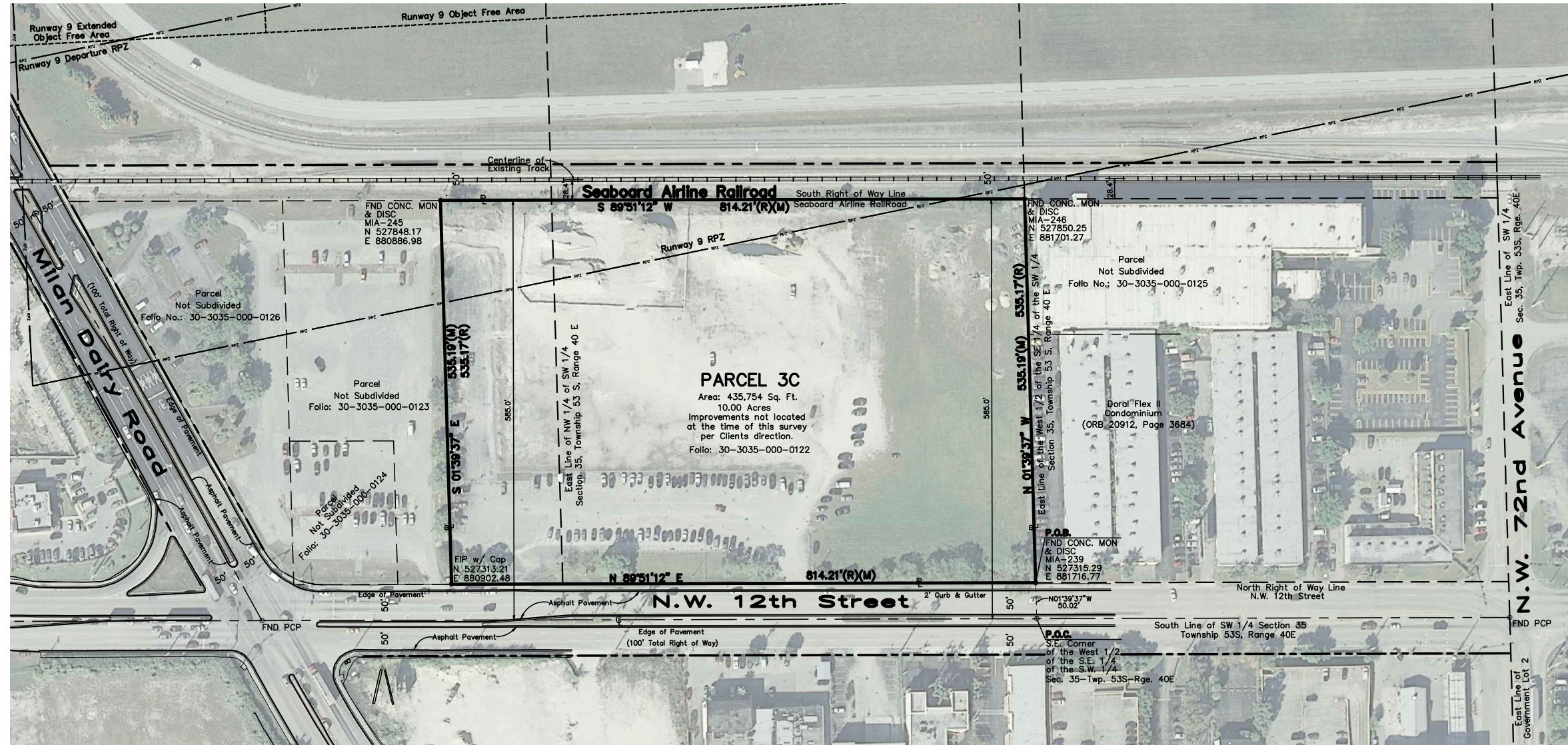


SECTION 35  
TOWNSHIP 53S  
RANGE 40E



**TRIANGLE**  
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**SKETCH OF BOUNDARY SURVEY**

This document is intended only for the specific purpose and client for which it was prepared.

