

LEGAL DESCRIPTION - TITLE COMMITMENT REPORT

A portion of Tracts 14 and 15, of SEMINOLE PLAINS, according to the plat thereof, as recorded in Plat Book 20, Page 42, of the Public Records of Miami-Dade County, Florida,

AND

A portion of Tract A, REPLAT OF LOTS 33-71 INCLUSIVE, SEMINOLE PLAINS (P.B. 20-P.42), according to the plat thereof, as recorded in Plat Book 49, Page 38, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract 3; thence South 00 degrees 57 minutes 05 seconds East, along the Easterly line of said Tract 3 and the Easterly line of Tract 14, said line also being the Westerly line of C.B. PALMS, according to the plat thereof, as recorded in Plat Book 165, Page 28, of the Public Records of Miami-Dade County, Florida, for a distance of 855.10 feet to a point on the Southerly limits of the REAL PROPERTY, as described in the Corrective Special Warranty Deed in Official Records Book 30944, Page 2047, of the Public Records of Miami-Dade County, Florida, said point also being the Point of Beginning; thence continue South 00 degrees 57 minutes 05 seconds East, along said Easterly line of Tract 14, for a distance of 428.79 feet; thence South 88 degrees 58 minutes 42 seconds West, along the Northerly Right-of-Way line of SW 212th Street, for a distance of 1,735.37 feet; thence North 21 degrees 52 minutes 29 seconds West, along the Northerly line of the less-out of said Tract A, as described in the Warranty Deed in Official Records Book 13070, Page 360 of the Public Records of Miami-Dade County, Florida, for a distance of 117.77 feet; thence North 47 degrees 16 minutes 04 seconds East, along the Northerly line of said Tract A, also being the Southeasterly Right-of-Way line of Old Cutler Road (Ingraham Highway), for a distance of 22.77 feet to a point on the Southeasterly limits of the lessout of said Tract A, as described in the Order of Taking in Official Records Book 28492, Page 2605 of the Public Records of Miami-Dade County, Florida, also being a point of curvature of a circular curve concave to the Southeast having a radius of 160 feet and a central angle of 42 degrees 30 minutes 48 seconds; thence continue along said southeasterly limits of the less-out of Tract A for the following six (6) courses: (1) Northeasterly along the arc of said curve for a distance of 118.72 feet to a point of reverse curvature with a circular curve concave to the Northwest; (2) thence Northeasterly along the arc of said curve to the left, having a radius of 127 feet, through a central angle of 66 degrees 47 minutes 40 seconds, for an arc distance of 192.39 feet to a point of tangency with a circular curve concave to the Southeast; (3) thence Northeasterly along said curve to the right, having a radius of 110.00 feet, through a central angle of 43 degrees 31 minutes 03 seconds, for an arc distance of 83.95 feet to a point of tangency; (4) thence North 46 degrees 32 minutes 15 seconds East for a distance of 13.88 feet to a point of curvature of a circular curve concave to the Northwest having a radius of 500 feet and a central angle of 07 degrees 19 minutes 48 seconds; (5) thence Northwesterly along the arc of said curve for a distance of 63.97 feet to a point of tangency; (6) thence North 39 degrees 12 minutes 27 seconds East for a distance of 21.37 feet; thence North 47 degrees 18 minutes 04 seconds East, along said Northerly line of said Tract A, also being said Southeasterly Right-of-Way line of Old Cutler Road (Ingraham Highway), for a distance of 46.84 feet; thence South 42 degrees 33 minutes 15 seconds East for a distance of 219.10 feet; thence North 46 degrees 06 minutes 01 second East for a distance of 430.97 feet; thence along said Southerly limits of the REAL PROPERTY for the following two (2) courses: (1) South 42 degrees 33 minutes 15 seconds East for a distance of 215.19 feet; (2) thence North 88 degrees 58 minutes 00 seconds East for a distance of 780.94 feet to the Point of Beginning.

TITLE COMMITMENT REPORT

Fidelity National Title Insurance Company, American Land Title Association Commitment, Issuing Office File Number: VN4600-24, Order No.: 8042839, Commitment Date: 11/13/2019 at 8:00 AM, has been reviewed and Schedule B-II Exceptions as they pertain to survey matters are as follows:

6. Reciprocal Easement Agreement With Covenants and Conditions recorded in Official Records Book 29034, Page 3747. THE PORTION OF LAND AS DESCRIBED HEREON IS A PORTION OF THE LAND AS DESCRIBED IN DOCUMENTS (PORTION OF "GCF PARCELS"), PERMANENT DRIVES DEPICTED IN GRAPHICAL FORM SHOWN HEREON.

7. Agreement For Water and Sanitary Sewer Facilities between Miami-Dade County and Publix Supermarkets, Inc., recorded June 5, 2019 in Official Records Book 31472, Page 475. THE PARCEL OF LAND AS DESCRIBED HEREON IS NOT A PORTION OF THE LAND AS DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION OF SAID DOCUMENTS.

