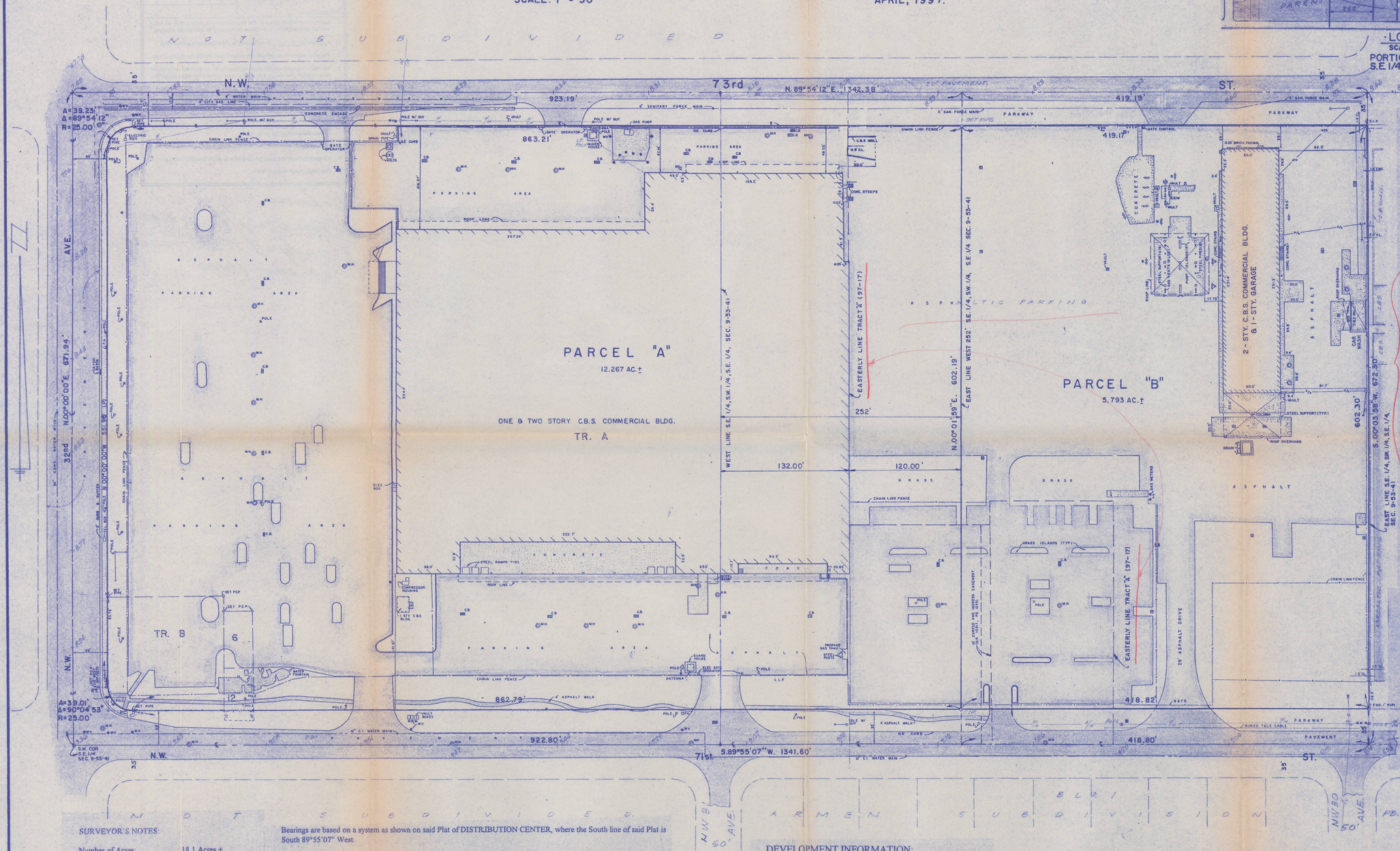
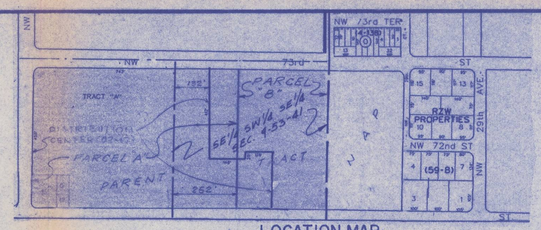
· WAIVER OF PLAT ·

TRACTS "A" AND "B" DISTRIBUTION CENTER P.B. 97, PG.17.
LOTS 6 AND 12 OF A RESUBDIVISION OF BLOCK 2, OF JORDAN SUBDIVISION, P.B. 22, PG. 1.
AND A PORTION OF THE S.E.1/4, S.W.1/4, S.E. 1/4, ALL LYING IN SECTION 9,
TOWNSHIP 53 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA.

SCALE: 1" = 50' APRIL, 1997.





