

**LEGAL DESCRIPTION:**

Lots 2 and 3 and the South 1/2 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:**

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property
- 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
- Location and identification of utilities, if any are shown in accordance with recorded plat
- Ownership is subject to opinion of title
- Type of Survey: BOUNDARY SURVEY
- the herein captioned property was surveyed and described based on the shown legal description: provided by client
- 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

- 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

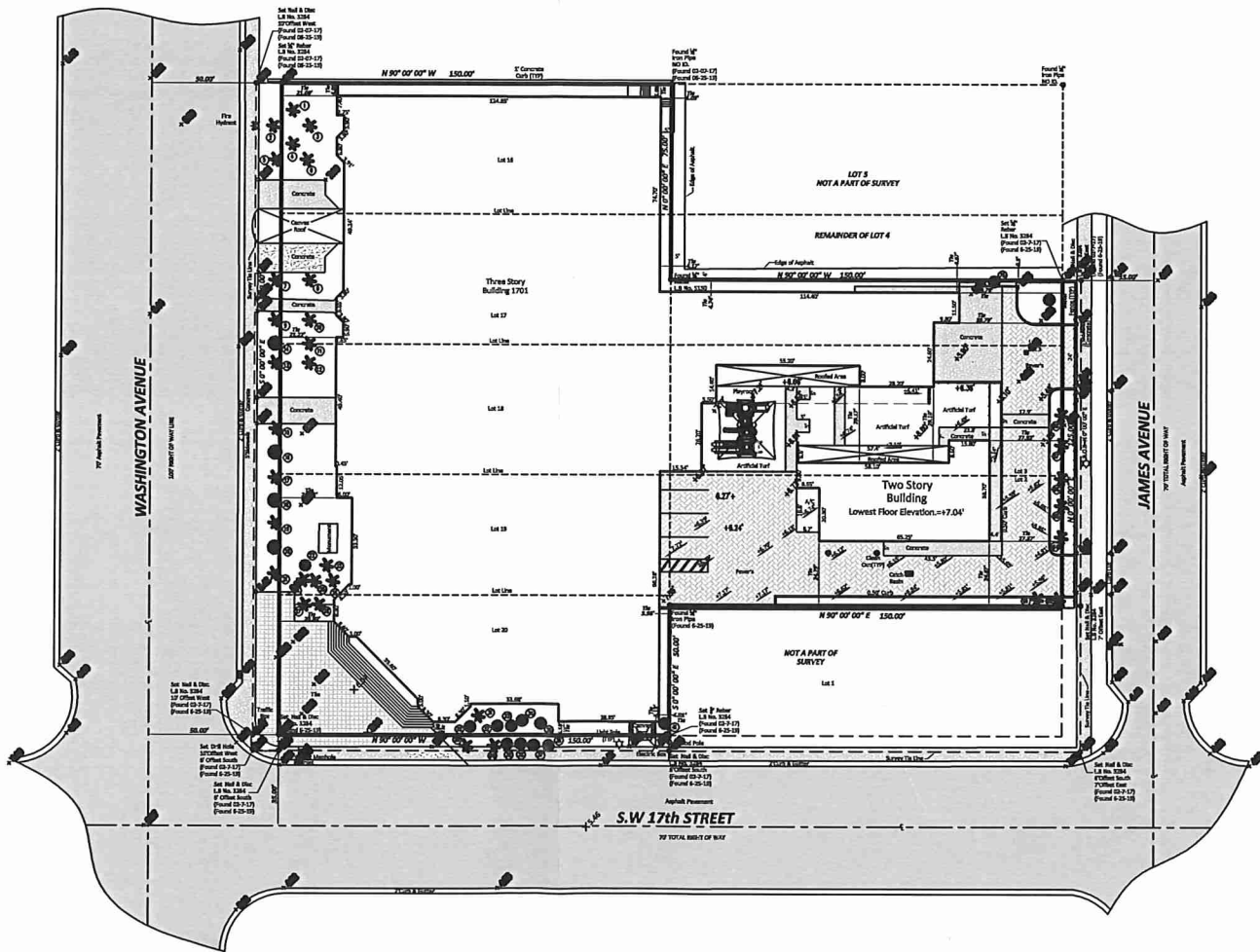
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence
- Accuracy: the expected use of land as classified in the minimum technical standards (5j-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:**

- 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.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- 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
- Precision of Closure 1:7500 Suburban Class Survey.
- Bearings shown are assumed and are based on the West Right of Way Line of JAMES AVENUE, Being N 00° 00' 00" E.



