

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: OPA LOCKA Sec.: 29 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Ironwood Commerce Center

2. Owner's Name: TA Ironwood Industrial II, LLC Phone: 610.331.1594

Address: One Federal Street, 17 Floor City: Boston State: MA Zip Code: 02110

Owner's Email Address: Nathan.Goodwin@foundrycommercial.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 08-2129-000-0050 / _____ / _____ / _____

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NW 42 Avenue and Gratigny Parkway

7. Present Zoning: B-3/Corridor Mixed Use Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(741,817 Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Signature of Owner: Jeffrey J. Hanning

(Print name & Title here): Jeff Harrington Authorized Signatory

BEFORE ME, personally appeared Jeffrey Harrington this 8th day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 8th day of October, 2025 A.D.

Signature of Notary Public: Um-h-m-

(Print, Type name here: Melanie Medeiros)

(NOTARY SEAL)

11-21-25
(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



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Phone: 610.331.1594

Address: One Federal Street, 17 Floor

City: Boston

State: MA

Zip Code: 02110

Owner's Email Address: Nathan.Goodwin@foundrycommercial.com

3. Surveyor's Name: Pulice Land Surveyors, Inc.

Phone: 954-572-1777

Address: 5381 Nob Hill Drive

City: Sunrise

State: FL

Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 08-2129-000-0064

/

/

/

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NW 42 Avenue and Gratigny Parkway

7. Present Zoning: B-3

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(741,817 Square .Ft.),

Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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massachusetts
STATE OF FLORIDA)
Suffolk
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Jeffrey J. Harrington

(Print name & Title here): Jeff Harrington Authorized Signatory

BEFORE ME, personally appeared Jeffrey Harrington this 8th day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 8th day of October, 2025 A.D.

Signature of Notary Public: Melanie Medeiros

(Print, Type name here: Melanie Medeiros)

(NOTARY SEAL)

11-21-25
(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



EXHIBIT "A"

"Property"

PARCEL 1:

The NW 1/4 of the SE 1/4 of Section 29, Township 52 South, Range 41 East, less the North 35 feet and less the South 300 feet of the West 413 feet thereof, and less the West 50 feet for Road Right of Way for the N.W. 42nd Avenue and Less the East 15.00 feet of the South 1/2 of the NW 1/4 of the SE 1/4 of Section 29, Township 52 South, Range 41 East, Miami-Dade County, Florida, and LESS a 15 foot strip of land conveyed to the City of Opa Locka in Warranty Deed recorded December 18, 1991 in Official Records Book 15313, Page 3753, of the Public Records of Miami-Dade County, Florida.

PARCEL 3:

Parcel I:

A portion of the South 1/2 of the Northeast 1/4 of Section 29, Township 52 South, Range 41 East, Miami-Dade County, Florida, being particularly described as follows:

Commence at the center of Section 29, Township 52 South, Range 41 East, Miami-Dade County, Florida; thence run North 86°47'03" East along the South boundary of the Northeast 1/4 of said Section 29 for a distance of 1132.58 feet to the Point of Beginning of the parcel of land hereinafter to be described; thence run North 03°01'12" West for a distance of 1210.00 feet to a point of intersection with a line that is parallel to the South boundary of the Northeast 1/4 of said Section 29; thence run North 86°47'03" East along the last described line for a distance of 531.43 feet to the Point of Intersection with the arc of a curve, concave to the Southeast, having a radius of 5363.84 feet, said curve being the Northwesterly Right-of-Way boundary of the LeJeune-Douglas Expressway and N.W. 119th Street Expressway, according to the Right-of-Way Map recorded in Plat Book 77, at Page 96, of the Public Records of Miami-Dade County, Florida, said Point bearing North 71°17'02.6" West from the center of said curve; thence run Southwesterly along the arc of said curve, through a central angle of 13°25'31.4" for a distance of 1256.84 feet to the Point of Intersection with the South boundary of the Northeast 1/4 of said Section 29, said Point bearing North 84°42'34" West from the center of the aforesaid curve; thence run South 86°47'03" West along the last described line for a distance of 206.39 feet to the Point of Beginning, less and except the West 10 feet thereof.

