ALTA / NSPS LAND TITLE SURVEY

VACANT LAND

S.W. 328th STREET(S.E. 8th STREET- NORTH CANAL DRIVE) & S.E. 3rd AVENUE

CITY OF HOMESTEAD- MIAMI-DADE COUNTY, FLORIDA

FOLIOS # 10-7921-001-0040 & 10-7921-001-0030

SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST

SURVEYOR'S REPORT:

1. MAP OF ALTA/NSPS LAND TITLE SURVEY, Fieldwork date of data acquisition: August 2, 2024.

2. LEGAL DESCRIPTION:

Tract 3, Block 1, of Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less that portion of Tract 3 lying within the North 135 feet of said Section 21.
And
That Portion of Tract 3, Block 1, f Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, lying within the North 135 feet of said Section 21.
And
Tract 4, Block 1, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less the North 30 feet thereof.

3. AREA:

Containing 372,445 Square Feet or 8.55 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

-North Arrow and Bearings are refer to an assumed value of N89°31'46"E, along the centerline of S.W. 328th Street of the Public Records of Miami-Dade County, Florida. This line is considered well-established and monumented.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.

Benchmark used:
Miami-Dade County Benchmark U-723-R Elevation=7.14' (N.G.V.D. 1929)
located @ SW 328 ST & SW 137 AVE

Miami-Dade County Benchmark U-766 Elevation=3.0' (N.G.V.D. 1929)
located @ SW 328 ST & SW 127 AVE

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AH, Base Flood Elevation 4 feet as per Federal Emergency Management Agency (FEMA), NFIP Community Name: CITY OF HOMESTEAD and Community Number 120645 Map/Panel Number 12086C0735, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

-Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami- Dade County, or the records of any other public and private entities as their jurisdictions may appear.
-No determination was made as to how the site can be served with utilities.
-Fences and walls ownership by visual means only; legal ownership not determined.
-No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:

No visible encroachments were located in the Subject Property.

9. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

EDSON NGACA
890 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146, USA
Tel 813-409-9836
email: edson@blueteckusa.com

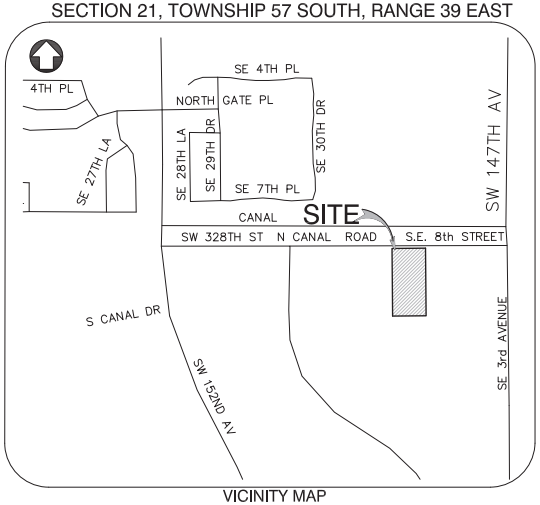
10. ADDITIONAL NOTES:

1.- Present Zoning:

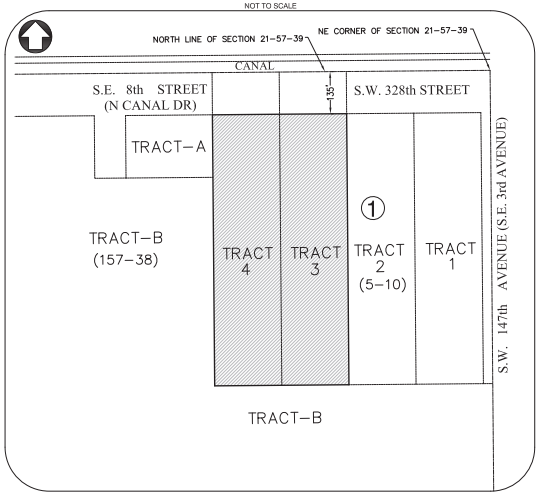
2.- No visible or apparent cemeteries lying within the subject property.

3.- Utilities available for this site as shown on Sketch, and should be verified before construction.

4.- Adequate ingress and egress to the premises is provided by S.E. 8th Street (S.W. 328th Street) (Public Roads)



VICINITY MAP
NOT TO SCALE



NE 1/4-NE 1/4
SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
LOCATION SKETCH
NOT TO SCALE

11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

Tract 4, folio # 10-7921-001-0040

The exceptions of Schedule B-II appeared on Commitment File No. 1542183, prepared by Old Republic National Title Insurance Company, effective date: June 24, 2024 at 11:00 PM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 4 : Not addressed.

Item # 5. All matters contained on the PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 6. Right-of-Way Deed to Dade County, contained in instrument recorded February 24, 1944, under Clerk's File Number 1944 – 8223, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 7. Pending municipal assessment liens for public improvements, notice of which is contained in Ordinance No. 2006-09-39 recorded in O.R. Book 25166, Page 14, Public Records of Miami-DadeCounty, Florida. Does apply to the Subject Property containing blanket conditions. (Tract 4)

Item # 8: Not addressed.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, unless otherwise noted.

Tract 3, folio # 10-7921-001-0030

The exceptions of Schedule B-II appeared on Commitment File No. 1542417, prepared by Old Republic National Title Insurance Company, effective date: June 21, 2024 at 11:00 PM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 4 : Not addressed.

