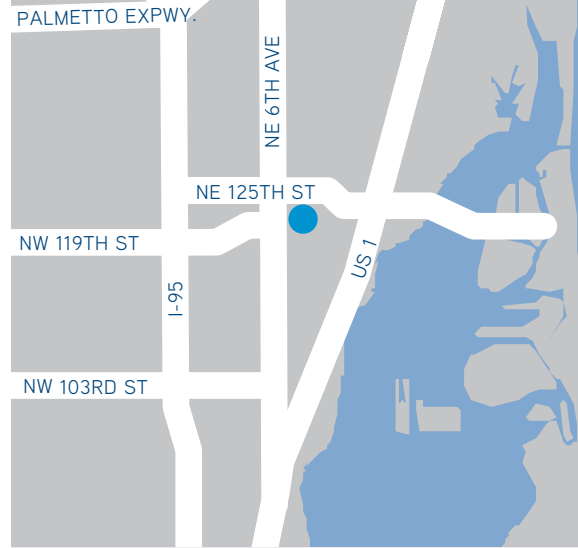
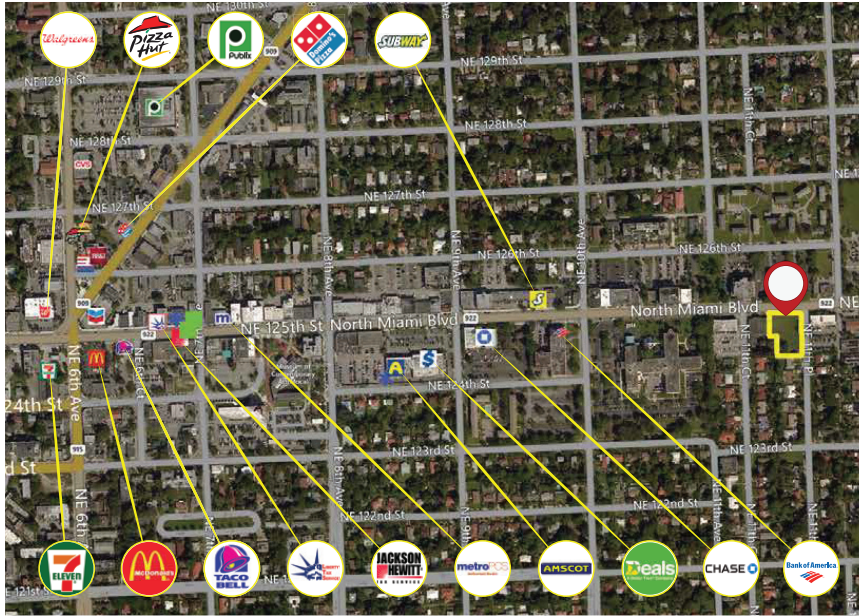


1150 -1170 NE 125 st N. Miami , Fl

## Corner Lot



## Contact Us

**786-703-1741**

[Info@leaseflorida.com](mailto:Info@leaseflorida.com)

## KEY DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
> Population 2014 estimate	32,672	94,742	176,260
> 2014 Average Household Income	\$42,848	\$53,614	\$54,568

