

LEGAL DESCRIPTION:

Lots 2 and 3 and the South 2 of Lot 4, Block 26, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida. Folio No. 02-3234-019-0210

AND.

Lots 16 and 17, Block 26, FISHER'S FIRST SUBDIVISION OF ALTON BEACH. according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida. Folio No. 02-3234-019-0310

AND:

Lots 18, 19 and 20, Block 26, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida. Folio No. 02-3234-019-0310

TOTAL PROPERTY AREA:

56,250± sq. ft. (1.29± ACRES)

CERTIFIED TO:

M B JEWISH COMM CTR

SURVEYOR'S NOTES:

- 1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county
- 2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property
- 3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. abstract not reviewed
- 4. Location and identification of utilities, if any are shown in accordance with recorded plat
- 5. Ownership is subject to opinion of title
- 6. Type of Survey: BOUNDARY SURVEY
- 7. the herein captioned property was surveyed and described based on the shown legal description: provided by client
- 8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a florida licensed surveyor and mapper

a Florida licensed surveyor and mapper

9. This plan of survey, has been prepared for the exclusive use of the entities named hereon. the certificate does not extend to any unnamed parties

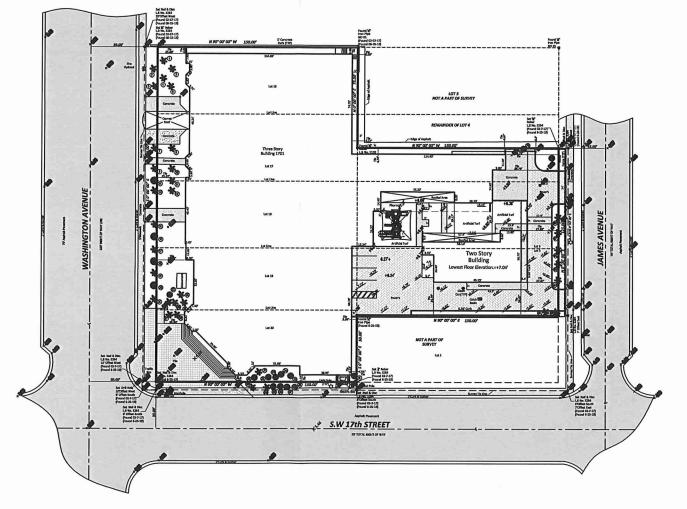
- 1. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. surveyor shall be notified as to any deviation from utilities shown hereon.
- 2. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence
- 3. Accuracy: the expected use of land as classified in the minimum technical standards (5i-17 fac), is "suburban" . the minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement

BOUNDARY SURVEY

Scale: 1" = 70'

SURVEYOR'S NOTES:

- 13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. in all cases, dimensions shown shall control the location of the improvements over scaled positions.
- 14. No attempt has been made to locate any foundation beneath the surface of the ground.
- 15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- 16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties
- 17. Precision of Closure 1:7500 Suburban Class Survey.
- 18. Bearings shown are assumed and are based on the West Right of Way Line of JAMES AVENUE, Being N 00° 00' 00" E.

