

**LEGEND**

- CONC. UTILITY POLE
- CLEANOUT
- EXISTING ELEVATION
- ⊕ DRAINAGE MANHOLE
- ⊖ ELECTRIC SERVICE BOX
- ⊕ VALVE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ BACKFLOW PREVENTER VALVE
- ⊕ DOUBLE DETECTOR CHECK VALVE
- ⊕ SIAMSE CONNECTION
- ⊕ WOOD UTILITY POLE
- - - CHAIN LINK FENCE
- - - WOOD FENCE
- - - OVERHEAD WIRES
- - - BURIED ELECTRIC
- - - BURIED TELEPHONE
- - - BURIED WATER
- ⊕ DISABLED PARKING
- ⊕ PARKING COUNT
- ⊕ PALM TREE
- ⊕ FIGUS TREE
- ⊕ MELALEUCA TREE
- ⊕ ROYAL PALM TREE
- ⊕ UNKNOWN TREE

**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings shown hereon are based on the Plat of Carol City Lake Steven Estates, with the easterly right-of-way line of N.W. 57th Avenue (RedRoad) having a bearing of N 00°16'43" E.
6. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
7. Benchmark Description: Dade County Benchmark system # N-451, 40' north of the south edge of pavement of northwest 183 Street, 45' east of the west end of the east-west traffic divider of northwest 57 Avenue, found hole in place of the PK nail and brass washer in the concrete divider; Elevation = 7.74'
8. Abbreviation Legend: A/C = Air Conditioner; C.B. = Catch Basin; C.L.F. = Chain link Fence; D.C.R. = Dade County Records; ELEV. = Elevation; FND. = Found; Fin F1. Elev. = Finish Floor Elevation; L.B. = Licensed Business; P.L.S. = Professional Land Surveyor; U.E. = Utility Easement; B.M. = Benchmark; C. = Centerline; F.P.L. = Florida Power & Light; N.G.V.D. = National Geodetic Vertical Datum; CONC. = Concrete; EL. = Elevation; TYP = TYPICAL.

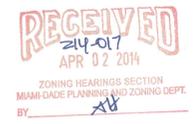
**LAND DESCRIPTION:**

A parcel of land in Section 7, Township 52 South, Range 41 East, Dade County, Florida being more particularly described as follows:

Tract "C", Carol City Lake Steven Estates, according to the Plat thereof as recorded in Plat Book 65, Page 144 of the Public Records of Dade County, Florida.

Said lands situate in Dade County, Florida and containing 148,487 square feet (3.41 acres) more or less.

**CERTIFIED TO:**  
BANCO POPULAR OF NORTH AMERICA  
INTERNATIONAL BIBLE BAPTIST CHURCH INC.



**CERTIFICATION:**  
I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no above ground encroachments other than those shown hereon, subject to the qualifications noted hereon.

Date: 11/1/06  
DAVID E. BREUX, Jr., P.L.S.  
Florida Registration No. 5957  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300



2 Aerial Photo  
SCALE: NTS



3 Aerial Photo  
SCALE: NTS



4 Aerial Photo  
SCALE: NTS



5 Aerial Photo  
SCALE: NTS

1 Property Survey  
SCALE: N.T.S.

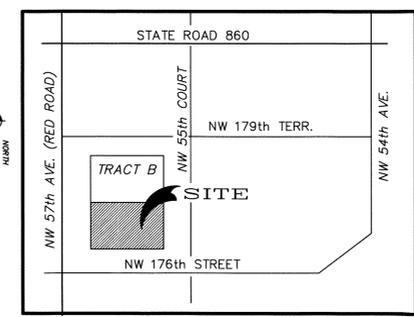
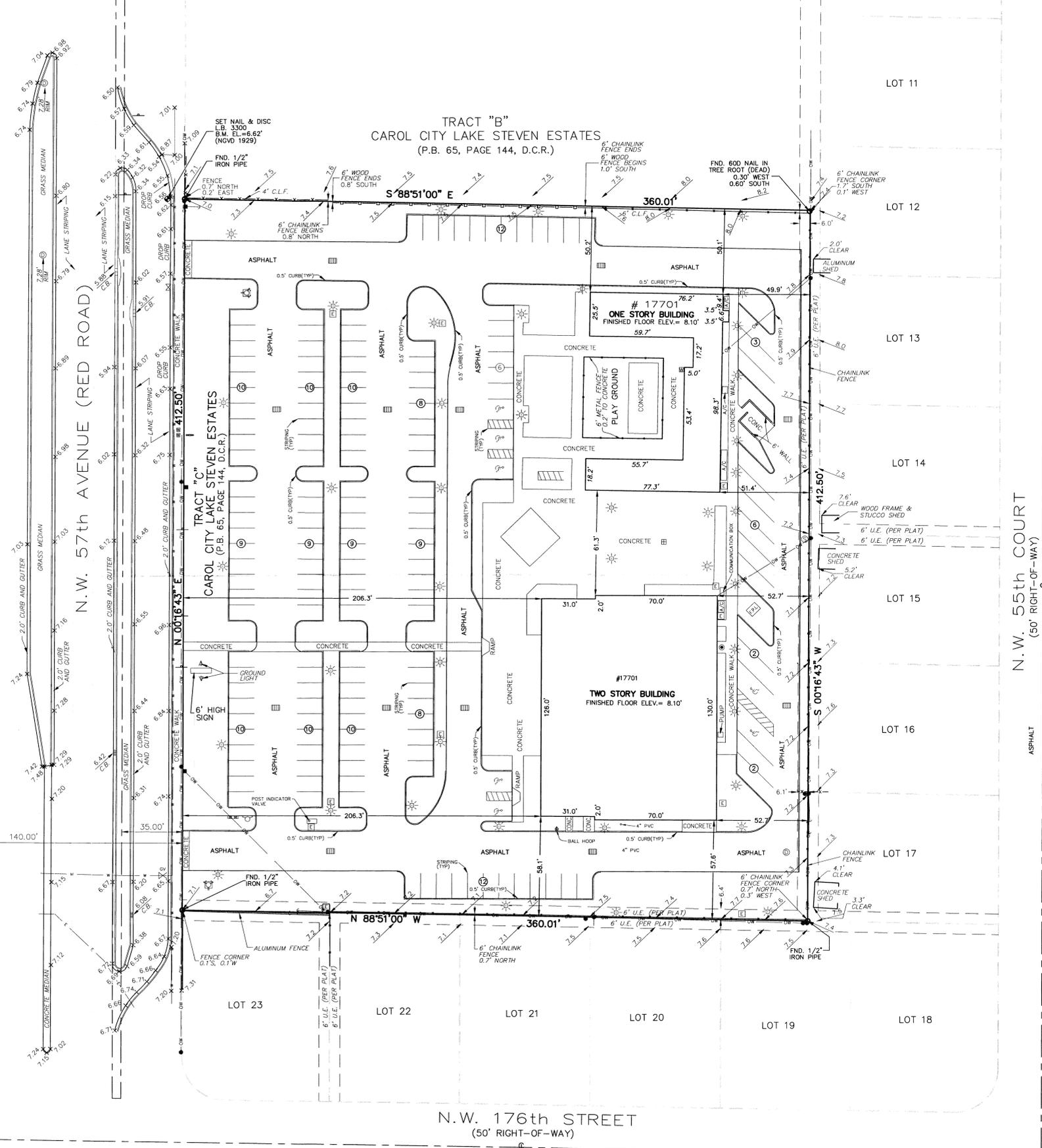
**SOI ARCH**  
 ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION  
 44 BRADY ST  
 MIAMI, FL 33130  
 P. 305.740.0723 F. 305.740.0718  
 DAVID E. BREUX, JR., ARCHITECT - ARCHITECT ID# 10000000  
 PRIMITIVO E. CONCEJAL, RA. ARCHITECT - ARCHITECT ID# 10000000

