



LEGAL DESCRIPTION:

Begin at a point 25.00 feet South and 90.28 feet West of the N.E. corner of the S.W. 1/4 of the S.E. 1/4 of Section 28, Township 53 South, Range 41 East, Dade County, Florida; thence run West along the South line of U.W. 23rd Street and along a line 25.00 feet South of and parallel with the North boundary line of the S.W. 1/4 of the S.E. 1/4 of the aforesaid Section 28 for a distance of 466.84 feet to the beginning of a tangential circular curve, thence Southwesterly, Southerly, Southeastly along said tangential curve, concave to the Southeast, having a radius of 29.60 feet and a central angle of 128° 49' 00" for an arc distance of 56.21 feet to a point of tangency with the North-easterly right-of-way line of U.W. North River Drive; thence S 38° 49' 00" E along the Northerly right-of-way line of said U.W. North River Drive for a distance of 33.45 feet to the point of beginning of a tangential circular curve; thence Southeastly along the Northerly right-of-way line of said U.W. North River Drive and along the arc of a tangential circular curve, concave to the Northeast, having a radius of 1787.91 feet and a central angle of 17° 12' 15" for an arc distance of 236.65 feet to a point of tangency, thence S 60° 01' 15" E along the Northeasterly right-of-way line of said U.W. North River Drive for a distance of 63.72 feet to the point of beginning of a tangential circular curve; thence Southeastly-Northeasterly and Northerly along said tangential circular curve, concave to the Northwest, having a radius of 25.00 feet and a central angle of 123° 20' 00" for an arc distance of 53.81 feet to a point of tangency with a line being 25.00 feet west of and parallel with the East boundary line of the S.W. 1/4 of the S.E. 1/4 of the aforesaid Section 28; thence run N 00° 38' 45" E along a line being 25.00 feet west of and parallel with the East boundary line of the S.W. 1/4 of the S.E. 1/4 of the aforesaid Section 28 and along the West right-of-way line of U.W. 30th Avenue for a distance of 418.54 feet to the point of beginning of a tangential circular curve, thence Northerly-Northwesterly and Westerly along said tangential circular curve, concave to the South-west, having a radius of 25.00 feet and a central angle of 70° 38' 45" for an arc distance of 39.95 feet to the point of beginning. Containing 3.39 acres more or less.

SURVEYOR'S NOTES:

Bearings: Based on an assumed meridian.
 Elevations: Based on U.S.C. and G.S. datum.
 Zoning: I-U-2
 Building Setbacks: Front: 20'
 Sides: 15'

⊙ = PROPOSED ELEVATION

To all parties interested in title to premises surveyed, I hereby certify that I have surveyed the property shown hereon June 2, 1976 and that it is true and correct to the best of my knowledge and belief.

J. H. Murphy
 J. H. Murphy
 Reg. Land Surveyor No. 1122
 State of Florida.

4644 Palm Avenue
 Hialeah, Florida
 Telephone: 821-1210
 Order No. 12742
 Field Book: 7449-5

REV. 3	9-7-82	ADDED VALVE VAULT & CHANGED 6" LINE TO 4"	GARY
REV. 2	8-31-82	CHANGED STOP OIL TK TO 4000 GAL. FROM 2000 GAL. ADDED VALVES NEAR S.W. 1/4 SEP.	GARY
REV. 1	11-4-81	CHANGED SEPARATOR & UNLOADING AREA SLAB SIZE	GARY

SURVEY
 FOR
UNION OIL COMPANY OF CALIFORNIA

UNION CHEMICALS
 3033 U.W. NORTH RIVER DRIVE
 DADE COUNTY
 MIAMI, FLORIDA

DATE: JUNE 2, 1976
 SCALE: 1" = 30'
 DRAWN BY: Omar Armenteros

LCL-9-B

S.W. 1/4, S.E. 1/4, SEC. 28-53-41
 SCALE 1" = 30'