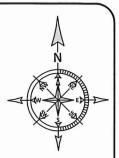


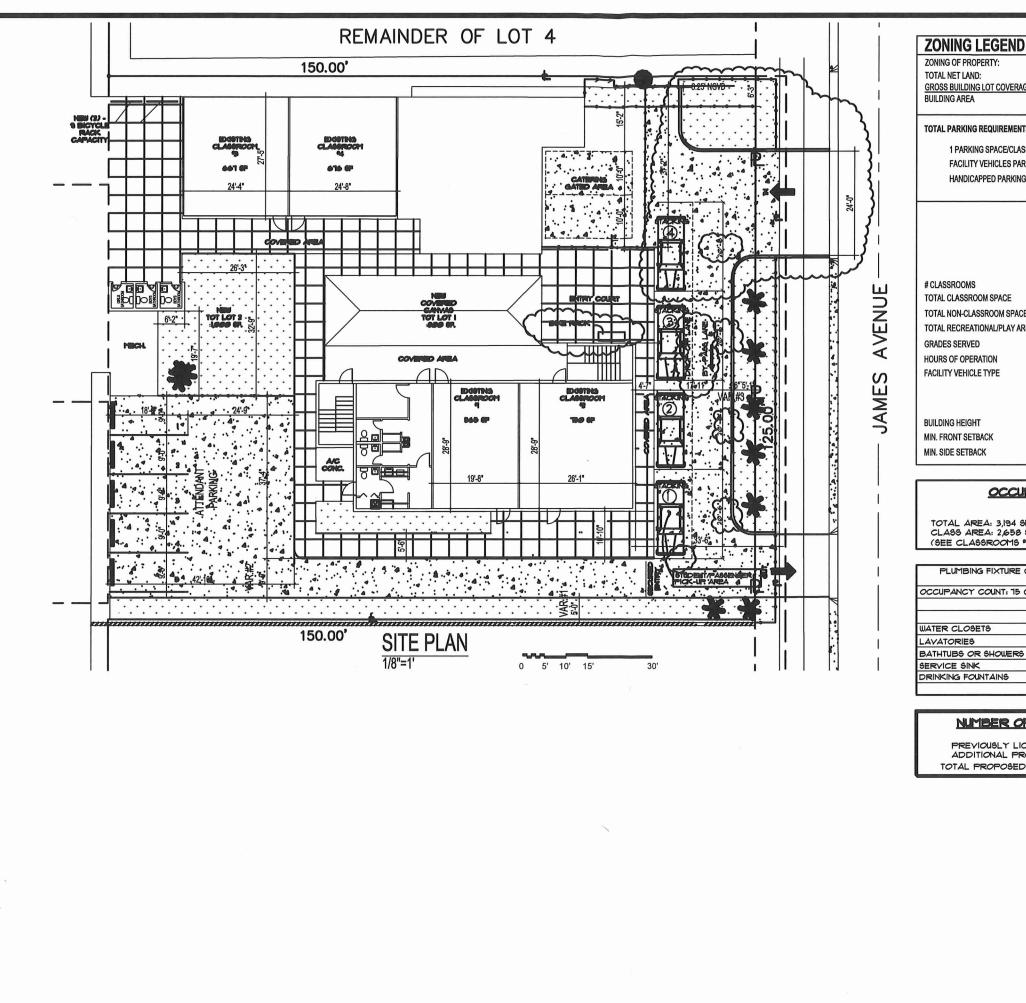
FLC	OOD ZONE INFORM	ATION:	PROPERTY ADDRESS: 1701 WASHINGTON AVENUE, MIAMI BEACH, FL, 33139			1	
COMMUNITY NAME:	MIAMI GARDENS	5, CITY OF 120345	BENCHMARK INF	ORMATION		1	
COMMUNITY MAP:	PANEL NUMBER:	SUFFIX:	BENCHMARK:	DESCRIPTION:	0	1	
12086C	0317	L				THIS NOT A VALID CERTIFICATION WITHOUT THI SEAL PRESENT THAT THE BOUNDARY SURVEY OF	
MAP REVISED:	FLOOD ZONE:	BASE FLOOD ELEVATION:	ELEVATION:	LOCATION:		MY SUPERVISION AND/OR DIRECTION, TO THE B	
09-11-2009	AE	8				EXCEEDS THE STANDARDS OF PRACTICE SET FOR 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUA	
SHEET: OF 1 SHEET(S) 1	DESIGNED BY:		DELTA MA	PPING & SURVEYING, Inc	CERTIFICATION:	LEGEND AND ABBREVIA	ATIONS
SURVEY DATE:	DRAWN BY:		LAND SU	RVEYORS · LAND PLANNERS	BY: Maar.	PG. = PAGE.	N.T.S. = NOT TO SCALE
07-03-19	Y.F.			S.W 132 Avenue, Suite 117		P.B. = PLAT BOOK	B.O.B. = BASIS OF BEARING
DRAWING DATE:	CHECKED BY:			Miami, Florida 33186	FOR THE FIRM	🤤 = CENTER LINE	I.D. = IDENTIFICATION
07-04-19	Waldo F. Paez			L.B. No. 7950	WALDO F PAEZ.	No. = NUMBER	(P) = PLAT
PROJ. No:	SCALE:	Delta Mapping &	PHONE: (7	786) 429-1024 FAX: (786) 592-1152	P.S.M No. 3284	(TYP) =TYPICAL	ELEV. = ELEVATION
19-0318	1'' - 70'	Surveying, Inc		,,	STATE OF FLORIDA	P.K = PARKER KALON NAI	