Land size 56,680 sf

Dimensions 260 frontage by 218 depth

Zoning is C1 permits Retail, Residential, Office & Mixed

35,000 + Vehicles Per Day

Double Corner Lot

Dedicated Turn Lane

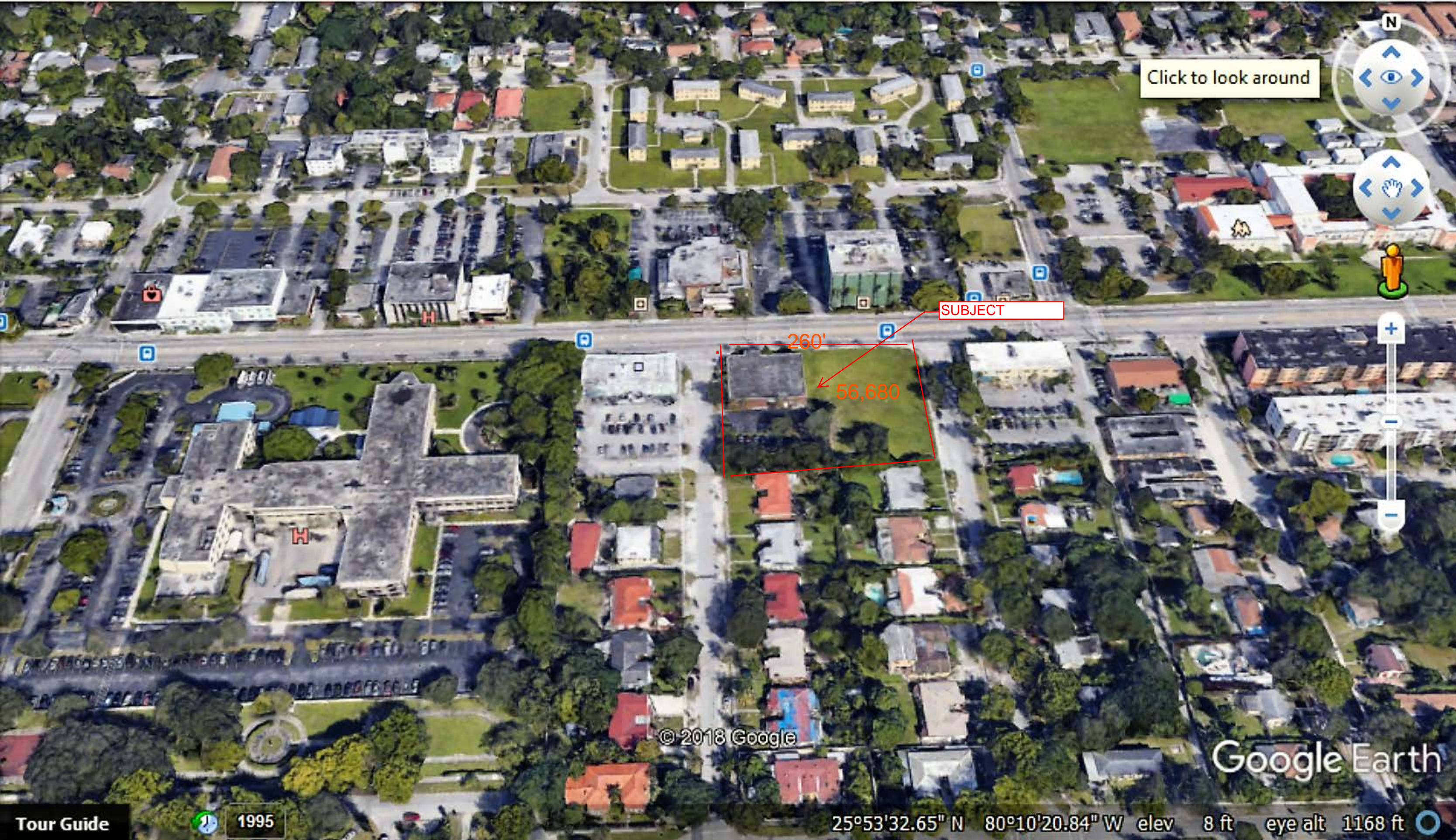


Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy, but we regret we can not guarantee it. All properties subject to change or withdrawal without notice.









Click to look around



SUBJECT

260'

