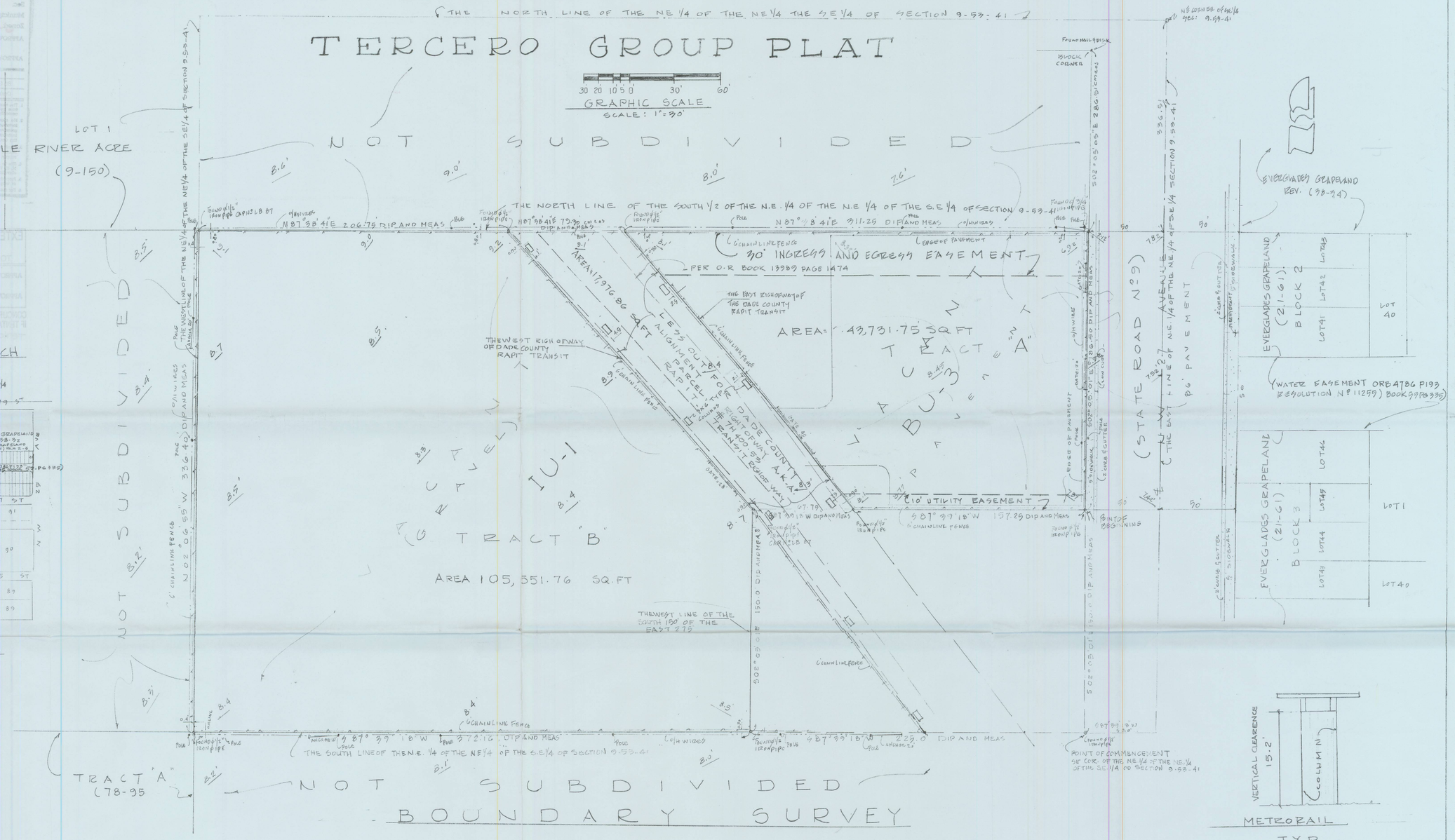
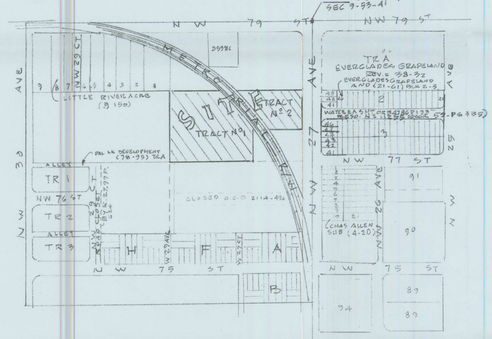
"TENTATIVE PLAT"

TERCERO GROUP PLAT



LOCATION SKETCH

SCALE: 1"=300'



LEGAL DESCRIPTION

TRACT 1: A PART OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, LESS THE EAST 50.00 FEET AND LESS THE EAST 275.00 FEET OF THE SOUTH 150.00 OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, OF MIAMI DADE COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY FOR THE DADE COUNTY RAPID TRANSIT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 9; THENCE RUN SOUTH 87°39'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9 FOR 275.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°39'10" WEST ALONG SAID SOUTH LINE 372.16 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9; THENCE NORTH 02°06'55" WEST ALONG SAID WEST LINE 336.40 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9; THENCE NORTH 87°38'41" EAST ALONG SAID NORTH LINE 206.75 FEET TO THE WEST RIGHT OF WAY LINE OF THE DADE COUNTY RAPID TRANSIT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY BEING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,190.23 FEET THROUGH A CENTRAL ANGLE OF 12°01'54" AND ARC DISTANCE OF 249.95 FEET TO THE NORTHWEST CORNER OF AFORESAID SOUTH 150.00 FEET OF THE EAST 275.00 FEET OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9; THENCE SOUTH 02°05'01" EAST ALONG THE WEST LINE OF SAID SOUTH 150.00 FEET OF THE EAST 275.00 FEET OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4,SECTION 9, 150.00 FEET TO THE POINT OF BEGINNING.