Parcel II:

Non-exclusive easement for ingress and egress running over and across the following described property:

Lot 7, in Block 1, of LE JEUNE INDUSTRIAL PARK, according to the Plat thereof, recorded in Plat Book 100, at Page 51, of the Public Records of Miami-Dade County, Florida, as set out in instrument filed in Official Records Book 11076, at Page 601, as amended by instrument filed in Official Records Book 14441, Page 1400.

TENTATIVE PLAT
OF
IRONWOOD COMMERCE CENTER

PORTIONS OF THE NW 1/4 OF THE SE 1/4, AND OF THE S. 1/2 OF THE NE 1/4 OF SECTION 29,
TOWNSHIP 52 SOUTH, RANGE 41 EAST, INCLUDING TRACT "B" AND PORTION OF TRACT "A",
"REPLAT OF GOLDEN GATE MEMORIAL PARK SECTION NO. 1" (PLAT BOOK 65, PAGE 80)
CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

OWNER: GPT NW 42ND AVENUE OWNER II LLC
GPT NW 42ND AVENUE OWNER III LLC
90 PARK AVENUE FLOOR 32
NEW YORK, NEW YORK 10016
PHONE: 305-205-4115
EMAIL: CRIOS@LINKLOGISTICS.COM

LEGEND

CONCRETE
ASPHALT PAVEMENT
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
LIMITED ACCESS RIGHT-OF-WAY LINE
UNDERGROUND GAS LINE
UNDERGROUND ELECTRIC LINE
UNKNOWN UNDERGROUND LINES
CENTERLINE
O.R.B.
TP
R
CA
A

FPL
LB
FLORIDA POWER &
LIGHT COMPANY
LICENSED BUSINESS
GUMBO LIMBO
UNIDENTIFIED TREE
MAHOGANY
BLACK OLIVE
CABBAGE PALM
ROYAL PALM
COCONUT PALM
UNIDENTIFIED PALM
(D)
F.D.O.T.
TITLE COMMITMENT NUMBER

PROPOSED DEVELOPMENT INFORMATION

	DEVELOPMENT USE	BUILDING SIZE
TRACT "A"	WAREHOUSING FACILITIES	62,928 S.F.
TRACT "B"	WAREHOUSING FACILITIES	678,893 S.F.

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS, INC.; JANE STORMS
TELEPHONE NUMBER: 954.572.1777
FAX NUMBER: 954.572.1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL INCLUDES TRACT "B" AND PORTION OF TRACT "A", "REPLAT OF GOLDEN GATE MEMORIAL PARK SECTION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 80, OF SAID PUBLIC RECORDS.

PARCEL 3:

PARCEL 1:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL 11:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

LOCATION SKETCH

SCALE: 1"=300'
PORTION OF SECTION 29,
TOWNSHIP 52 SOUTH, RANGE 41 EAST

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

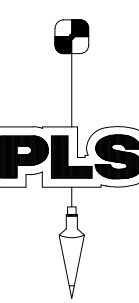
SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