56,680

© 2018 Google

Google Earth

Tour Guide

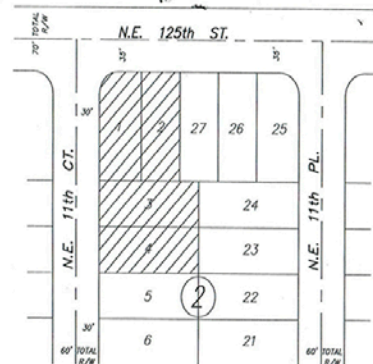
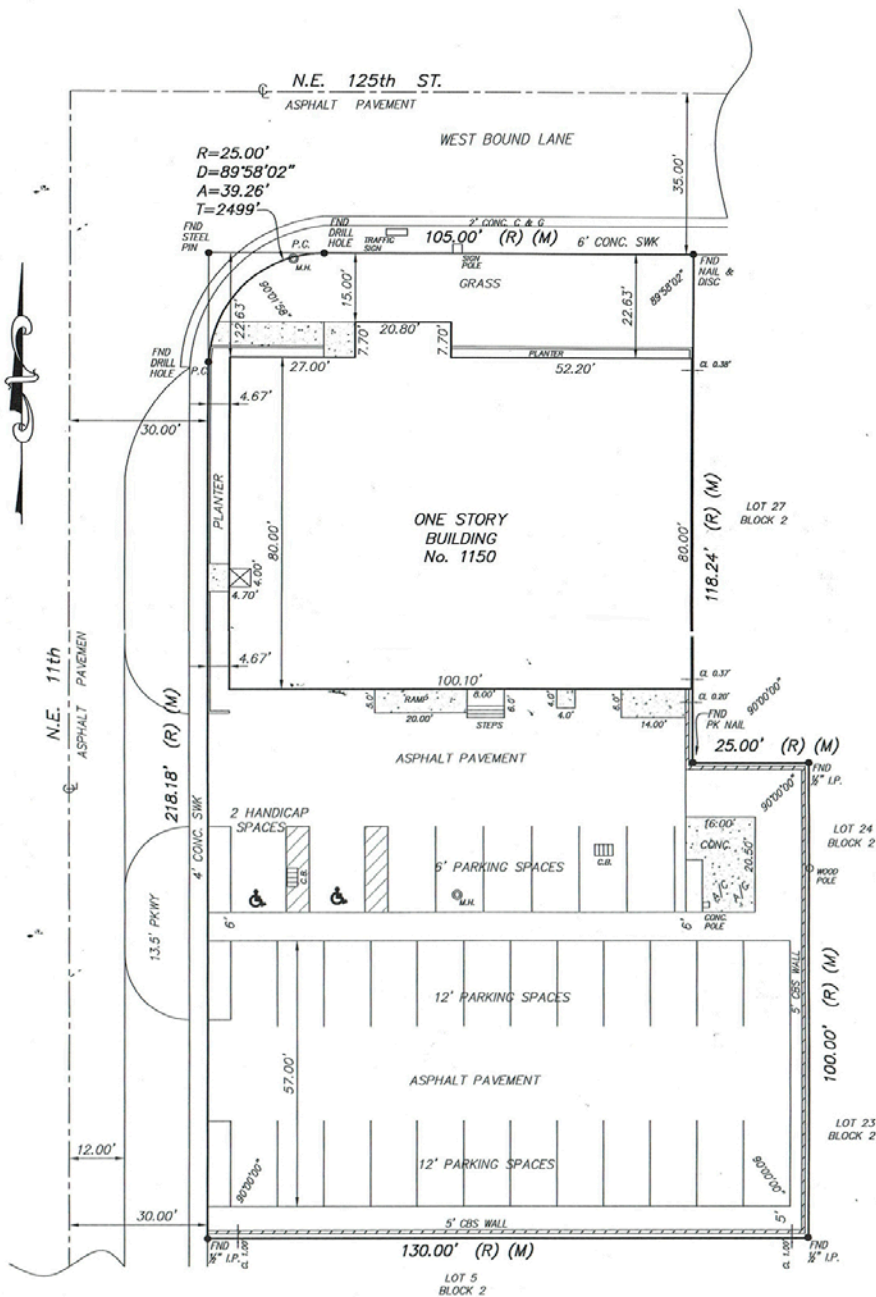
1995

25°53'32.65" N 80°10'20.84" W elev 8 ft eye alt 1168 ft



# PLAN OF SURVEY

SCALE 1"=20'



## LOCATION SKETCH

SCALE N.T.S.