1	ROYAL PALM TREE	18"	50'	15
2	ROYAL PALM TREE	18"	50'	15'
3	ROYAL PALM TREE	18"	50'	15'
4	ROYAL PALM TREE	18"	50'	15
5	ROYAL PAUM TREE	18"	50'	15'
6	ROYAL PALM TREE	18"	50'	15'
7	ROYAL PALM TREE	18"	50'	15'
8	ROYAL PALM TREE	18"	50'	15'
9	ROYAL PALM TREE	18"	50'	15'
10	ROYAL PALM TREE	18"	50'	15'
11	ROYAL PALM TREE	18"	50'	15'
12	ROYAL PALM TREE	18"	50'	15'
13	ROYAL PALM TREE	18"	50'	15'
14	OAK TREE	6"	15'	5'
15	ROYAL PALM TREE	18"	50'	15'
16	OAK TREE	6"	15'	5
17	ROYAL PALM TREE	18"	50'	15'
18	OAK TREE	6"	15'	5'
19	ROYAL PALM TREE	18"	50'	15'
20	OAK TREE	6"	15'	5'
21	ROYAL PALM TREE	18"	50'	15'
22	SCREW PINE TREE	20*	20	15
23	ROYAL PALM TREE	18"	50'	15'
24	ROYAL PALM TREE	18	50	15
25	ROYAL PALM TREE	18"	50'	15'
25	ROYAL PALM TREE	18"	50	15
27	ROYAL PALM TREE	18"	50'	15'
28	ROYAL PALM TREE	18"	50'	15'
1		DIAMETER	HEIGHTE	SPREADE
	TREE NAME	18"	50	15'
29	ROYAL PALM TREE		40'	10'
30	WASHINGTONIA PALM TREE	18*	50	15'
32	ROYAL PALM TREE		40'	10
33	WASHINGTONIA PALM TREE			10'
33	WASHINGTONIA PALM TREE		40'	
34	WASHINGTONIA PALM TREE			
70			40'	10'
35	WASHINGTONIA PALM TREE	10"	40'	10'
36	WASHINGTONIA PAUM TREE	10" 10"	40' 40'	10' 10'
36 37	WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE	10" 10" 10"	40' 40' 40'	10' 10' 10'
36 37 38	WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE	10" 10" 10"	40' 40' 40'	10' 10' 10' 10'
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36 37 38 39 40	WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE ROYAL PALM TREE	10" 10" 10" 10" 10" 10"	40' 40' 40' 40' 40' 50'	10' 10' 10' 10' 10' 10' 15'
36 37 38 39	WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE	10" 10" 10" 10"	40' 40' 40' 40' 40'	10' 10' 10' 10' 10'
36 37 38 39 40 41	WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE ROYAL PALM TREE JACARANDA TREE	10" 10" 10" 10" 10" 18" 8"	40' 40' 40' 40' 40' 50' 20'	10' 10' 10' 10' 10' 15' 10'
36 37 38 39 40 41 61	WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE ROYAL PALM TREE JUCARANDA TREE ROYAL PALM TREE	10" 10" 10" 10" 10" 18" 8"	40' 40' 40' 40' 40' 50' 20' 50'	10' 10' 10' 10' 10' 15' 10' 15'
36 37 38 39 40 41	WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE WASHINGTONIA PALM TREE ROYAL PALM TREE JACARANDA TREE	10" 10" 10" 10" 10" 18" 8"	40' 40' 40' 40' 40' 50' 20'	10' 10' 10' 10' 10' 15' 10'
36 37 38 39 40 41 61 62	WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE	10° 10° 10° 10° 18° 8° 18° 18°	40' 40' 40' 40' 50' 20' 50' 50'	10' 10' 10' 10' 10' 15' 10' 15' 15' 15'
36 37 38 39 40 41 61 62 62 64	WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE ROYAL PALM TREE JUCARAMOA TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE	10" 10" 10" 10" 18" 8" 8" 18" 18"	40' 40' 40' 40' 50' 20' 50' 50' 50'	10' 10' 10' 10' 15' 10' 15' 15' 15'
36 37 38 39 40 41 61 62 62 64 65	WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE JUCARANDA TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE	10" 10" 10" 10" 18" 18" 18" 18" 18" 18"	40' 40' 40' 40' 50' 20' 50' 50' 50' 50'	10' 10' 10' 10' 10' 15' 10' 15' 15' 15' 15'
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36 37 38 39 40 41 61 62 62 64 65 66 66 67	WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE JUCARANDA TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE ROYAL PALM TREE	10" 10" 10" 10" 18" 18" 18" 18" 18" 18"	40' 40' 40' 40' 50' 20' 50' 50' 50' 50'	10' 10' 10' 10' 10' 15' 15' 15' 15' 15' 15' 15' 15'
36 37 38 39 40 41 61 62 62 64 65 66 67 68	WASHINGTONA PAUM TREE WASHINGTONA PAUM TREE WASHINGTONA PAUM TREE NOTAL PAUM TREE ROTAL PAUM TREE	10" 10" 10" 10" 10" 18" 18" 18" 18" 18" 18" 18" 18" 18" 18	40' 40' 40' 50' 20' 50' 50' 50' 50' 50' 50' 50' 50' 50'	10' 10' 10' 10' 10' 15' 15' 15' 15' 15' 15' 15' 15
36 37 38 39 40 41 61 62 62 64 65 66 66 67	WASHINGTONA PALM TREE WASHINGTONA PALM TREE WASHINGTONA PALM TREE ROYAL PALM TREE JUCARAMOA TREE ROYAL PALM TREE	10" 10" 10" 10" 10" 10" 18" 18" 18" 18" 18" 18" 18" 18"	40' 40' 40' 40' 50' 20' 50' 50' 50' 50' 50' 50'	10' 10' 10' 10' 10' 15' 15' 15' 15' 15' 15' 15' 15'
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AISED EMBOSSED OMPLETED UNDER SURVEY MEETS OR YORS IN CHAPTER S.	1.) 0.00' Indicates exi	REQUESTED AND SHOWN). isting Elevations. rred to the National Geodetic V	/ertical Datum 1929.
	REVISIONS:	PROJECT No.:	DATE:





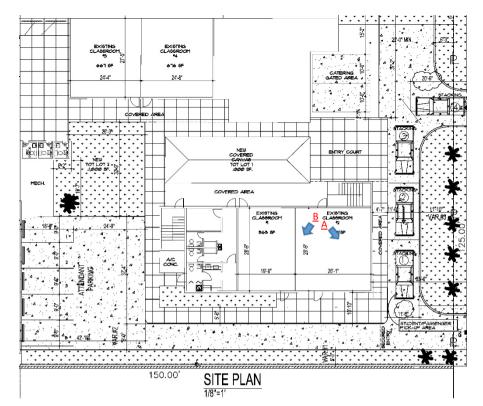
	PLAN DAT	٨	1
	FLAN DAT	RM-2	
		33,541 +/- SQ.FT. 0.77 ACRES	
AGE:		00 000 CD CT	
		26,933 SQ.FT.	
NTS -	÷		
ASSROOM	REQUIRI 4	ED PROVIDED 5	-
ARKING	4 -0-	-0-	
NG	1	1	
NCE AREA		4 2,658 SQ. FT. 536 SQ. FT. 3,090 SQ. FT. DAYCARE	
	REQUIRED	8:00AM - 5:00 PM NONE <u>ACTUAL</u>	
	30 FT.(MAX.)	16.0 FT.	
	20 FT.	33.5 FT.	
	15 FT.	15 FT.	
			ı
	OAD CAL	<u>culations</u>	
9F. 8 9F/35 9F (9 9 THROUG		15.9 MAX ALLOWED	

