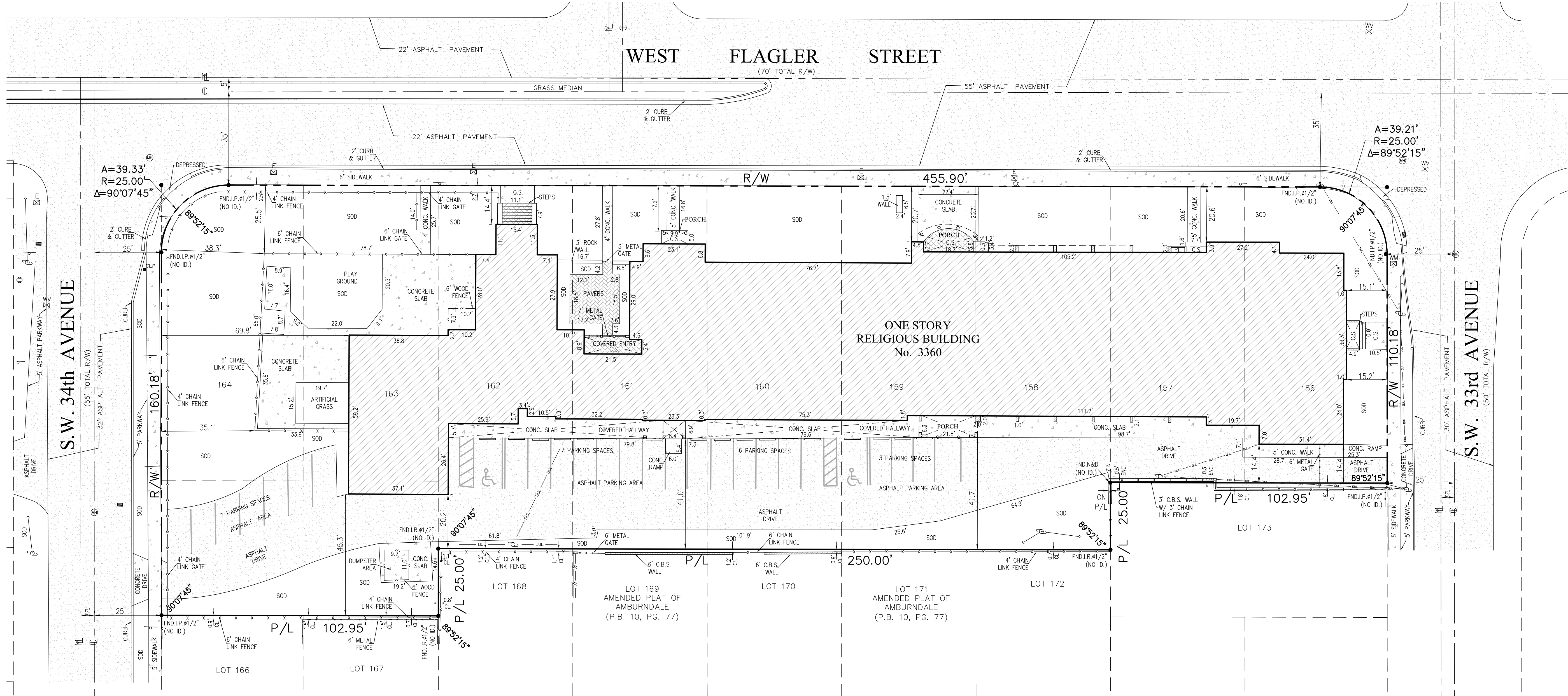
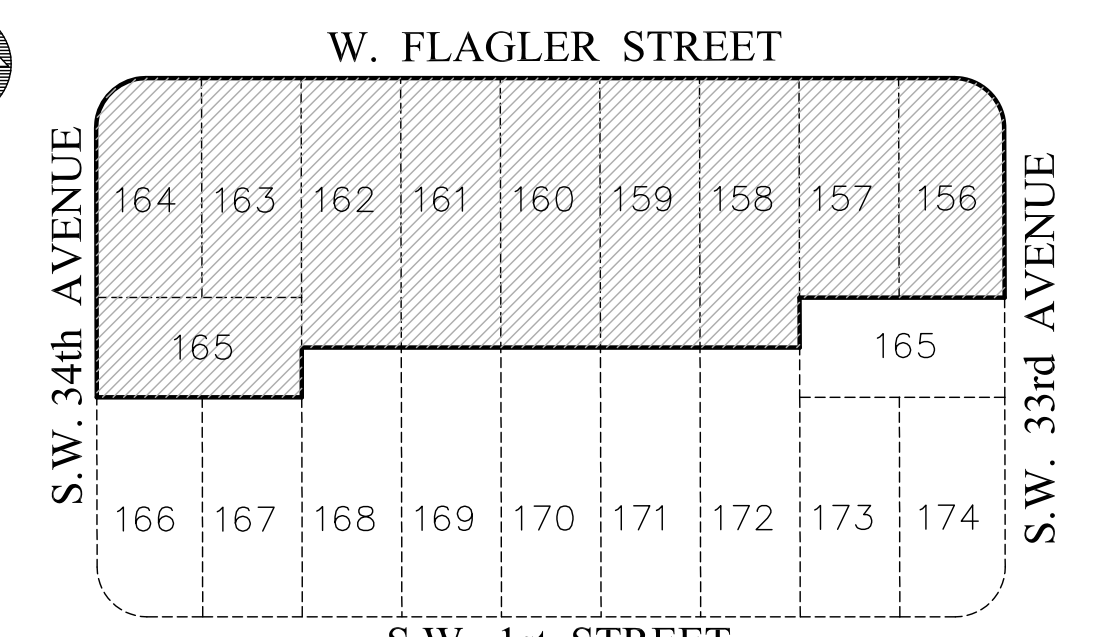
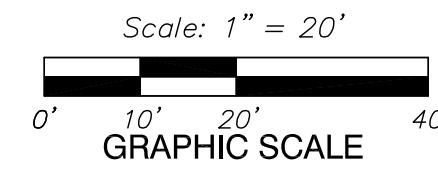