IRONWOOD COMMERCE CENTER

12691 & 12705 NW 42ND AVENUE
OPA LOCKA, MIAMI-DADE COUNTY,
FLORIDA 33054

BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT

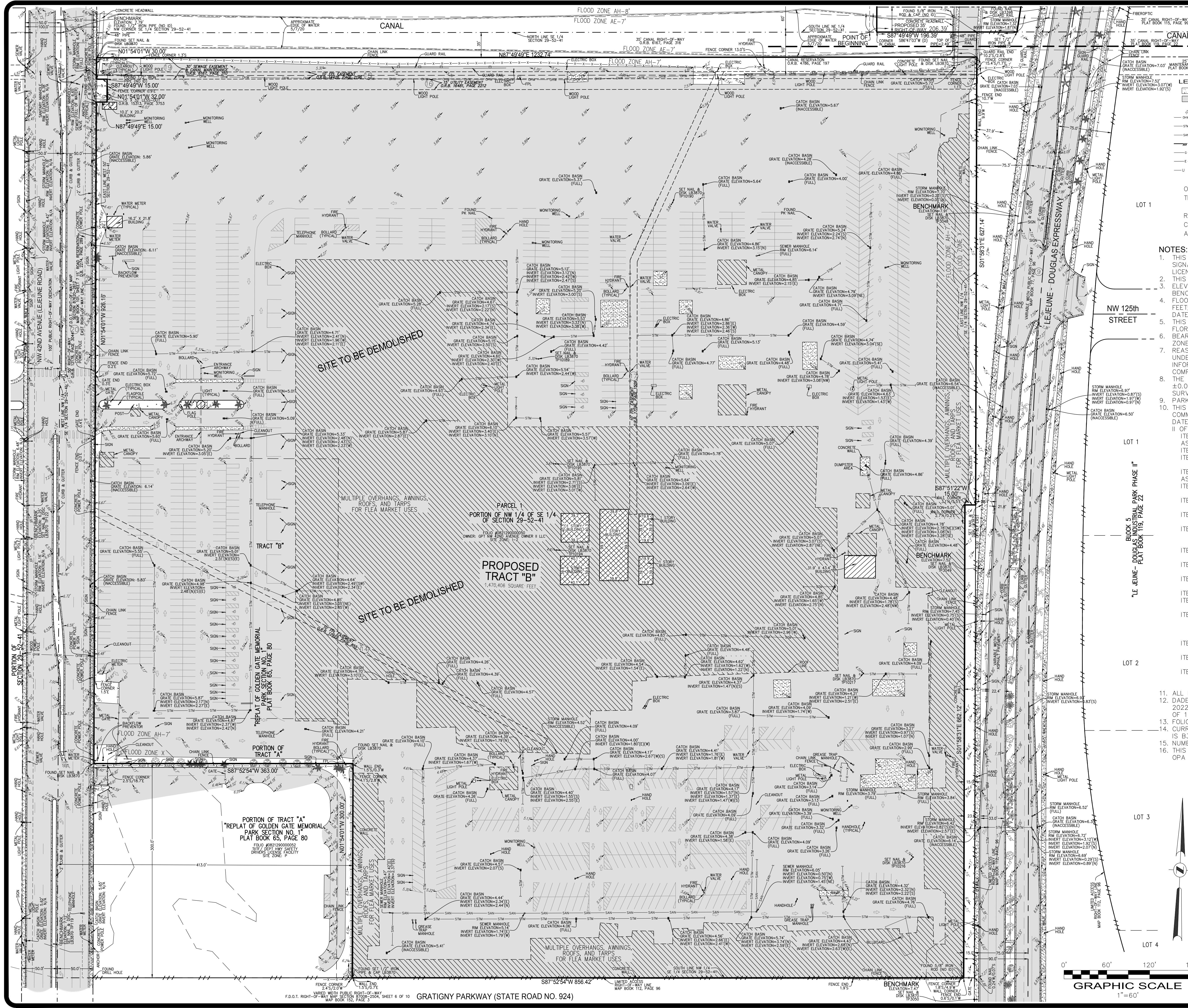


PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.
CHECKED BY: J.F.P.

SCALE: 1" = 60'
SURVEY DATE: 7/5/22

CLIENT: LINK LOGISTICS
ORDER NO.: 70210



SEE SHEET 1
MATCH LINE

LEGEND

CONCRETE	FPL	FLORIDA POWER & LIGHT COMPANY
ASPHALT PAVEMENT	LB	LICENSED BUSINESS
ELEVATION		GUMBO LIMBO
OVERHEAD WIRES		UNIDENTIFIED TREE
UNDERGROUND STORM SEWER LINE		MAHOGANY
UNDERGROUND SANITARY SEWER LINE		BLACK OLIVE
LIMITED ACCESS LINE		CABBAGE PALM
UNDERGROUND GAS LINE		ROYAL PALM
UNDERGROUND ELECTRIC LINE		COCONUT PALM
UNKNOWN UNDERGROUND LINES		UNIDENTIFIED PALM
CENTERLINE	(D)	INFORMATION PER DEED
O.R.B.	F.A.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
TP		TITLE COMMITMENT NUMBER
R		LIMITED ACCESS RIGHT-OF-WAY LINE
CA		
A		