### LEGEND OF SURVEY ABBREVIATIONS

A..... ARC DISTANCE	P.O.C. ... POINT OF COMMENCEMENT	PL..... PROPERTY LINE
AC..... AIR CONDITIONER	R.W. ... RIGHT OF WAY	CONC. ... CONCRETE
CBS..... CONCRETE BLOCK STRUCTURE	FP..... FOUND IRON PIPE	F.H. ... FIRE HYDRANT
NGVD... NATIONAL GEODETIC VERTICAL DATUM	P.O.B. ... POINT OF BEGINNING	U.E. ... UTILITY EASMENT
CL..... CALCULATED	BLDG. ... BUILDING	UP..... UTILITY POLE
CR..... CATCH BASIN	SEC. ... SECTION	FD..... FOUND
O.U.L. ... OVERHEAD UTILITY LINE	CH..... CHAIN	R..... RADIUS
PRC..... POINT REVERSE CURVATURE	WM..... WATER METER	SWK... SIDE WALK
CL..... CLEAR	CHL..... CHORD DISTANCE	CLF... CHAIN LINK FENCE
CL..... CENTER LINE	SCR..... SCREENED	WF..... WOODEN FENCE
P.C.C. ... POINT OF COMPOUND CURVE	DR ... BY BROW	ME ... MEASUREMENT

CERTIFY TO: D.L. ENTERPRISES, L.L.C.  
MICHAEL R. BLYNN  
ATTORNEYS' TITLE INSURANCE FUND, INC.  
BANK OF AMERICA, N.A. ITS SUCCESSORS AND/OR ASSIGNS

ADDRESS: 1150 NE 12TH STREET  
NORTH MIAMI, FLORIDA

LEGAL DESCRIPTION:  
LOTS 1, 2, 3 & 4, PALOMAR SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 7, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: AE  
X THIS IS A FLOOD HAZARD ZONE THIS IS NOT A FLOOD HAZARD ZONE  
COMMUNITY PANEL NO. 120655  
PANEL NO. 91 SUFFIX: J DATE OF FIRM: 07/17/95  
BASE FLOOD ELEV. 7.00' FINISH FLOOR ELEV: ELEV LOWEST ADJ. GRADE: CERT  
NOTE: UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED. ENCROACHMENTS NOTED: NONE

I HEREBY CERTIFY THAT THIS SKETCH OF THIS PROPERTY IS TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED AND PLATED UNDER MY  
DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEET THE MINIMUM REQUIREMENTS  
ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND  
TITLE ASSOCIATION AND ALSO CH-61017 F.A. CODE. THERE ARE NO ENCROACHMENTS,  
EXCEPT AS SHOWN.

NOTES: 1. IF SHOWN, BEARING ARE TO AN ASSUMED MERIDIAN (PLAT)  
2. IF SHOWN, ELEVATIONS ARE REFERRED TO G.M. DATUM 1929  
3. THIS IS A BOUNDARY SURVEY.  
4. LICENSE BUSINESS NO. 6486

JOSE A. PEREA (DATE OF FIELD WORK)  
PROFESSIONAL LAND SURVEYOR #4858  
STATE OF FLORIDA  
(NOT VALID UNLESS IMPRINTED WITH  
AN EMBOSSED SURVEYOR'S SEAL)