· LOCATION MAP ·
SCALE: 1"=300'
PORTION OF THE S.1/2, S.W.1/4, S.E.1/4, SECTION 9-53-41

LEGAL DESCRIPTION:

PARENT TRACT:

Tracts "A" and "B", of DISTRIBUTION CENTER, according to the Plat thereof as recorded in Plat Book 97 at Page 17 of the Public Records of Dade County, Florida;
AND,
Lots 6 and 12, less the South 10 feet of Lot 12 for road right of way, of A RESUBDIVISION OF BLOCK 2 OF JORDAN SUBDIVISION, according to the Plat thereof as recorded in Plat Book 22 at Page 1 of the Public Records of Dade County, Florida;
AND,
All that portion of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 lying East of the Easterly line of said Tract "A", of DISTRIBUTION CENTER, all lying and being in Section 9, Township 53 South, Range 41 East, Dade County, Florida, less the South 35 feet and less the North 35 feet thereof.

PARCEL "A":

All of Tracts "A" and "B", of DISTRIBUTION CENTER, according to the Plat thereof as recorded in Plat Book 97 at Page 17 of the Public Records of Dade County, Florida;
AND,
Lots 6 and 12, less the South 10 feet of Lot 12 for road right of way, of A RESUBDIVISION OF BLOCK 2 OF JORDAN SUBDIVISION, according to the Plat thereof as recorded in Plat Book 22 at Page 1 of the Public Records of Dade County, Florida;
AND,
All of that portion of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 which lies West of the East line of the West 252 feet of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 53 South, Range 41 East, Dade County, Florida, less the South 35 feet and less the North 35 feet thereof.
LESS,
All of that portion of the Tract "A", of DISTRIBUTION CENTER, according to the Plat thereof as recorded in Plat Book 97 at Page 17 of the Public Records of Dade County, Florida, lying East of the East line of the West 252 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 53 South, Range 41 East, Dade County, Florida.

PARCEL "B":

All of that portion of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 53 South, Range 41 East, Dade County, Florida, which lies East of the East line of the West 252 feet of the said Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4;
AND,
All of that portion of the Tract "A", of DISTRIBUTION CENTER, according to the Plat thereof as recorded in Plat Book 97 at Page 17 of the Public Records of Dade County, Florida, lying East of the East line of the West 252 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 53 South, Range 41 East, Dade County, Florida.

SURVEYOR'S CERTIFICATION:

We hereby certify that there are no existing structures, improvements, utilities, dedications or easements of record on/or adjacent to the land described other than shown hereon, and that this "Waiver of Plat" has been prepared under our supervision and is true and correct; also, that this "Waiver of Plat" meets the applicable Minimum Technical Standards for Boundary Surveys set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

E. R. BROWNELL & ASSOCIATES, INC.

Mark Steven Johnson, Sr. Vice President
Professional Land Surveyor #4775
State of Florida

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

SURVEYOR'S NOTES:

Number of Acres:	18.1 Acres ±
Number of Tracts:	2 Parcels
Method of Water:	Public Water (existing)
Method of Sewer:	Sanitary Sewer (existing)
Property Zoned:	IU-1
Dade County Flood Criteria:	7.0 ±

Bearings are based on a system as shown on said Plat of DISTRIBUTION CENTER, where the South line of said Plat is South 89°55'07" West.

Utility information is taken from the best available sources, but should be verified by owner of his agent before using.

All visible encroachments are shown as noted. Possible encroachments of building footing or other items not visible are excepted from this certification.

Only visible utilities shown. Underground records not available to surveyor. (Southern Bell, Electric Company, Gas Company & F.P.L.)

The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 0180 J, FIRM Date 09/30/72 and Revised with an effective date of 03/02/94, published by the United States Department of Housing and Urban Development, delineates the herein described land to be situated within Zone "X".

Elevations are referred to N.G.V. Datum (1929). Elevations are based on a Dade County Bench Mark No. N-535 the same being a PK nail and brass washer. Located at N.W. 79 Street and 32 Avenue. Elevation 10.14.

DEVELOPMENT INFORMATION:

PARCEL "A"

360,576 square footage of existing warehouse building.

PARCEL "B"

15,084 square footage of existing warehouse building
square footage of proposed warehouse building

Prepared for:

WAIVER OF PLAT
for:
BURDINES REAL ESTATES, II, INC.

E.R. Brownell & Assoc., Inc.
CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS
3152 Coral Way Miami, Florida, 33145
305.446.3511 305.444.2034 (FAX)

Professional Land Surveyor No.	Drawn by: AL. MLM	Ref. LS-1320-1183-1182		Sheet: 1 of 1
Professional Engineer No.	Des. by:	J.N. 53569	F.B. FILE	Sk. No. T-735
State of Florida LB 761	Chk. by: T.B.	Scale: 1"= 50'	Date: MAY, 1997	