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SITE CONTAINS A TOTAL OF 1,873,924 SQUARE FEET (43,019 ACRES) MORE OR LESS.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCHMARKS: N-462; ELEVATION: 7.84 FEET & N-600; ELEVATION: 7.48 FEET.
- FLOOD ZONE: AH, BASE FLOOD ELEVATION: 7 FEET & 8 FEET; AE, BASE FLOOD ELEVATION: 7 FEET; X, BASE FLOOD ELEVATION: NONE; PANEL #12036C0119; COMMUNITY #120657; MAP DATE: 9/11/09. FLOOD ZONE LINES ARE DEPICTED APPROXIMATELY.
- THIS SITE LIES IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE WITH THE SOUTH LINE OF THE NE 1/4 OF SECTION 29-52-41 BEING S87°49'49"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- PARKING IS DEPICTED APPROXIMATELY. PAINT WAS VERY FADED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 10913255, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 12/28/2022 AT 10:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B PART II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
AS TO ALL PARCELS
ITEM 6: NOT ADDRESSED.
ITEM 7: GRANT OF AVIGATION EASEMENT IN O.R.B. 3498, PAGE 209 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 8: NOT ADDRESSED.
AS TO PARCEL 3
ITEM 9: THERE IS NO CANAL MAINTENANCE AGREEMENT OR RIGHT-OF-WAY ON RIGHT-OF-WAY MAP IN PLAT BOOK 77, PAGE 96 THAT WOULD APPLY TO THIS SITE.
ITEM 10: RESERVATIONS IN DEED BOOK 176, PAGE 339 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 11: COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE EASEMENT DEED IN O.R.B. 10258, PAGE 2284 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 12: TERMS AND CONDITIONS IN THE NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 11076, PAGE 601, AMENDED BY THE AMENDMENT TO NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 14441, PAGE 1400, APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 13: PRIVATE EASEMENT AGREEMENT IN O.R.B. 14695, PAGE 2028 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 12922, PAGE 855 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 15: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 14426, PAGE 2196 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 16: EASEMENT IN O.R.B. 16481, PAGE 2212 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 17: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17196, PAGE 1509 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 18: MINERAL RESERVATIONS IN DEED BOOK 2457, PAGE 29, CANAL AND EASEMENT RESERVATIONS RELEASE IN DEED BOOK 4224, PAGE 299, AND RELEASE IN O.R.B. 6284, PAGE 101, AS AFFECTED BY NON-USE COMMITMENT IN O.R.B. 14415, PAGE 1568, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 19: EASEMENT FOR SEWAGE FACILITY AND CANAL MAINTENANCE IN O.R.B. 6167, PAGE 310 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 20: COVENANT RUNNING WITH THE LAND IN O.R.B. 12178, PAGE 3044 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
ITEM 21: TERMS, CONDITIONS AND RESERVATIONS CREATED UNDER COVENANT RUNNING WITH THE LANDS IN O.R.B. 32725, PAGE 1255 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
- ALL RECORDED DOCUMENTS ARE PER DADE COUNTY RECORDS.
- DADE COUNTY FLOOD CRITERIA IS 8.5' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 7.0' NORTH AMERICAN VERTICAL DATUM OF 1988 [NAV88]).
- FOLO NO. 0821290000064, 0821290000050.
- CURRENT ZONING: FOLIO 0821290000064 IS B3 (COMMERCIAL INTENSIVE), FOLIO 0821290000050 IS B3 (COMMERCIAL INTENSIVE) AND CORRIDOR MIXED USE.
- NUMBER OF PROPOSED TRACTS: 1
- THIS SITE WILL BE SERVICED BY MIAMI-DADE WATER AND SEWER DEPARTMENT AND THE CITY OF OPA LOCKA.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 2 OF 2

IRONWOOD COMMERCE CENTER
12691 & 12705 NW 42nd AVENUE
OPA LOCKA, MIAMI-DADE COUNTY,
FLORIDA 33064

BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3970

PLS

GRAPHIC SCALE
0' 60' 120' 180'
1"=60'

DRAWN BY: L.S.
SCALE: 1"=60'
CHECKED BY: J.F.P.
SURVEY DATE: 7/5/22
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