

LEGEND

[Symbol]	CATCH BASIN	[Symbol]	OVERHEAD UTILITY WIRE
[Symbol]	CATCH BASIN INLET	[Symbol]	CHAIN LINK FENCE
[Symbol]	MANHOLE	[Symbol]	LIMITED ACCESS RIGHT-OF-WAY LINE
[Symbol]	LIGHT POLE	[Symbol]	0.5' CURB
[Symbol]	WATER METER	[Symbol]	2.00' CURB & GUTTER
[Symbol]	WATER VALVE	[Symbol]	WALL
[Symbol]	UTILITY POLE	[Symbol]	EL. = ELEVATION
[Symbol]	RISER	[Symbol]	INV. = INVERT
[Symbol]	FIRE HYDRANT	[Symbol]	C.L.F. = CHAIN LINK FENCE
[Symbol]	HANDHOLE	[Symbol]	SAN. = SANITARY
[Symbol]	SEWER/GAS VALVE	[Symbol]	P.R.M. = PERMANENT REFERENCE MONUMENT
[Symbol]	WELL	[Symbol]	F.I.R.M. = FLORIDA DEPT. OF TRANSPORTATION FLOOD INSURANCE RATE MAP
[Symbol]	DRAIN	[Symbol]	C.O.M. ATLAS = CITY OF MIAMI ATLAS SHEET
[Symbol]	GRADE ELEVATION	[Symbol]	CONCRETE
[Symbol]	BOLLARD	[Symbol]	ASPHALT PAVEMENT
[Symbol]	SIGN	[Symbol]	R/W = RIGHT-OF-WAY
[Symbol]		[Symbol]	CENTER LINE
[Symbol]		[Symbol]	MONUMENT LINE

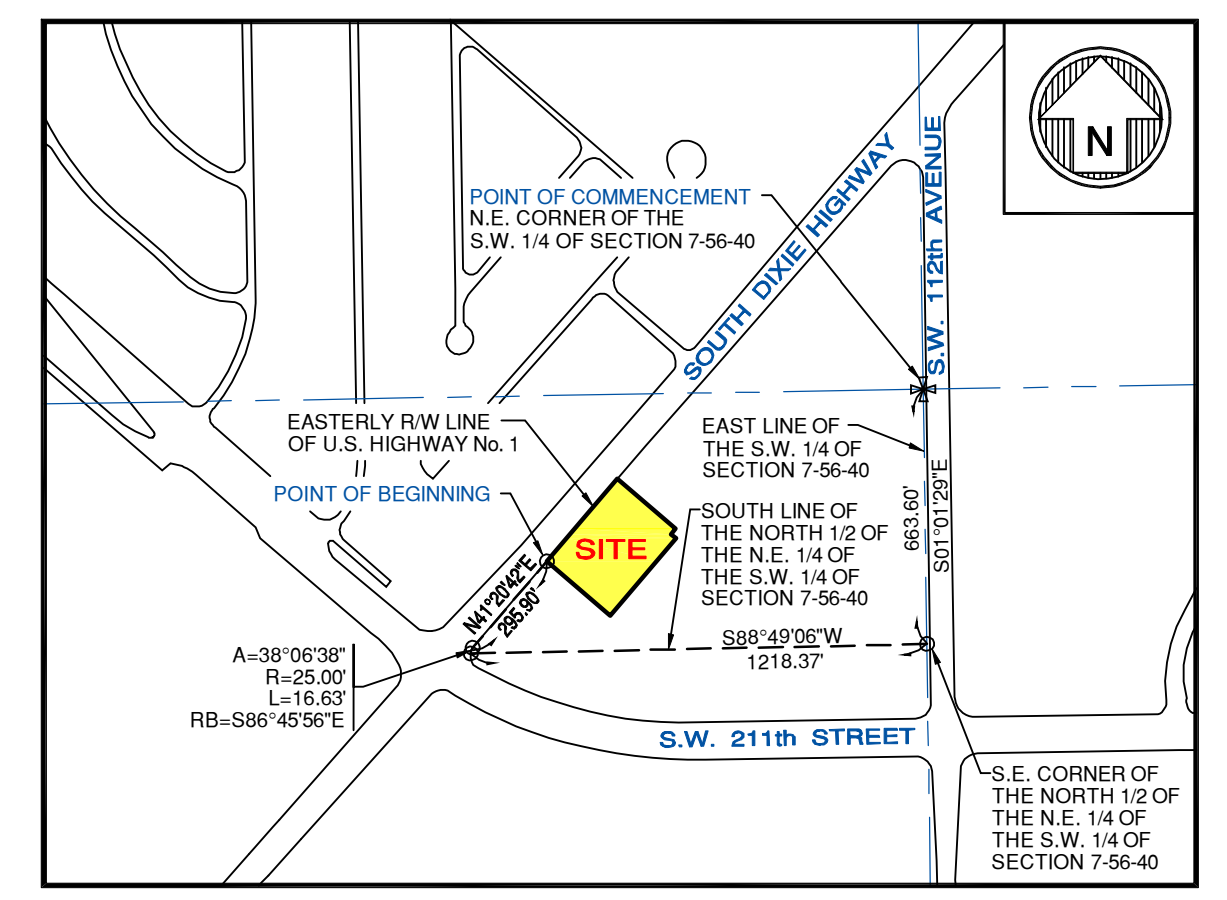
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TREE TABLE