#	TREE NAME	DIAMETER	HEIGHT±	SPREAD±
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 PALM 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'
26	ROYAL PALM TREE	18"	50'	15'
27	ROYAL PALM TREE	18"	50'	15'
28	ROYAL PALM TREE	18"	50'	15'
#	TREE NAME	DIAMETER	HEIGHT±	SPREAD±
29	ROYAL PALM TREE	18"	50'	15'
30	WASHINGTON PALM TREE	10"	40'	10'
31	ROYAL PALM TREE	18"	50'	15'
32	WASHINGTON PALM TREE	10"	40'	10'
33	WASHINGTON PALM TREE	10"	40'	10'
34	WASHINGTON PALM TREE	10"	40'	10'
35	WASHINGTON PALM TREE	10"	40'	10'
36	WASHINGTON PALM TREE	10"	40'	10'
37	WASHINGTON PALM TREE	10"	40'	10'
38	WASHINGTON PALM TREE	10"	40'	10'
39	WASHINGTON PALM TREE	10"	40'	10'
40	ROYAL PALM TREE	18"	50'	15'
41	JACARANDA TREE	8"	20'	10'
61	ROYAL PALM TREE	18"	50'	15'
62	ROYAL PALM TREE	18"	50'	15'
64	ROYAL PALM TREE	18"	50'	15'
65	ROYAL PALM TREE	18"	50'	15'
66	ROYAL PALM TREE	18"	50'	15'
67	ROYAL PALM TREE	18"	50'	15'
68	ROYAL PALM TREE	18"	50'	15'
#	TREE NAME	DIAMETER	HEIGHT±	SPREAD±
74	FICUS TREE	36"	40'	40'
75	FICUS TREE	36"	40'	40'

<b>FLOOD ZONE INFORMATION:</b>			<b>PROPERTY ADDRESS: 1701 WASHINGTON AVENUE, MIAMI BEACH, FL, 33139</b>	
COMMUNITY NAME: MIAMI GARDENS, CITY OF 120345			<b>BENCHMARK INFORMATION</b>	
COMMUNITY MAP: 12086C	PANEL NUMBER: 0317	SUFFIX: L	BENCHMARK:	DESCRIPTION:
MAP REVISED: 09-11-2009	FLOOD ZONE: AE	BASE FLOOD ELEVATION: 8	ELEVATION:	LOCATION:
SHEET: 1	DESIGNED BY:		<b>CERTIFICATION:</b>	
OF 1 SHEET(S)	DRAWN BY: Y.F.		BY:	
SURVEY DATE: 07-03-19	CHECKED BY: Waldo F. Paez		FOR THE FIRM WALDO F. PAEZ. P.S.M No. 3284 STATE OF FLORIDA	
DRAWING DATE: 07-04-19	SCALE: 1" = 70'	Delta Mapping & Surveying, Inc		13301 S.W 132 Avenue, Suite 117 Miami, Florida 33186 L.B. No. 7950 PHONE: (786) 429-1024 FAX: (786) 592-1152
PROJ. No: 19-0318				

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**LEGEND AND ABBREVIATIONS**

PG. = PAGE. N.T.S. = NOT TO SCALE  
P.B. = PLAT BOOK B.O.B. = BASIS OF BEARING  
CL = CENTER LINE I.D. = IDENTIFICATION  
No. = NUMBER (P) = PLAT  
(TYP) = TYPICAL ELEV. = ELEVATION  
P.K. = PARKER KALON NAIL