TRACT 2: A PART OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, LESS THE EAST 50.00 FEET AND LESS THE EAST 275.00 OF THE SOUTH 150.00 FEET OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, OF MIAMI DADE COUNTY, FLORIDA, LYING EAST OF THE RIGHT OF WAY FOR THE DADE COUNTY RAPID TRANSIT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 9; THENCE RUN SOUTH 87°39'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9 FOR 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF N.W. 27TH AVENUE; THENCE RUN NORTH 02°05'01" WEST ALONG SAID WEST RIGHT OF WAY LINE 150.00 FEET TO THE POINT OF BEGINNING: THENCE RUN SOUTH 87°39'18" WEST 157.25 FEET ALONG THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9, TO THE EAST RIGHT OF WAY LINE OF THE DADE COUNTY RAPID TRANSIT; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY BEING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,216.18 FEET THROUGH A CENTRAL ANGLE OF 11°22'59" AND ARC DISTANCE OF 241.62 FEET TO THE AFORESAID NORTH LINE OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9; THENCE RUN NORTH 87°38'41" EAST ALONG SAID NORTH LINE 311.25 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF N.W. 27TH AVENUE; THENCE RUN SOUTH 02°05'01" EAST ALONG SAID WEST RIGHT OF WAY LINE 186.50 FEET TO THE POINT OF BEGINNING.

INGRESS AND EGRESS EASEMENT LEGAL DESCRIPTION (BY AGREEMENT)

A PORTION OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, LESS THE EAST 50.00 FEET, SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, ACCORDING TO THE O.B. BOOK 8795, PAGE 1165, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; LESS THE EAST 225.00 FEET OF THE SOUTH 150.00 FEET THEREOF, ACCORDING TO THE O.R. BOOK 10644, PAGE 183, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 9; THENCE RUN NORTH 2°05'01" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9, FOR 150.00 FEET; THENCE RUN SOUTH 87°39'18" WEST ALONG A LINE 150.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, FOR 207.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND ; THENCE CONTINUE SOUTH 87°39'18" WEST ALONG SAID PARALLEL LINE, FOR 67.73 FEET; THENCE RUN SOUTH 2°05'01" EAST ALONG A LINE 275.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, FOR 0.95 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,190.21 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 52°20'41" EAST; THENCE NORTHWESTERLY 249.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°01'54", TO A POINT ON THE NORTH NON-TANGENT LINE OF SAID SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 9, TO WHICH POINT A RADIAL BEARS NORTH 40°18'47" EAST; THENCE RUN NORTH 87°38'41" EAST, ALONG SAID NORTH NON-TANGENT LINE, FOR 79.38 FEET TO A POINT OF CURVATURE OF A NON-TANGENT LINE, FOR 79.38 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,216.21 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 42°34'03" EAST; THENCE SOUTHEASTERLY 241.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 11°22'59", TO THE POINT OF BEGINNING, TO WHICH POINT A RADIAL LINE BEARS NORTH 53°57'02" EAST.

DEVELOPMENT INFORMATION:

THE BU-3 PARCEL WILL CONTAIN (IN THE NEXT 2 YEARS) APPROXIMATELY 1,800 SQUARE FEET OF OFFICE AND ADMINISTRATIVE SPACE IN THE FORM OF MODULAR OFFICE.

THE UI_1 PARCEL WILL CONTAIN APPROXIMATELY 18,000 SQUARE FEET OF OFFICE AND ADMINISTRATIVE SPACE ALONG WITH OUTSIDE TRUCK STORAGE, FOR TRUCK DRIVING SCHOOL.

NOTE: All bearings shown refer to an assumed meridian as per Township Map.
Basis for bearings is the centerline of N.W. 27th Avenue, East line of SE¼ of Sec. 9-53-41 (S 02°05'01" E)
All elevations shown refer to National Geodetic Vertical Datum of 1929
Bench mark used No. L-18, with elevation: 7.97'

PROPERTY LOCATED IN FLOOD ZONE: X, PANEL 0180 J, COMMUNITY NO. 120635, DATE OF FIRM: 7/17/95

DADE COUNTY FLOOD CRITERIA: 7.0' AS PER MIAMI DADE COUNTY FLOOD MAPS, AS RECORDED IN PLAT BOOK 120, AT PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ORDER NO. M-8391 TP
FIELD BOOK: "COM & JPC"

DATE: AUGUST 18, 2004
SCALE: AS SHOWN

FOR:
TERCERO GROUP
7820 N.W. 27th Avenue
Miami, FL. 33147

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY REPRESENTS A RECENT SURVEY MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

ATLANTIC SERVICES OF FLORIDA
8341 SUNSET DRIVE
MIAMI, FLORIDA 33143
TEL. (305) 596-0888

NARCISO J. RAMIREZ
REGISTERED LAND SURVEYOR & MAPPER NO. 2779
STATE OF FLORIDA

NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

DRAWING N° M 8391 TP