MAP OF BOUNDARY SURVEY

3360 WEST FLAGLER STREET, CITY OF MIAMI
 MIAMI-DADE COUNTY, FL 33135
 Folio# 01-4104-028-1310



SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: November 4th, 2024.

2. LEGAL DESCRIPTION:

Lots 156 to 165, AMENDED PLAT OF AMBURDALE, according to the plat thereof as recorded in Plat Book 10, at Page 77, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 61,360 Square Feet or 1.41 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:
 -The Legal Description was furnished by client.
 -North Arrow as per Plat Book 10, Page 77, of the Public Records of Miami-Dade County, Florida.
 -City of Miami Municipal Atlas Sheet 33 K.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami and Community Number 120650 Map/Panel Number 12086C0294, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
 No determination was made as to how the site can be served with utilities.
 Fences and walls ownership by visual means only, legal ownership not determined.
 No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

Encroachments and other points of interest:

-There is an apparent encroachment of a neighbor's 3-foot C.B.S. wall with 3 foot chain link fence extending into the South side of Lot 157, rear side of the Subject Property.

CERTIFY TO:

KIDS SMALL WORLD LEARNING CENTER LLC, A FLORIDA LIMITED LIABILITY COMPANY
 SUZANNE A. DOCKERTY, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
 Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS AND LEGEND																											
A	ARC LENGTH	C.B.	CATCH BASIN	E	CENTERLINE	ERP	ELEVATION REFERENCE POINT	F.I.R.	FOUND IRON REBAR	L.F.E.	LOWES FLOOR ELEVATION	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	ON/PL	ON PROPERTY LINE PLAT BOOK	M	MONUMENT LINE	P.R.M.	PERMANENT REFERENCE MONUMENT	S.I.R.	SET IRON REBAR	U.E.	UTILITY EXEMPT				
A/C	AIR CONDITIONER	C.B.S.	CONCRETE BLOCK STRUCTURE	CL	CLEAR	F.F.E.	FRESH FLOOR ELEVATION	F.F.C.	FOUND FLOOR CONTROL	L.P.	LIGHT POLE	N.O.	NOT IDENTIFIABLE	P.C.	POINT OF CURVATURE	PL	PROPERTY LINE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	P.T.	POINT OF TANGENCY	SI	STREET	U.W.	UTILITY WATER		
AV	AVENUE	C.C.	CHAIN LINK FENCE	CONC.	CONCRETE	CLG	CLEAR OUT	F.H.	FIRE HOSE WENT	L.C.V.	LOCAL VERTICAL CONTROL	L.B.	LICENSE BUSINESS	N.T.S.	NOT TO SCALE	P.C.P.	POINT OF COMPANION CURVATURE	P.O.B.	POINT OF BEGINNING	R	RADIUS	T.S.M.	TEMPORARY BENCH MARK	W.V.	WATER VALVE		
B.M.	BENCH MARK	CH	CHORD BEARING	E.B.	ELECTRIC BOX	FL	FLORIDA	LP	IRON PIPE	LR	LEGAL	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	N.B.	NOT BOUNDARY	P.C.P.	POINT OF COMPANION CURVATURE	P.O.C.	POINT OF COMMENCEMENT	R/W	RIGHT-OF-WAY	TEL	TELEPHONE	W.U.P.	WOOD UTILITY POLE		
CB	CABLE TELEVISION BOX	CT	COURT	ENC.	ENCROACHMENT	FLP.	FOUND IRON PIPE	L	LEGAL	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	O.R.B.	OFFICIAL RECORD BOOK	Pg	PAGE	P.C.P.	POINT OF COMPANION CURVATURE	P.O.C.	POINT OF COMMENCEMENT	SAN	SANITARY	S.I.P.	SET IRON PIPE	TYP.	TYPICAL		
U	UNKNOWN MONUMENT	TEL	TELEPHONE MONUMENT	WM	WATER METER	CV	CONTROL VALVE	CB	CATCH BASIN	FF	FIRE HYDRANT	MLP	METAL LIGHT POLE	CL	CONCRETE LIGHT POLE	PC	PROPERTY CORNER	CL	CHAIN LINK FENCE	ST	STREET	WV	WATER VALVE	WP	WATER PUMP		
W	WATER METER	WV	WATER VALVE	WU	WOOD UTILITY POLE	WV	WATER VALVE	WU	WOOD UTILITY POLE	WV	WATER VALVE	WU	WOOD UTILITY POLE	WV	WATER VALVE	WU	WOOD UTILITY POLE	WV	WATER VALVE	WU	WOOD UTILITY POLE	WV	WATER VALVE	WU	WOOD UTILITY POLE	WV	WATER VALVE



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 www.formtechsurveyors.com email:formtechsurveyors@gmail.com

Seal: Job # 24-110104

Date: 11-04-2024
 Eugenia L. Formoso, P.S.M.
 State of Florida LS # 6660 Page 1 of 1