**ELEVATIONS NOTE: (IF REQUESTED AND SHOWN).**

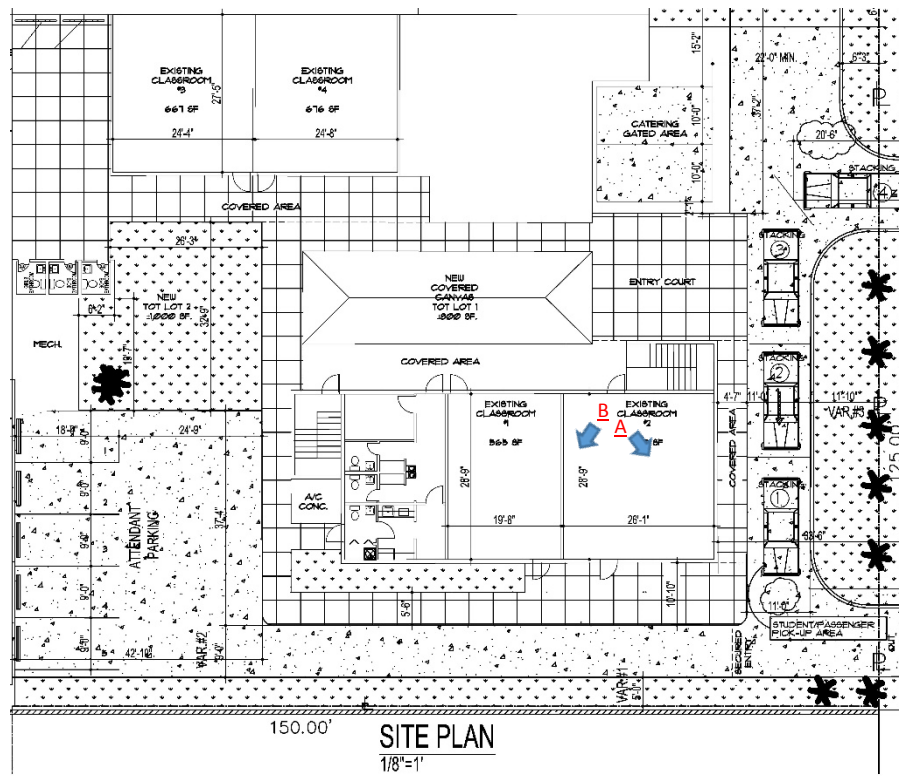
- 0.00' Indicates existing Elevations.
- Elevations are referred to the National Geodetic Vertical Datum 1929.

REVISIONS:	PROJECT No.:	DATE:



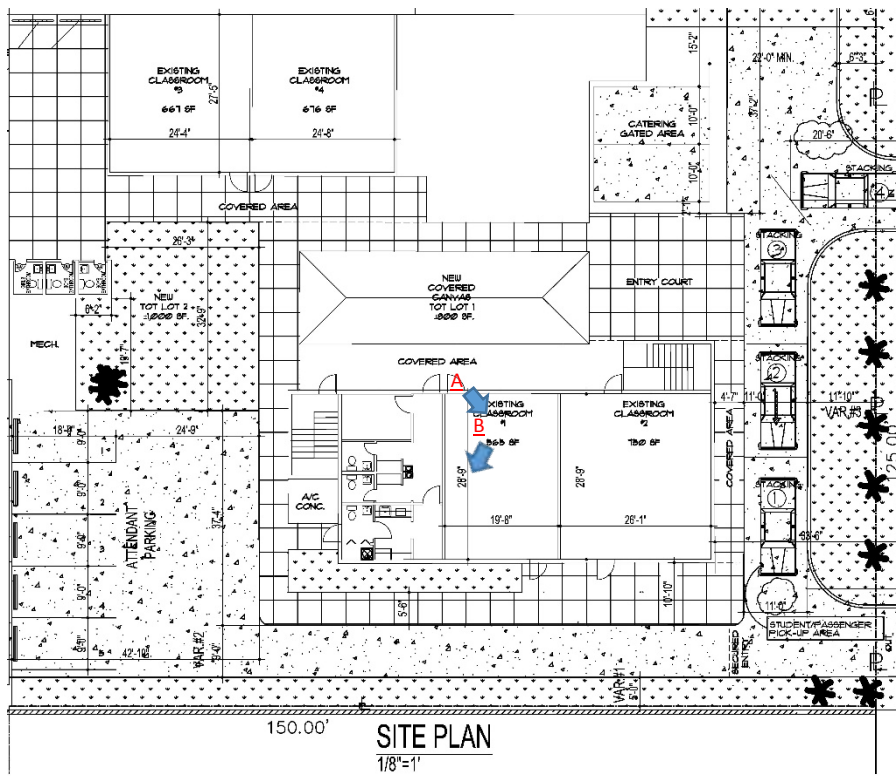






# Existing Classroom

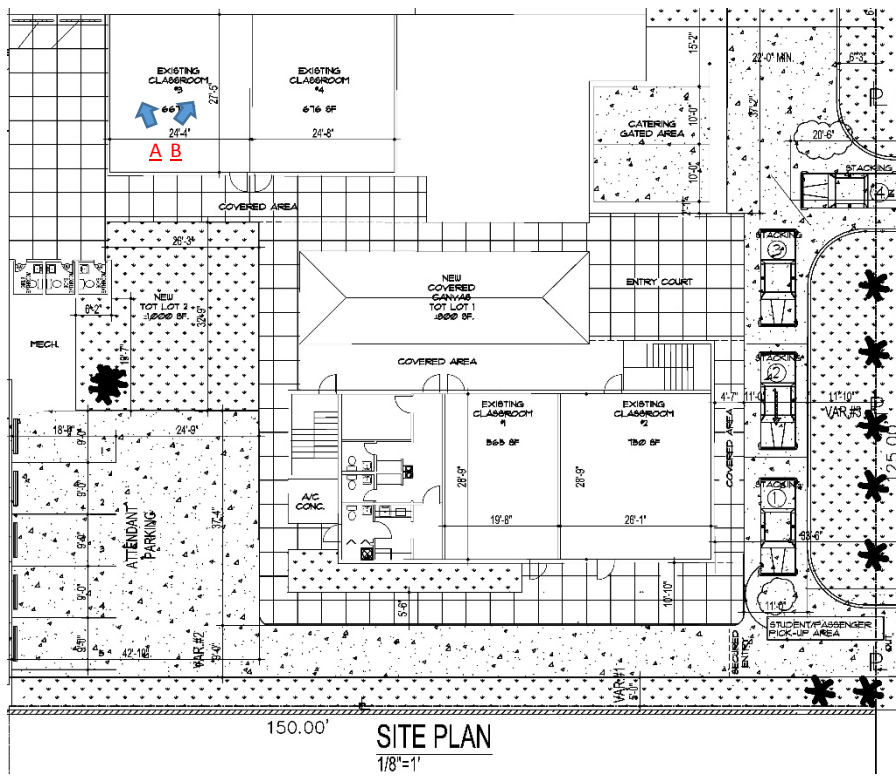




# Existing Classroom

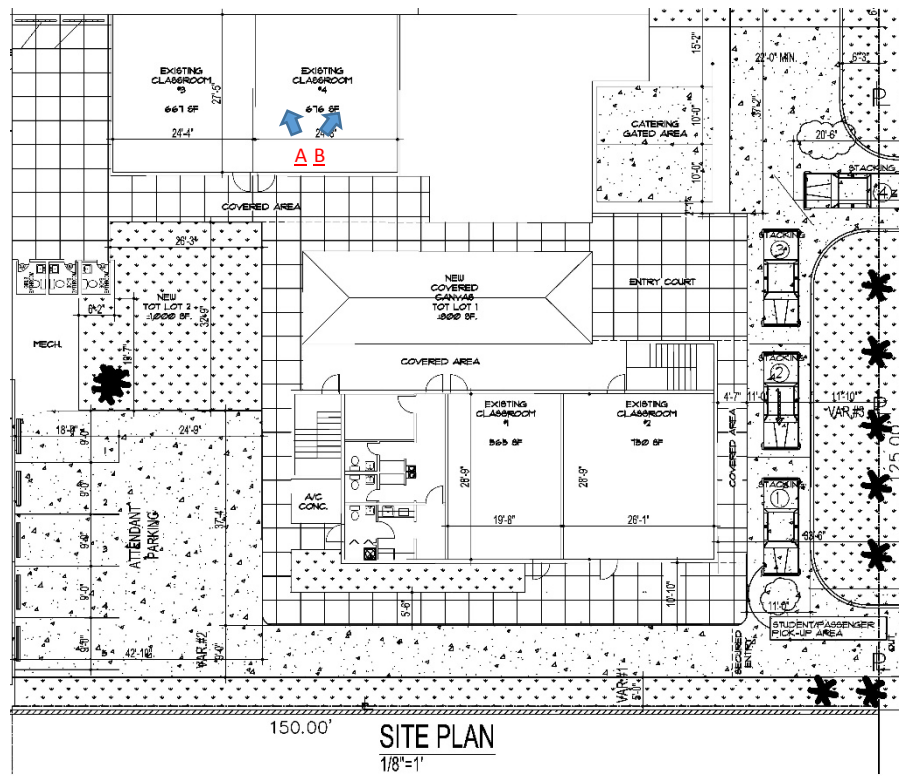






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