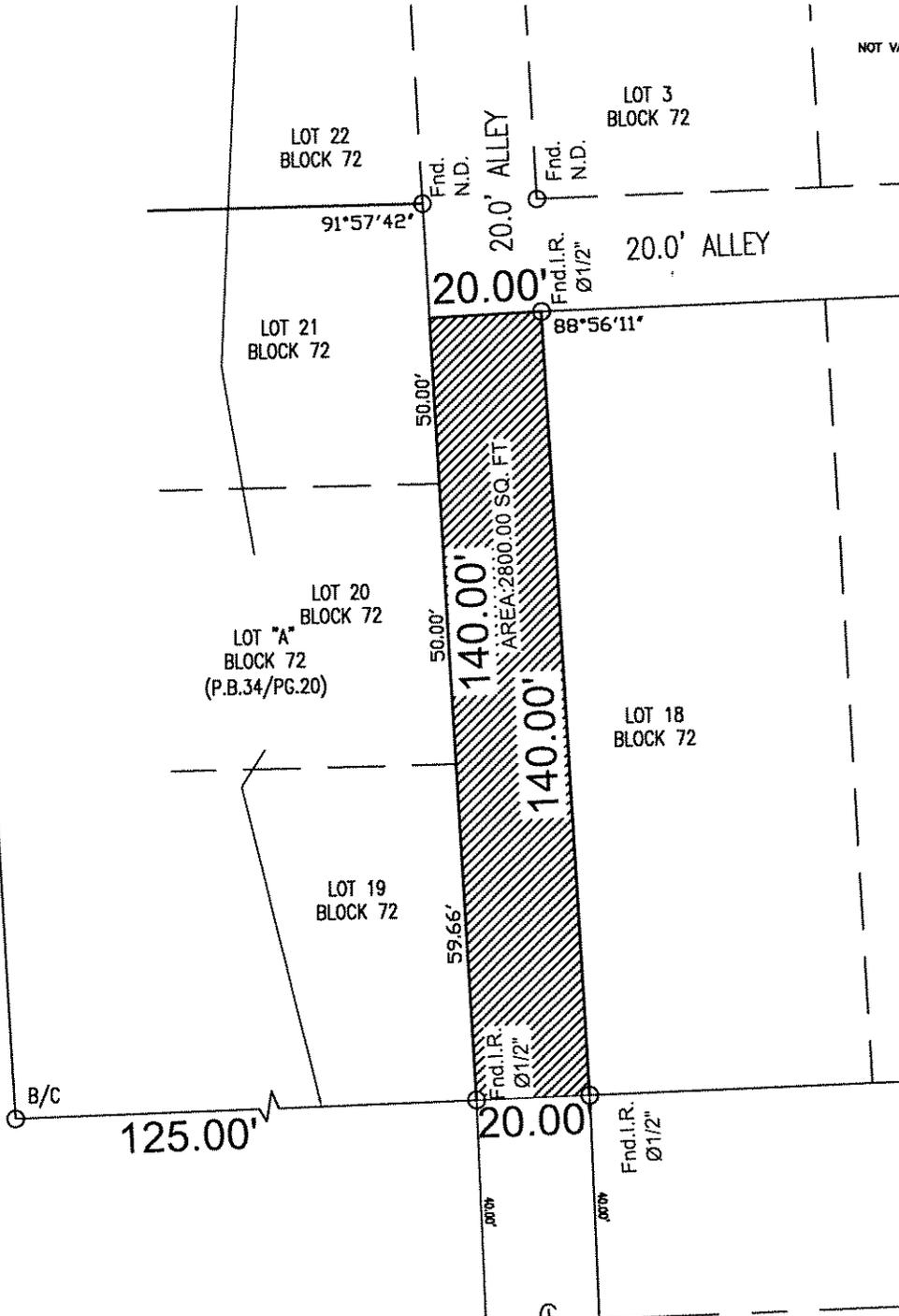
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SCALE: 1" = 20'

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NOT VALID WITHOUT PAGE 1 OF 2

N.E. 19th AVENUE (F)
FLAGLER BOULEVARD (P)



N.E. 164th STREET (F)
GRIFFING WAY S.E. (P)

(80.0' TOTAL R/W)