

**COUSINS SURVEYORS & ASSOCIATES, INC.**



3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 6671-11

CLIENT :

CITY OF NORTH MIAMI

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF SECTION 23, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI/DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE NORTH 89°34'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 35.00 FEET;

THENCE NORTH 00°04'37" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°04'37" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF NW 17TH AVENUE (SAID LINE BEING 35.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23), A DISTANCE OF 461.88 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF "OPA LOCKA BOULEVARD";

THENCE NORTH 89°35'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 740.09 FEET;

THENCE SOUTH 00°25'59" EAST, A DISTANCE OF 461.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 135TH STREET;

THENCE SOUTH 89°34'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, (SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23), A DISTANCE OF 744.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI/DADE COUNTY, FLORIDA, CONTAINING 342,647 SQUARE FEET, (7.8661 ACRES) MORE OR LESS.

LEGEND:

CKD CHECKED BY  
 DWN DRAWN BY  
 FB/PG FIELD BOOK AND PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 P.B. PLAT BOOK  
 M/D.C.R. MIAMI/DADE COUNTY RECORDS  
 SQ.FT. SQUARE FEET

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF "OPA LOCKA BOULEVARD" AS SHOWN ON THE PLAT OF "MITCHELL LAKE ESTATES, FIRST ADDITION", P.B. 73, PG. 8, M/D.C.R. SAID LINE BEARS S89°35'30"W.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN SEPTEMBER, 2012. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	09/10/12	----	AV	REC

LAND DESCRIPTION  
 & SKETCH FOR  
 VACANT SITE

PROPERTY ADDRESS :  
 CLAUDE PEPPER PARK

SCALE: N/A

SHEET 1 OF 2