Item # 5. All matters contained on the PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 6. Ordinance No. 83-24 recorded in O.R. Book 11781, Page 1422 re-recorded in O.R. Book 12046, Page 481, as amended by Resolution No. R-1452-85 recorded in O.R. Book 12694, Page 2061 public Records of Miami Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 7. Ordinance No.2006-09-38 Amended to Compressive Plan recorded in O.R.Book 25166, Page 18, Public Records of Miami Dade County, Florida. Does apply to the Subject Property containing blanket conditions. (Tract 3)

Item # 8: Not addressed.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, unless otherwise noted.

CERTIFY TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MONTESANO LAW FIRM, P.L., A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13 and 14 of Table A thereof. The fieldwork was completed on August 2, 2024.
And
This Survey meets the "Standards of Practice" as set forth by Florida State Board of Professional Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

CAR 5091 - Exhibit 6

ABBREVIATIONS AND LEGEND

EUGENIA L FORMOSO

Digitally signed by EUGENIA L FORMOSO
Date: 2024.08.13 13:52:17 -04'00'

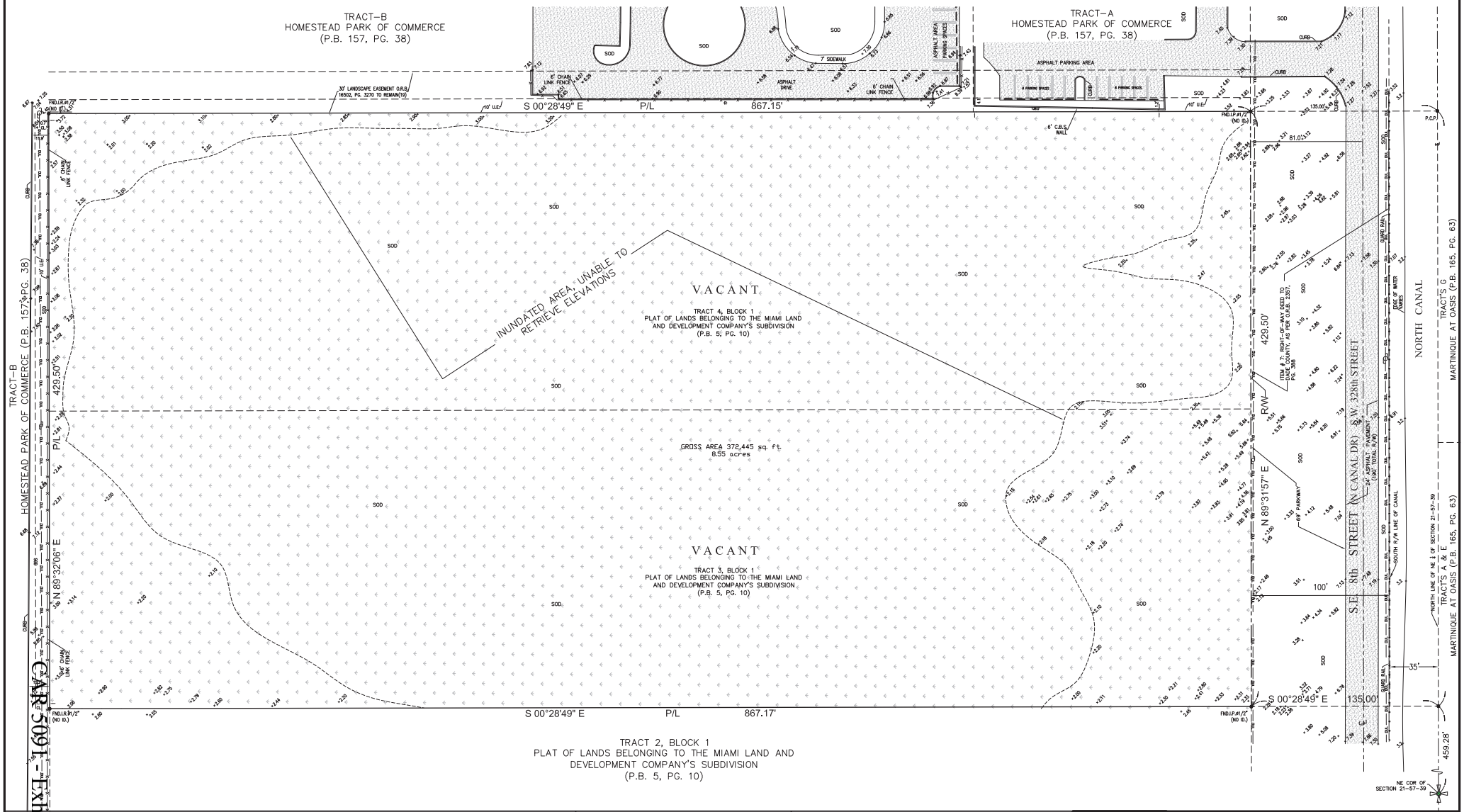
Seal:

Date: 08-02-2024
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660

FormTech
Land Surveying, Inc.
State of Florida LB # 7980
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Ph:(786)429-3029, (786)443-0285 and (786)443-0678
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Job # 24-060303

ALTA / NSPS LAND TITLE SURVEY



CAR 5091 - Exhibit A

ABBREVIATIONS AND LEGEND

Scale: 1" = 30'
0' 15' 30' 60'
GRAPHIC SCALE

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