

VICINITY MAP n.t.s.

NOTES:
 1. BASIS OF THE BEARINGS AND COORDINATES IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JULY 01, 2025; TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK, (FPRN), USING REAL-TIME-KINEMATIC (RTK) GPS SYSTEM, INCORPORATING A TRIMBLE R12 GPS RECEIVER AND EXPRESSED IN US SURVEY FEET.

2. THIS SURVEY IS FOR THE PRELIMINARY PLAT OF PROPOSED TELECOMMUNICATIONS LEASE AREA AND EASEMENT ONLY, LEASE AREA AND EASEMENTS TO BE MONUMENTED UPON FINAL CONSTRUCTION. THIS SURVEY SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED, EXCEPT AS PORTIONS SHOWN HEREON.

3. AREA COMPUTED BY COORDINATE GEOMETRY
 4. DEED REFERENCE: OFFICIAL RECORDS BOOK 21471, PAGE 4576
 5. PLAT REFERENCE: PLAT BOOK 21, PAGE 54
 6. FOLIO #02-3211-002-0810

7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, OR RESTRICTIONS NOT SHOWN AND IS NOT AN ALTA/NSPS LAND TITLE SURVEY.

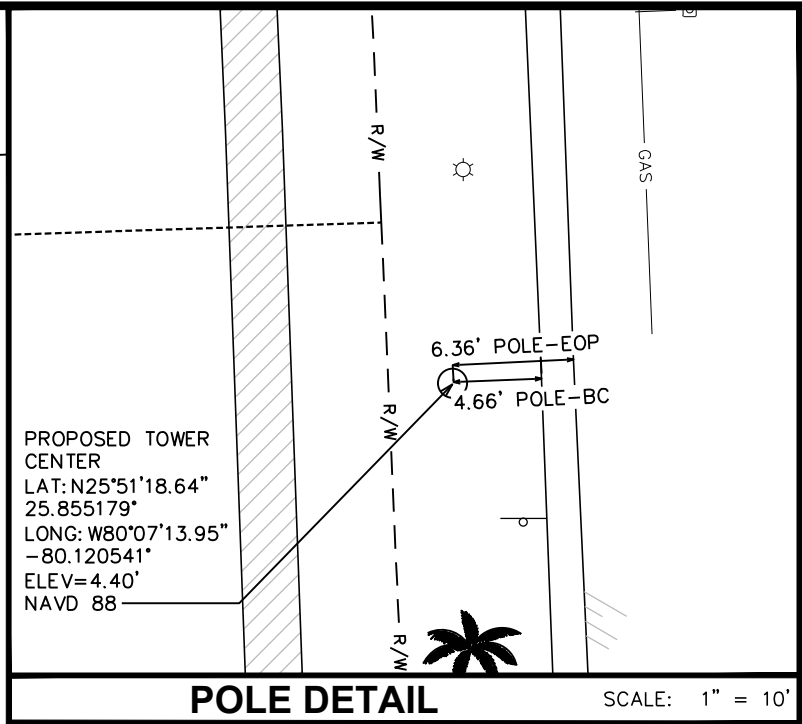
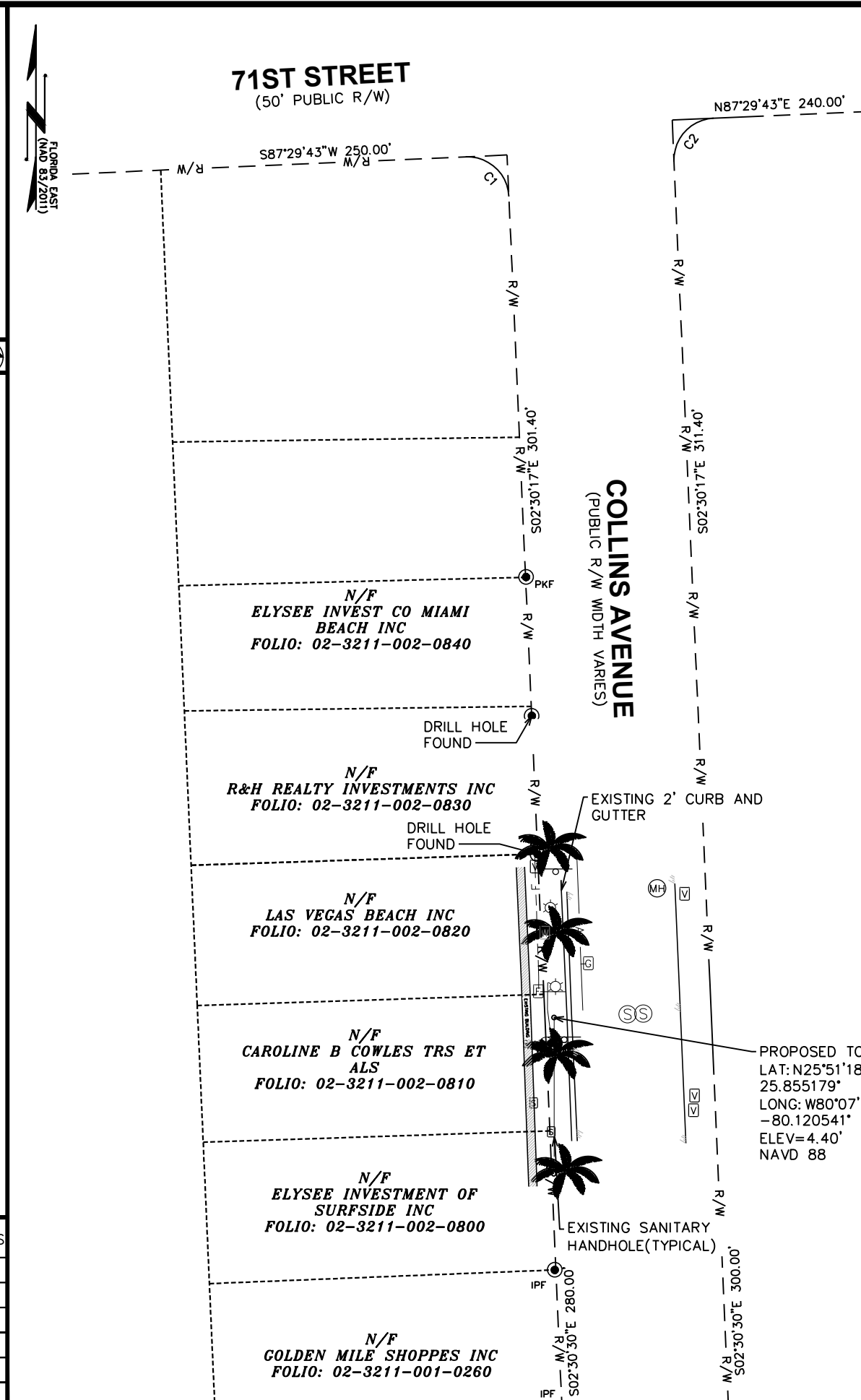
8. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN AND THAT ANY UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ABOVE GROUND UTILITIES SHOWN WERE LOCATED AS ACCURATELY AS POSSIBLE FROM ABOVE GROUND EVIDENCE.

9. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY

11. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE", AREA DETERMINED TO BE INSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 12086C0326L, EFFECTIVE SEPTEMBER 11, 2009.

12. LESSEE INFORMATION:
 CROWN CASTLE
 3470 NORTHWEST 82ND AVENUE
 10TH FLOOR DORAL, FL 33122

REV	DATE	ISSUED FOR	INITIALS
0	07/03/2025	PRELIMINARY	JGP
1	07/09/2025	FINAL	TJK



CURVE TABLE

CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	23.56'	15.00'	N47°30'17"W	21.21'
C2	23.56'	15.00'	S42°29'43"W	21.21'

LEGEND

- PROPERTY LINE
- - - ADJOINERS PROPERTY LINE (NOT SURVEYED)
- EDGE OF PAVEMENT
- - - F - - - FIBER LINE
- GAS — GAS LINE
- Ⓜ UTILITY VAULT
- SS — SANITARY SEWER LINE
- ST — STORM DRAIN LINE
- - - R/W - - - RIGHT-OF-WAY
- Ⓜ MANHOLE
- 🌴 PALM TREE
- Ⓜ FIBER VAULT
- Ⓜ LIGHT POLE
- Ⓜ FIBER VAULT
- Ⓜ WATER METER
- Ⓜ GAS VALVE
- Ⓜ SANITARY SEWER MANHOLE
- Ⓜ SEWER VALVE
- Ⓜ SIGN
- Ⓜ PKF PK/MAG NAIL (FOUND)
- BC BACK OF CURB
- EOP EDGE OF PAVEMENT
- PB PLAT BOOK
- PG PAGE

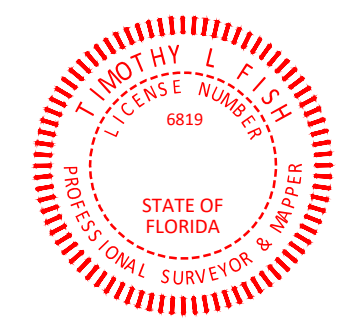


5906 BRECKENRIDGE PARKWAY, SUITE A
 TAMPA, FLORIDA 33610
 COA # LB8217

SHEET #: 1 OF 1 TEP #: 247219

SITE SURVEY

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
 CERTIFIED THIS 9TH DAY OF JULY, 2025.



Timothy L. Fish
 TIMOTHY L. FISH, P.S.M.
 LIC. NO. LS6819

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY (TIMOTHY L. FISH, P.S.M. LS 6819 ON JULY 9, 2025.) SURVEY MAP AND/OR REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

SITE NO:467073
FL6424BA
SEC.11 - T53S - R24E
 6964 COLLINS AVE.
 MIAMI BEACH, FL 33141
 MIAMI-DADE COUNTY
 FLORIDA

SPECIFIC PURPOSE SURVEY PREPARED FOR:



3470 NORTHWEST 82ND AVENUE
 10TH FLOOR DORAL, FL 33122
 FIELD WORK PERFORMED ON: 07/01/25