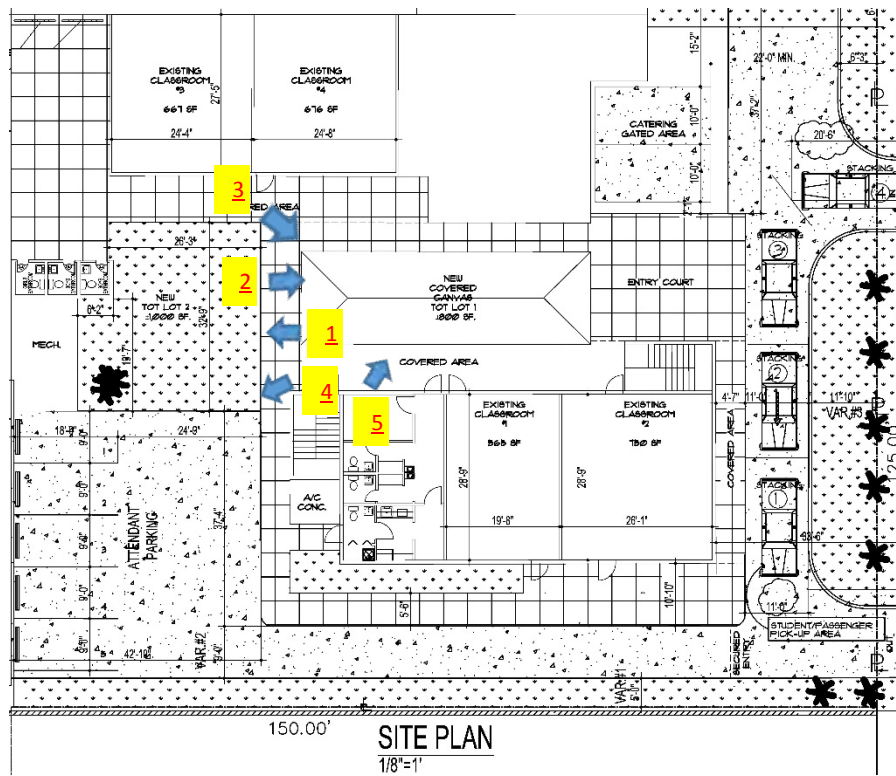


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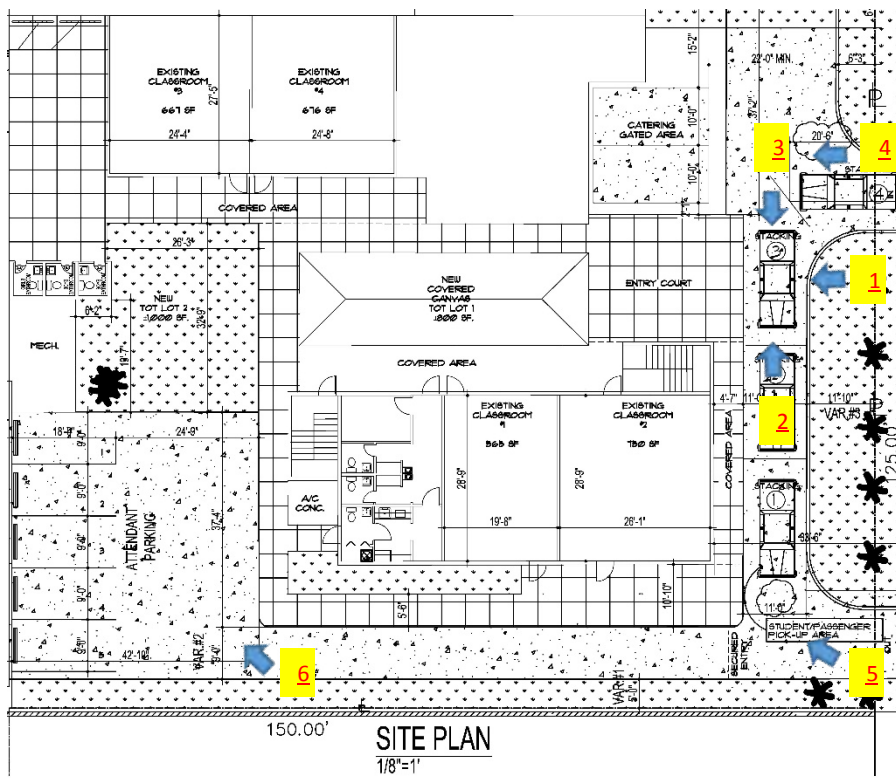


# Playground and Internal Courtyard





# Driveway and Parking





# Street View