REPORT OF BOUNDARY SURVEY & ALTA/NSPS

1. Calvin, Giordano & Associates, did not research title for these properties and the easements and legal descriptions as shown hereon are per the Title Commitments as identified in the Title Commitment Report as shown hereon.

2. The purpose of this Map of Survey is to prepare an ALTA/NSPS Land Title Survey of a portion of the parcels of land as identified under Miami Dade County Folio Numbers: 36-6009-005-0010 & 36-6009-006-0010.

3. Bearings shown hereon are assumed and referenced to the West line of the plat of C.B. PALMS according to the plat thereof as recorded in Plat Book 165, Page 28, M.D.C.R., having a bearing of S00°57'05"E.

4. There was no observed evidence at the time of field survey of any current earth moving equipment, building construction or building additions.

5. Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.

6. The property as shown hereon has a Flood Zone designation of Zone AE (B), per the Flood Insurance Rate Maps (FIRM), Map Number: 12086C0604L, Community Number: Town of Cutler Bay, Panel: 604, Suffix: L, Effective Date: 09/11/2009 and Map Number: 12086C0603L, Community Number: Town of Cutler Bay, Panel: 604, Suffix: L, Effective Date: 09/11/2009.

7. The sites street address as shown hereon are per the Miami-Dade County Property Appraiser.

8. Not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.

9. Underground improvements and/or encroachments were not located as part of this survey task.

10. Unless otherwise noted hereon, record and measured values are in substantial agreement.

11. The horizontal features shown hereon are plotted to within 1/20 of the map scale.

12. Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.

13. Horizontal feature location is to the center of the symbol and may be enlarged for clarity.

14. The legal description as provided in the Title Commitment is spatially different than the referenced documents of O.R.B. 30944, Pg. 2047 M.D.C.R. and O.R.B. 13070, Pg. 360, M.D.C.R., which causes bearing and distance issues with the recorded deeds. The undersigned surveyor has provided calculated distances where there is conflict with the senior calls of recorded documents with the Title Commitment legal description.

CERTIFICATION

Certified To: Town of Cutler Bay, Weiss Serota Helfman Cole & Bierman, P.L and Fidelity National Title Insurance Company.

This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association and National Society of Professional Surveyors on Surveying & Mapping, and includes Table A Items: 1, 2, 3, 4, 5, 6(a), 7a, 8, 9, 13, 16.

I, Steven M. Watts, do hereby certify that this Map of Boundary AND Topographic Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Date of Last Field Work: December 5, 2019

CALVIN, GIORDANO & ASSOCIATES, INC.