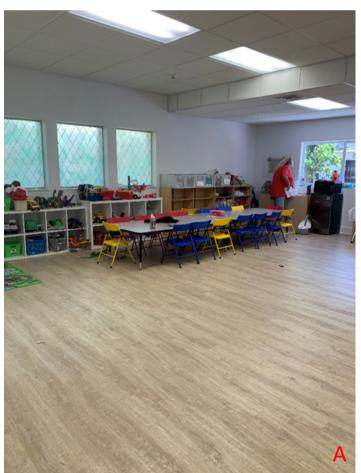
C	ALCULATIONS FOR AS PER F.B.C.		CATIONA	L FACI	LITY
C	HILDREN		0		
	RATIO	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
	1/50 PERSONS	1	1	1	1
	1/50 PERSONS	1	1	1	1
Э	NONE				
	1		1		i
	I PER 100	2		2	
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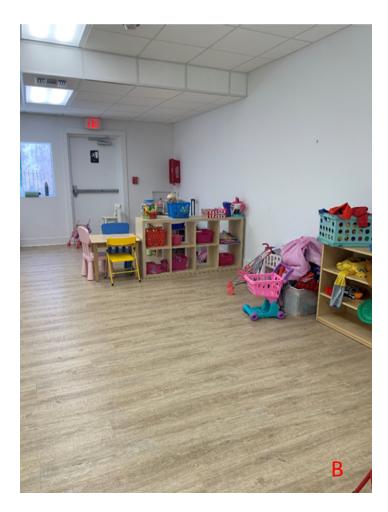
NUMBER OF CHILDREN PROPOSED

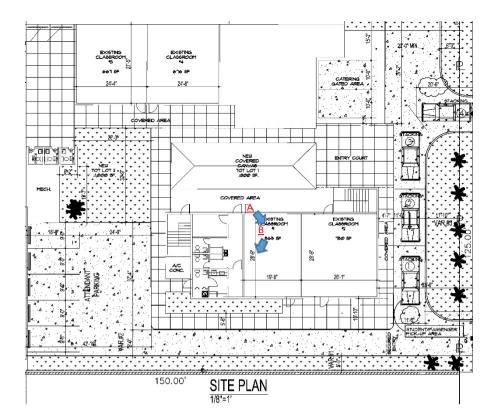
CENSED NUMBER OF CHILDREN:	25
ROPOSED NUMBER OF CHILDREN:	50
D PRE-SCHOOL AGE CHILDREN =	75 (MAX)

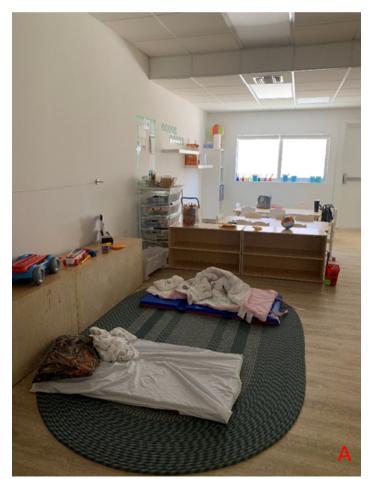
	Giller & Giller, Inc.		
	MUSS MONTESSORI SCHOOL	MIAMI BEACH, FL	
-	he	a D Coler area G. Demand	
	A DATE REVISION DESCRIPTION 1 0/22/19 CAR STACTING DIMENSIONS 2 772/19 ADD BACE PACK 3 772/19 VEHGLE LOCATIONS 4 7720/00 ADD PACAGES LAWE		
	ETTINE SITE PLAN, ZONING & DCCUPANT LOAD DATA	CHECKED BY: APPROVED BY: CAD ID NAME:	
	SITE OCCU	04TE: 6/20/19	



