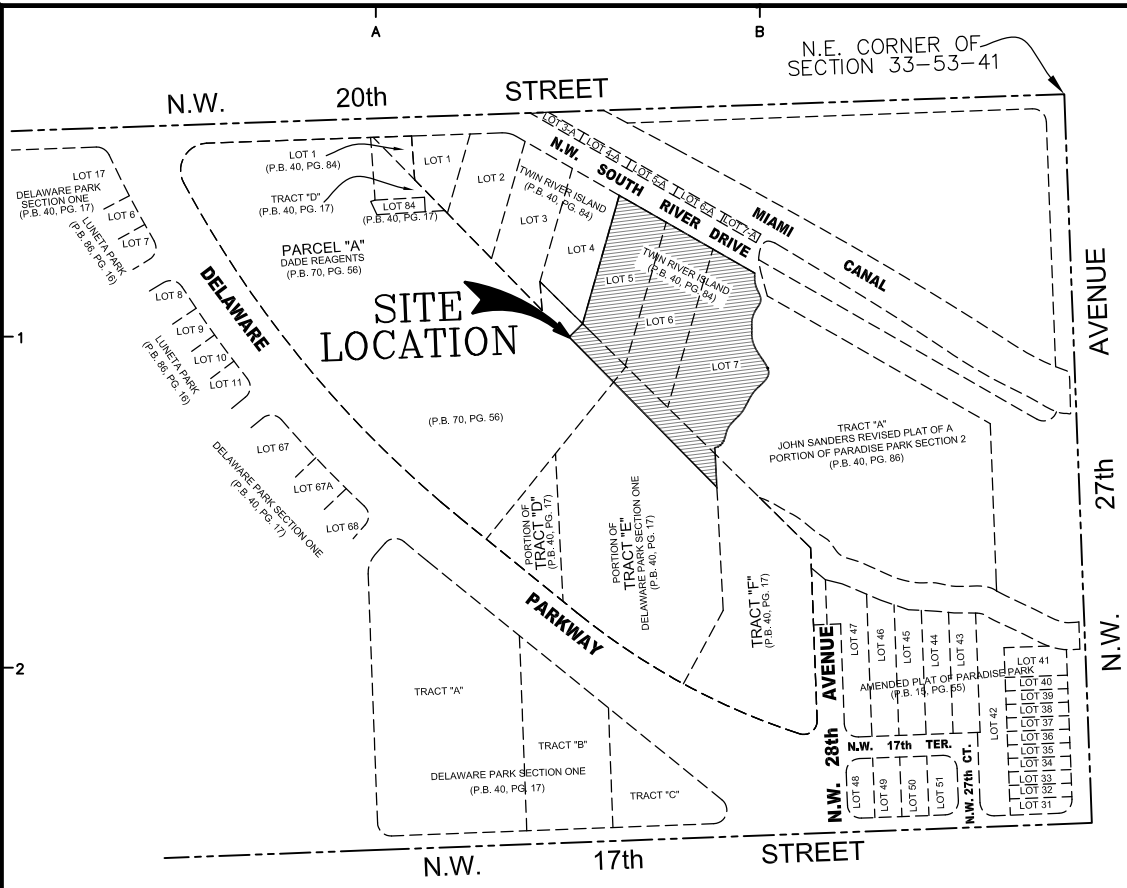


Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\03-245-1007 MIAMI RIVER RAPIDS - ARCHEOLOGICAL ZONE.dwg



LOCATION MAP
N.E. 1/4 OF SECTION 33
TOWNSHIP 53 SOUTH
RANGE 41 EAST
CITY OF MIAMI
MIAMI-DADE COUNTY
FLORIDA
(NOT TO SCALE)

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will need to be made to determine recorded instruments, if any, affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on an assumed value of S58°05'33"E, along the Centerline of N.W. SOUTH RIVER DRIVE, as shown herein.
- 5) -No title research has been performed to determine if there are any conflicts existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc., LB #6557

Date: DECEMBER 3rd, 2021

Revision:

RICARDO RODRIGUEZ P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REG. No. 5936

MIAMI RIVER RAPIDS - ARCHEOLOGICAL ZONE



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET: 1	
SHEET NAME: LOCATION MAP, SURVEYOR'S NOTE & SURVEYOR'S CERTIFICATE		OF 3 SHEETS	
PREPARED FOR: A PLUS MINI STORAGE			
DRAWN BY: R.R.	DATE: DECEMBER 3rd, 2021		
DWG. CHECKED BY: O.ARMENTEROS	SCALE: N/A		
CHECKED BY: O.ARMENTEROS	PROJECT No: 03-245-1007		

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A

B

LEGAL DESCRIPTION

LOTS 5, 6, AND 7 OF THE PLAT OF TWIN RIVER ISLAND, AS RECORDED IN PLAT BOOK 40 AT PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND THAT PORTION OF THE ORIGINAL COURSE OF THE NORTH FORK OF THE MIAMI RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHEASTERLY 30 FEET OF TRACT "E" OF THE PLAT OF DELAWARE PARK SECTION 1, AS RECORDED IN PLAT BOOK 40 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, AND THE NORTHEASTERLY 30 FEET OF THE SOUTHEASTERLY 110 FEET OF TRACT "A" OF THE PLAT OF DADE REAGENTS, AS RECORDED IN PLAT BOOK 70 AT PAGE 56 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