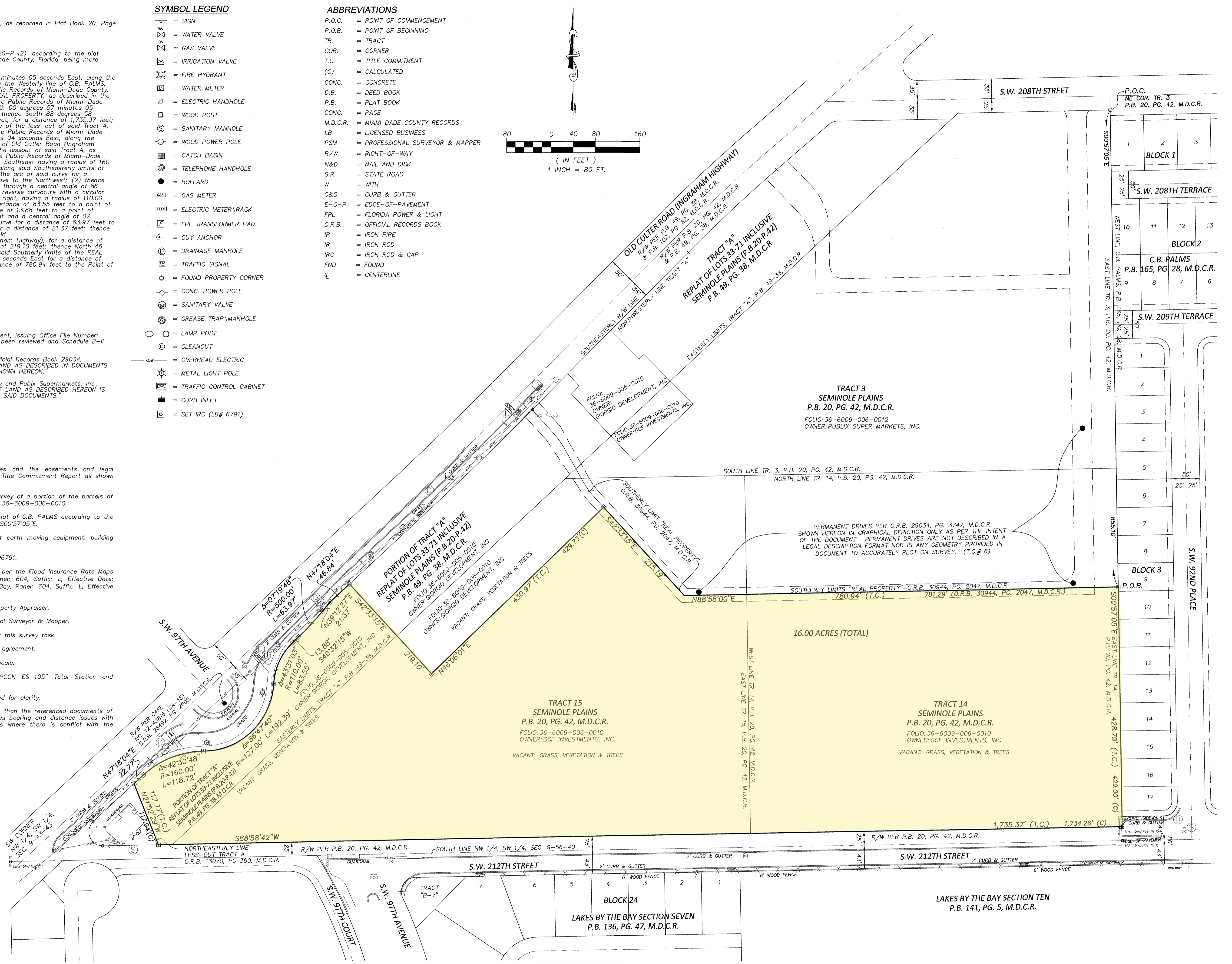
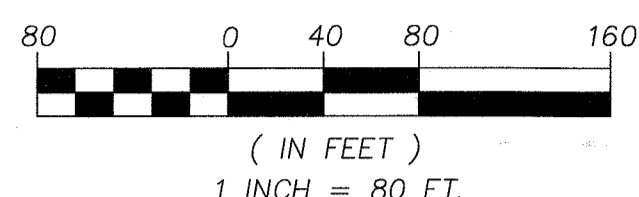
Signature: Steven M. Watts, PSM Professional Surveyor and Mapper Florida Registration No. 4588

SYMBOL LEGEND

- = SIGN
— = WATER VALVE
— = GAS VALVE
— = IRRIGATION VALVE
— = FIRE HYDRANT
— = WATER METER
— = ELECTRIC HANDHOLE
— = WOOD POST
— = SANITARY MANHOLE
— = WOOD POWER POLE
— = CATCH BASIN
— = TELEPHONE HANDHOLE
— = BOLLARD
— = GAS METER
— = ELECTRIC METER/RACK
— = FPL TRANSFORMER PAD
— = GUY ANCHOR
— = DRAINAGE MANHOLE
— = TRAFFIC SIGNAL
— = FOUND PROPERTY CORNER
— = CONC. POWER POLE
— = SANITARY VALVE
— = GREASE TRAP/MANHOLE
— = LAMP POST
— = CLEANOUT
— = OVERHEAD ELECTRIC
— = METAL LIGHT POLE
— = TRAFFIC CONTROL CABINET
— = CURB INLET
— = SET IRC (LB# 6791)

ABBREVIATIONS

- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
TR. = TRACT
COR. = CORNER
T.C. = TITLE COMMITMENT
(C) = CALCULATED
CONC. = CONCRETE
D.B. = DEED BOOK
P.B. = PLAT BOOK
CONC. = PAGE
M.D.C.R. = MIAMI DADE COUNTY RECORDS
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT-OF-WAY
N&D = NAIL AND DISK
S.R. = STATE ROAD
W = WITH
C&G = CURB & GUTTER
E-O-P = EDGE-OF-PAVEMENT
FPL = FLORIDA POWER & LIGHT
O.R.B. = OFFICIAL RECORDS BOOK
IP = IRON PIPE
IR = IRON ROD
IRC = IRON ROD & CAP
FND = FOUND
C = CENTERLINE



File Name: P:\Projects\2018\181125_Cutler_Bay - ALTA Surveys\Survey\SKETCH\18-1125-85-Cutler_Bay ALTA-2019.dwg (Plotted by: Steve Watts on Thursday, December 12, 2019 9:12:49 AM)

Table with columns: NO, DATE, REVISION, BY, NO, DATE, REVISION, BY, DESIGNED DATE, DRAWN DATE, CHECKED DATE, CALVIN, GIORDANO & ASSOCIATES, INC. EXCEPTIONAL SOLUTIONS™, ALTA/NSPS LAND TITLE SURVEY TOWN OF CUTLER BAY, BOUNDARY SURVEY PORTION OF FOLIO NO'S 36-6009-005-0010 & 36-6009-006-0010, SEAL, SCALE 1"=80', SHEET 1 OF 1.