THOMAS J. KELLY, INC. P.S. & M.  
8125 SW 120 STREET Date: 07/29/2004  
PINECREST, FL 33156 Survey No.: 04-4601

THOMAS J. KELLY  
SURVEYORS-MAPPERS  
LAND PLANNERS

BOUNDARY SURVEY

DATE: 07/29/2004  
SCALE: 1"=20'  
DRAWN BY: M.J.  
ORDER NO.: 04-4601  
SHEET: 1 OF 1





# SKETCH OF SURVEY

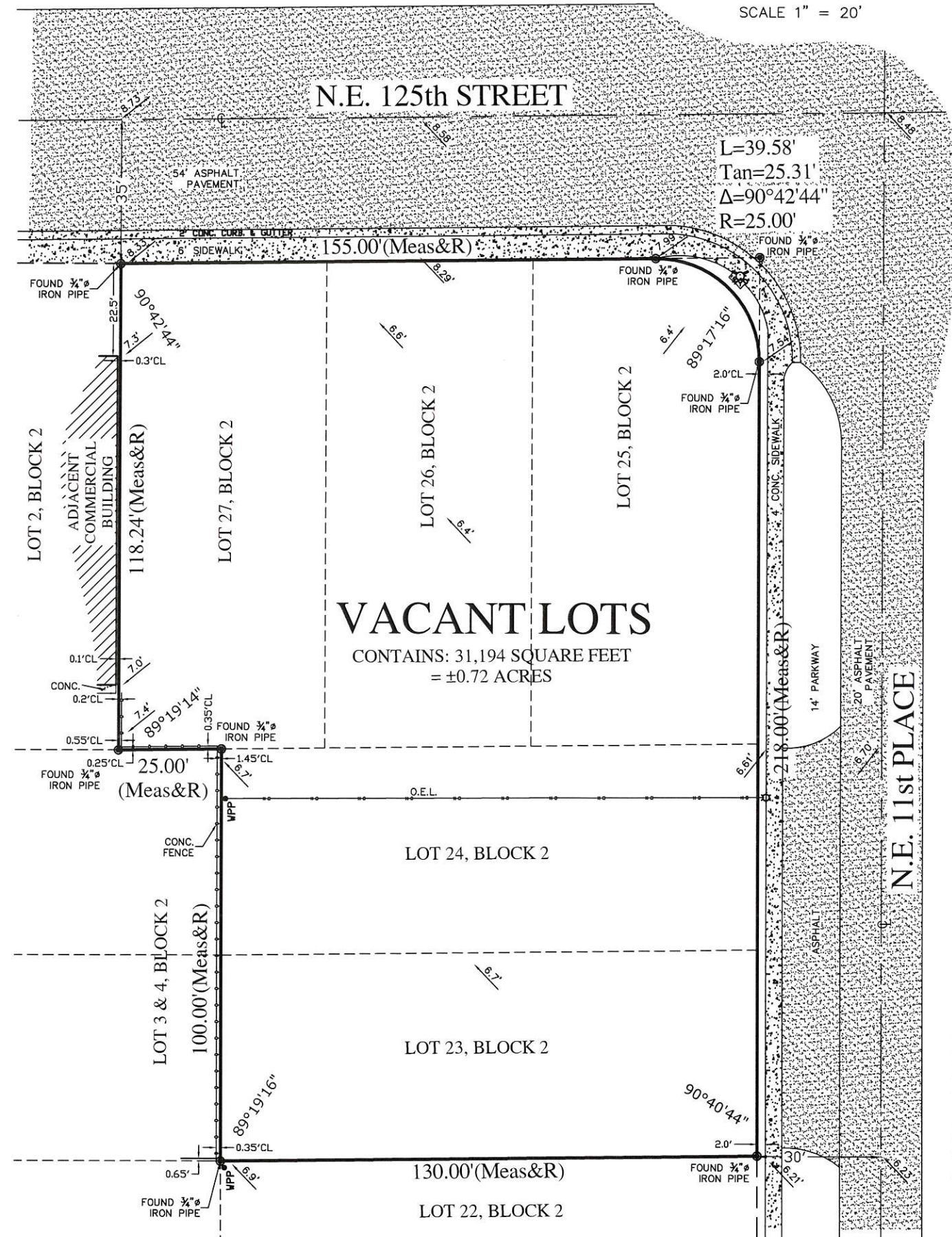
PREPARED BY:  
**GUNTER GROUP, INC.**  
LAND SURVEYING - LAND PLANNING  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073

## LEGEND:

- FIRE HYDRANT
- CENTER LINE
- WOOD POWER POLE
- LIGHT POLE
- EXISTING ELEVATION

## ABBREVIATIONS:

- |        |                          |
|--------|--------------------------|
| CL     | CLEAR                    |
| (Meas) | MEASURED                 |
| (R)    | RECORD                   |
| CONC.  | CONCRETE                 |
| O.E.L. | OVERHEAD ELECTRICAL LINE |



## PROPERTY ADDRESS:

12420 & 12430 NE 11th Place, North Miami, Florida 33161.

## LEGAL DESCRIPTION:

Lots 23, 24, 25, 26 and 27 in Block 2 of "PALOMAR" according to the Plat thereof as recorded in Plat Book 7 at Page 158 of the Public Records of Miami-Dade County, Florida.

## FOR:

DADE BUILDERS CONTRACTORS, INC.