TREE #	SIZE	SPREAD	HEIGHT	TYPE
385	18"	32'	25'	Oak
390	14"	24'	24'	Oak
391	14"	24'	24'	Oak
392	14"	22'	22'	Bottle Brush
393	12"	20'	20'	Bottle Brush
394	10"	14'	26'	Cabbage Palm
395	10"	14'	26'	Cabbage Palm
396	10"	14'	26'	Cabbage Palm
397	10"	14'	26'	Cabbage Palm
398	10"	14'	26'	Cabbage Palm
399	10"	14'	26'	Cabbage Palm
400	10"	14'	26'	Cabbage Palm
401	10"	14'	26'	Cabbage Palm
402	10"	14'	26'	Cabbage Palm
403	12"	26'	24'	Oak
404	12"	30'	24'	Oak
405	12"	24'	22'	Bottle Brush
406	12"	24'	22'	Bottle Brush
407	12"	24'	22'	Bottle Brush
408	12"	24'	22'	Bottle Brush
409	12"	26'	20'	Oak
410	12"	26'	20'	Oak
411	9"	24'	18'	Oak
412	10"	26'	20'	Oak
413	18"	28'	24'	Oak
414	15"	34'	26'	Oak
415	9"	8'	30'	Oak
416	9"	8'	24'	Oak



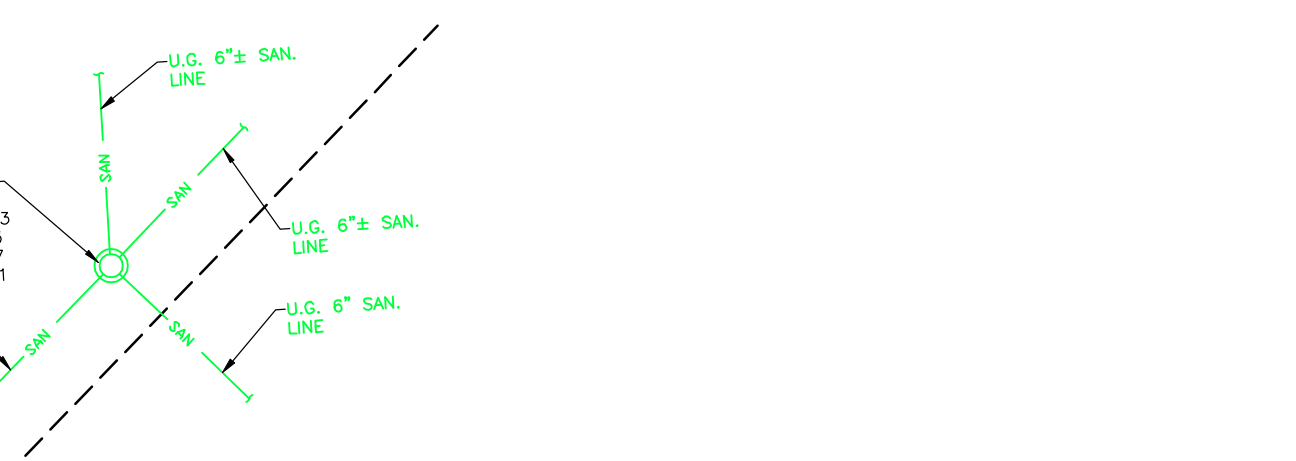
LOCATION SKETCH
SCALE: 1" = 500'