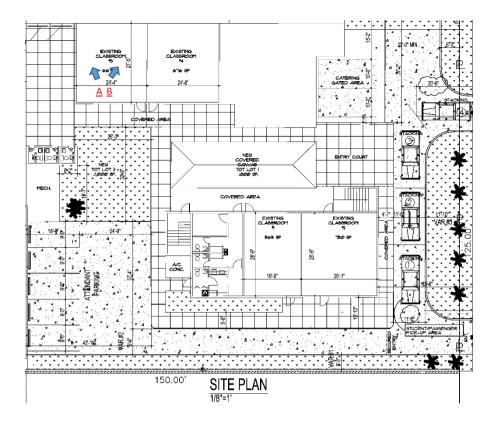






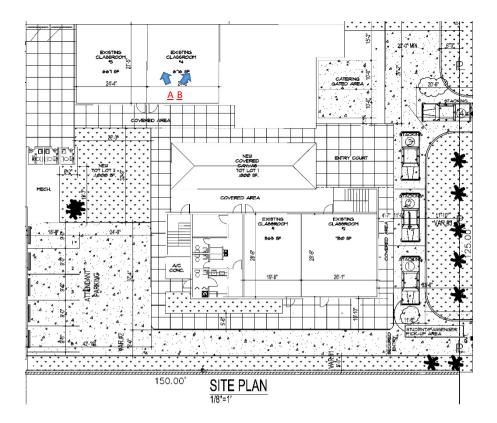






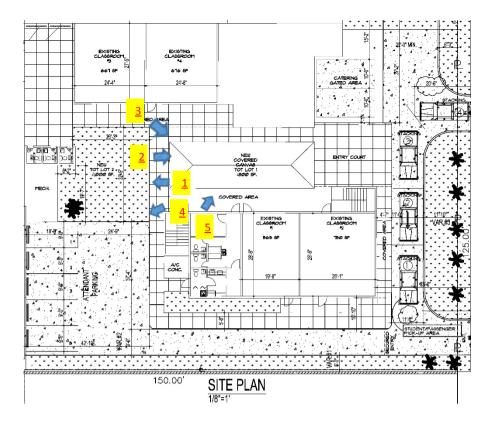




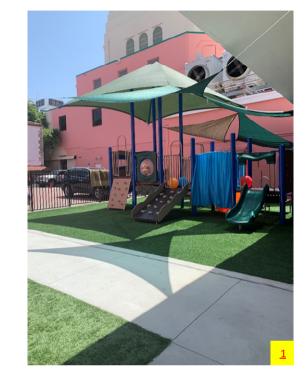






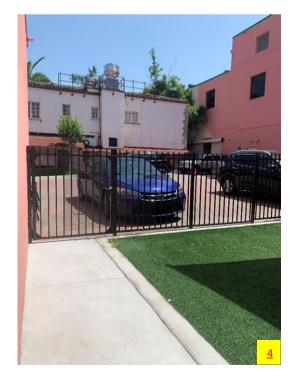


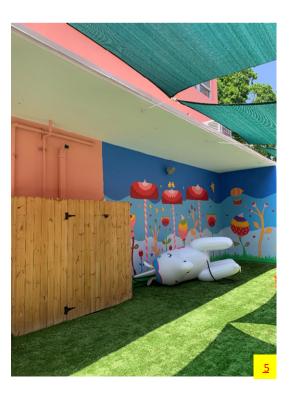
Playground and Internal Courtyard

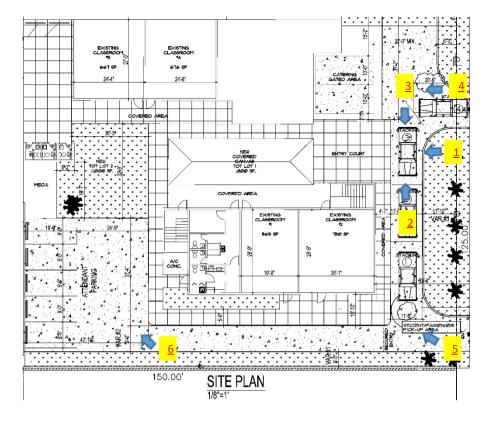












Driveway and Parking















Street View