**Miami-Dade County Aviation Department  
Parcel 3-C**

Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

**ABBREVIATIONS**

- (M) Measured
- (R) Record
- (P) Plat
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- RPZ Runway Protection Zone
- FND Found
- SIP Set 1/2" Iron Pipe W/ Cap LB7388
- PCP Permanent Control Point
- CONC. Concrete
- MON Monument
- W/ With
- MIA Miami International Airport
- O/S Off Set
- Sq. Square
- Ft. Feet
- Sec. Section
- Twp. Township
- Rge. Range
- ORB Official Records Book
- C Centerline
- PL Property Line

**SURVEYOR'S NOTES:**

The client designated the Parcel to be Surveyed.

The description for the Parcel was retrieved from the Miami-Dade County Clerks Office and is shown hereon.

No improvements are shown nor were they located at the time of this Survey at the direction of Miami-Dade County Aviation Department.

No underground footings were located.

No encroachments were noted by this survey, except as shown hereon.

Bearings and Coordinates shown hereon refer to Florida State Plane Coordinate system, East zone (0901), North American Datum (N.A.D.) 1983 (1990 adjustment) US Survey Feet.

The property boundary is based on platted information, the fractional breakdown of Section 35, Township 53 South, Range 40 East as related to recovered monumentation and notorious evidence of occupation including Miami International Airport (MIA) monuments recovered as witness to the existing Parcel Boundary.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

The ownership of the fences and/or walls as shown hereon was not determined.

Background aerials (2009) were provided by Miami-Dade County and are for graphical reference only.

Runway Protection Zone (RPZ) shown was provided by Miami-Dade County Aviation Department Technical Support Staff in Auto Cadd format and is GEO-referenced as provided directly into our digital file.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

The National Flood Insurance Rate Map No. 12086C0287L for Florida Community No. 120635, FIRM Date 09/11/09, with an effective date of 09/11/09, published by the United States Department of Housing and Urban Development, delineates the herein described land to be situated within Flood Zone "AH" with a base flood elevation of 7.0'.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=100' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

**LEGAL DESCRIPTION:**

Commence at the Southeast corner of West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 53 South, Range 40 East, Dade County, Florida; thence run in a Northerly direction along the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 50.02 feet to a point 50 feet North of, as measured at right angles to the South line of Southwest 1/4 of said Section 35 and also being the Point of Beginning of the tract of land herein described; thence continue in a Northerly direction along the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 535.17 feet to a point on the South right-of-way line of Seaboard Airline Railroad and also being 585 feet North of, as measured at right angles to, the South line of the Southwest 1/4 of said Section 35; thence run in a Westerly direction along the South right-of-way line of the Seaboard Airline Railroad and also being along a line parallel to the South line of the Southwest 1/4 of said Section 35 for a distance of 814.21 feet to a point; thence run in a Southerly direction along a line parallel to the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 535.17 feet to a point 50 feet North of, as measured at right angles to, the South line of the Southwest 1/4 of said Section 35; thence run in an Easterly direction along a line parallel to the South line of the Southwest 1/4 of said Section 35 for a distance of 814.21 feet to the Point or place of Beginning. Said parcel contains 435,754 square feet more or less or 10.00 Acres more or less.

**SURVEYOR'S CERTIFICATION:**

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the herein described property is true and correct to the best of our knowledge and belief as surveyed and platted under our direction on December 22, 2010. I further certify that this survey meets the Minimum Technical Standard Requirements as set forth in Rules 5J-17.051 and 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

Triangle Surveying & Mapping, Inc.

John Liptak  
Professional Surveyor and Mapper #5664  
State of Florida

Date: 12/22/10	Project: 2500.04
Scale: 1" = 80'	Checked by: JLT
F.B. 127/185	Drawn by: JET
Sheet: 1 of 1	Sketch: 1531-3C
Ref:	