WORK BEING DONE: INTERIOR REMODELING OF EXISTING DAY CARE CENTER  
 REVISION NO. DATE COMMENTS  
**HIVE KINDERGARTEN / 1st GRADE**  
 17701 NW 57th Avenue  
 MIAMI, FL 33055-3530

OVERSEER'S USE OF THESE DOCUMENTS OR SERVICE SPECIFICATIONS AS INSTRUMENTS OF SERVICE SHALL BE LIMITED TO THE PROJECT AND SITE ARE MADE FOR & DESCRIBED OR NOT, THEY SHALL NOT BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PROJECTS OF OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT.

14-004-00	3-31-2014	3-31-2014	AS NOTED
PROJ. NO.:	ISSUE DATE:	PLOT DATE:	PEC
ISSUE DATE:	PLOT DATE:	DRAWN BY:	DO/PEC
PLOT DATE:	DRAWN BY:	CHECKED BY:	

Survey/Aerials  
**A002**



**LEGEND**

CONC. UTILITY POLE
CLEANOUT
EXISTING ELEVATION
DRAINAGE MANHOLE
ELECTRIC SERVICE BOX
VALVE
GUY ANCHOR
LIGHT POLE
SIGN
CATCH BASIN
FIRE HYDRANT
WATER METER
BACKFLOW PREVENTER VALVE
DOUBLE DETECTOR CHECK VALVE
SIAMESE CONNECTION
WOOD UTILITY POLE
CHAIN LINK FENCE
WOOD FENCE
OVERHEAD WIRES
BURIED ELECTRIC
BURIED TELEPHONE
BURIED WATER
DISABLED PARKING
PARKING COUNT
PALM TREE
FIGUS TREE
MELALEUCA TREE
ROYAL PALM TREE
UNKNOWN TREE
YARD DRAIN

**SURVEYOR'S REPORT:**

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**CRETIFIED TO:**

Expert Title Company; Attorneys Title Insurance Fund, Inc.; Banco Popular of North America; International Bible Baptist Church, Inc.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Minimum Technical Standards set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/7/14

*David E. Breaux Jr.*  
DAVID E. BREAUX JR., P.L.S.  
Florida Registration No. 5957  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

SCALE 1"= 30'	REVISIONS	DATE	BY	CHK
DATE 01/13/04	ADD SANITARY MANHOLE W/VERTS	04/16/04	A.M.R.	M.D.A.
BY A.M.R.	ADD WATER METER @ WEST PROPERTY LINE	07/12/05	A.M.R.	M.D.A.
CK'D M.D.A.	ADD ADDITIONAL TOPD ALONG PROPERTY LINE	02/11/05	J.B.	D.E.B.
F.B. 1128 PG. 21	ADD FORWARD SURVEY	06/08/05	J.B.	D.E.B.
JOB NO. 7490	FINAL SURVEY	05/23/06	J.B.	D.E.B.
	UPDATE FINAL SURVEY, ADD CERTIFICATIONS	07/31/06	J.B.	D.E.B.
	UPDATE SURVEY (SHE TOCH)	02/15/14	D.E.B.	D.E.B.
	REVEAL LEGAL DESCRIPTION	03/07/14	D.E.B.	D.E.B.

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
TEL: (561) 392-2594, FAX (561) 394-7125  
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