LEGAL DESCRIPTION:

New Parcel "B" (Part of Overall Parcel)

Commence at the Northeast corner of the Southwest 1/4 of Section 7, Township 56 South, Range 40 East, then run South 01°01'29" East along the East line of the Southwest 1/4 of said Section 7 for a distance of 663.60 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 7; thence South 88°49'06" West along the South line of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 7, a distance of 1218.37 feet to a point of intersection with the arc of a circular curve concave to the Southeast that bears South 86°45'56" East to the center of said curve, having a radius of 25.00 feet and a central angle of 38°06'38", thence Northeast along the arc of said curve, an arc distance of 16.63 feet to a point of tangency on the Easterly right-of-way line of U.S. Highway No. 1 (South Dixie Highway); thence North 41°20'42" East along said right-of-way line a distance of 295.90 feet to the Point of Beginning; thence continue North 41°20'42" East along said Easterly right-of-way line a distance of 282.41 feet; thence South 48°39'18" East a distance of 200.05 feet; thence South 41°20'42" West a distance of 18.16 feet; thence South 48°39'18" East a distance of 16.86 feet; thence South 41°20'42" West a distance of 264.25 feet; thence North 48°39'18" West a distance of 216.91 feet, to the Point of Beginning. Lands situate, being and lying in Miami-Dade County, Florida, containing 60,952 square feet or 1.399 acres.

- SURVEYOR'S NOTES:**
- This site lies in Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida.
 - All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
 - Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way records.
 - Bearings hereon are referred to an assumed value of S41°20'42"W for the Southeastery Boundary Line of the subject parcel, and evidenced by two (2) found nails & disks (CHASTAIN-SKILLMAN).
 - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. P-488-1-R, Elevation +11.61, located on November 5, 2013 at the intersection of State Road 5 and S.W. 112th Avenue.
 - Lands shown hereon are located within an area having Zone Designations X & AE (E 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Maps No. 12086C0584L & No. 12086C0603L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - Lands shown hereon containing 60,952 square feet, or 1.399 acres, more or less.
 - All horizontal control measurements are within a precision of 1:10,000.
 - This map is intended to be displayed at the graphic scale shown hereon or smaller.
 - Roof overhang not located unless otherwise shown.
 - Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
 - Total striped parking spaces within legal description: 134 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.



SURVEYOR'S NOTES (Continuation):

- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be verified by electromagnetic Technology, vacuum excavation or field excavation prior to any design or new construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on November 25, 2013, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b), 8, 9, 10, 11(b), 12, 13, 19, 20, 21, and 22 of Table A thereof, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida

TACO BELL - CUTLER BAY
20711 SOUTH DIXIE HIGHWAY
CUTLER BAY
MIAMI-DADE COUNTY, FLORIDA
SITE #030979
ENTITY #420630

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

TACO BELL

AMEND TO SHOW PAVED U.G. UTILITIES	GEM
Revision Description	
1	131350 O.N.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0008663
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax: 305-651-7132 / Email: fl@flsurvey.com

ALTA/ACSM LAND TITLE SURVEY
TACO BELL - 20711 SOUTH DIXIE HIGHWAY
CUTLER BAY, MIAMI-DADE COUNTY, FLORIDA

Date: 11/25/13
Scale: 1" = 20'
Drawn By: GEM
Cad. No.: 131350
Plotted: 12/6/13 7:42a
Ref. Dwg.: N/A
Field Book: 62358-59 & F.S. RLL
Job No.: 131350
Dwg. No.: 2013-152
Sheet: 1 of 1