## SURVEYOR'S NOTES:

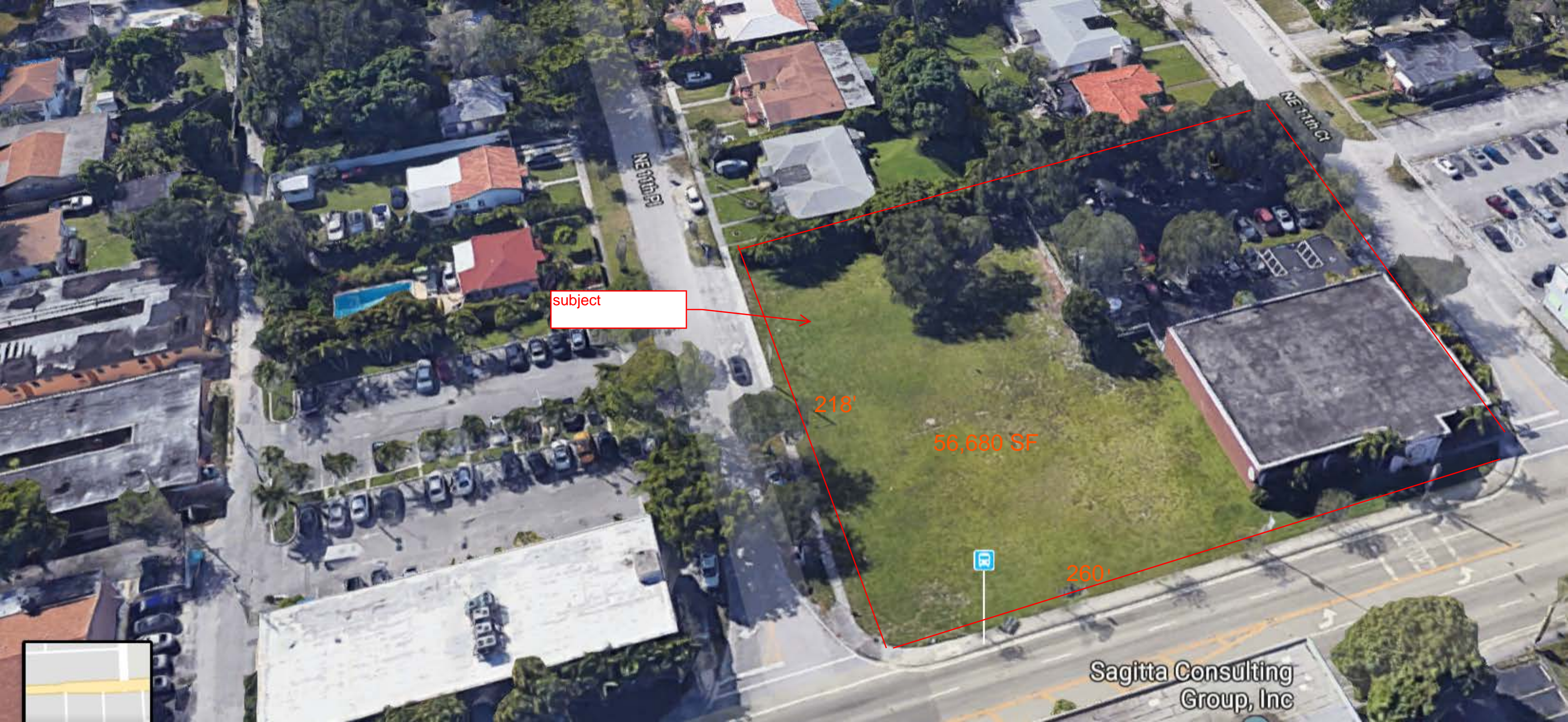
- 1) This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 5) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 6) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 7) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 8) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 9) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No. "D-158", elevation 8.37 feet; located at NE 125th Street (77' North of center line) and NE 10th Avenue (25' West of center line); PK nail and brass washer in concrete sidewalk at NW corner of intersection.
- 10) According to the National Flood Insurance Program the subject property falls in Community No. 120655, Panel No. 0143, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "AE", Base Flood Elevation: 7.00 feet.
- 11) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 12) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Dade Builders Contractors, Inc. that the Sketch of Boundary Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Minimum Technical Standards set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 02-18-2014  
Job No.: 14-29578  
Sketch No. 28987

By: Rolando Ortiz LS 4312  
Professional Land Surveyor  
& Mapper, State of Florida.





subject

218'

56,680 SF

260'

Sagitta Consulting  
Group, Inc