MIAMI RIVER RAPIDS - ARCHEOLOGICAL ZONE



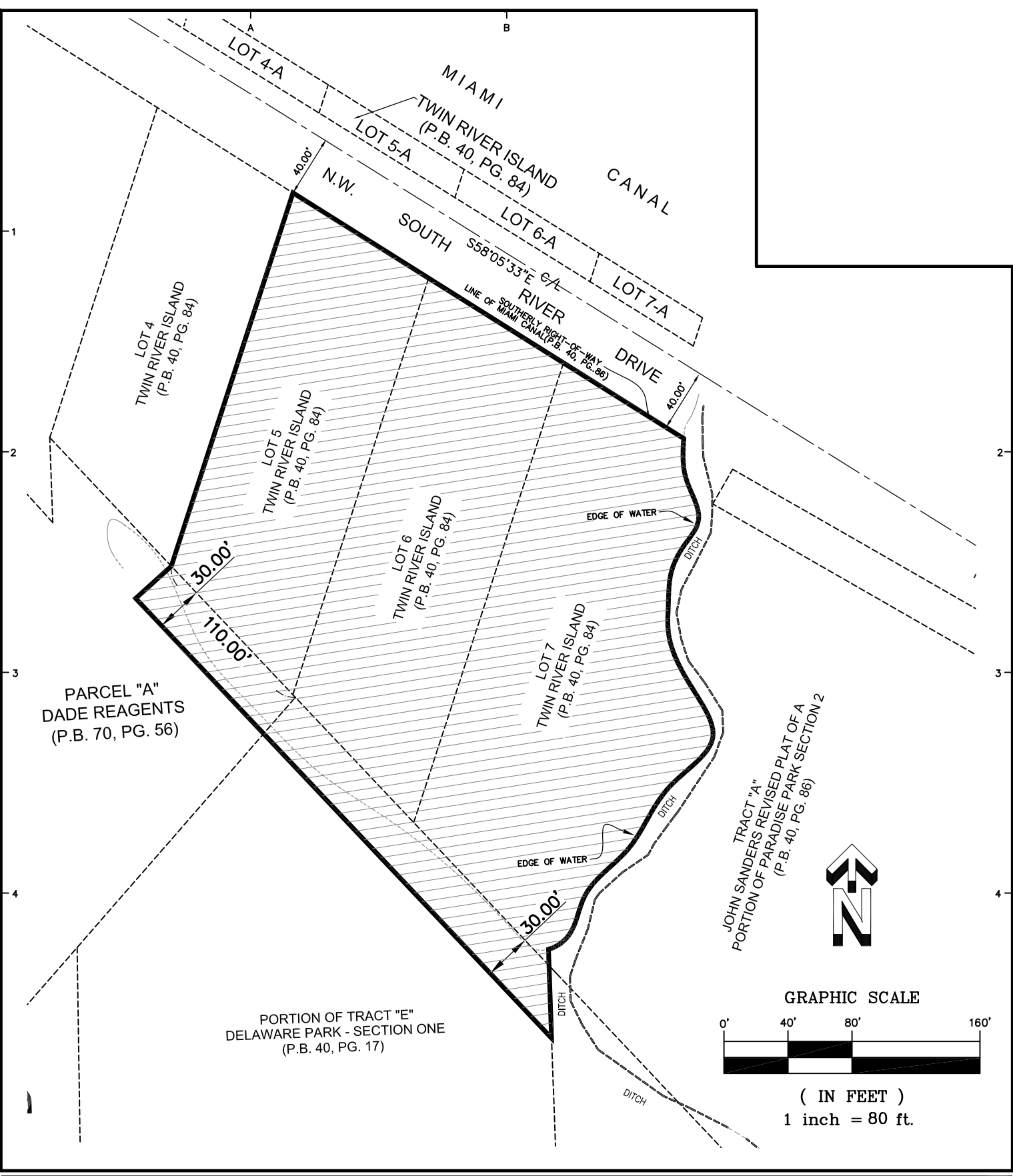
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 DORAL, FLORIDA 33172
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TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		A PLUS MINI STORAGE	
DRAWN BY:	R.R.	DATE:	DECEMBER 3rd, 2021
DWG. CHECKED BY:	O.ARMENTEROS	SCALE:	N/A
CHECKED BY:	O.ARMENTEROS	PROJECT No:	03-245-1007

2

OF 3 SHEETS

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\03-245-1007 MIAMI RIVER RAPIDS - ARCHEOLOGICAL ZONE.dwg



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET: 3	
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		DATE: DECEMBER 3rd, 2021	
PREPARED FOR: A PLUS MINI STORAGE		SCALE: AS SHOWN	
DRAWN BY: R.R.	CHECKED BY: O.ARMENTEROS	PROJECT No: 03-245-1007	OF 3 SHEETS