

# BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT SEED SCHOOL MIAMI

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4  
OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST  
MIAMI-DADE COUNTY, FLORIDA,

ISD REAL ESTATE DEVELOPMENT  
111 NW 1st STREET, SUITE 2460  
MIAMI, FLORIDA 33128  
PHONE: (305) 375-5754

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

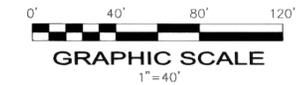
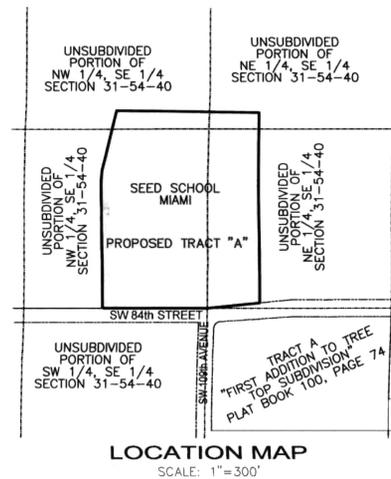
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE SOUTH 89°58'32" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31 FOR 0.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°58'32" WEST, ALONG SAID SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 84th STREET, FOR 369.13 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 7.50 FEET, A CENTRAL ANGLE OF 90°06'30", FOR AN ARC DISTANCE OF 11.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°05'02" EAST, FOR 448.64 FEET; THENCE NORTH 04°37'39" EAST, FOR 37.36 FEET; THENCE NORTH 13°31'25" EAST, FOR 219.43 FEET; THENCE SOUTH 89°11'58" EAST, FOR 510.44 FEET; THENCE SOUTH 00°01'28" EAST, FOR 680.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. 84th STREET; THENCE SOUTH 84°16'27" WEST, ALONG SAID RIGHT-OF-WAY LINE, FOR 189.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINS 389,509 SQUARE FEET (8.9419 ACRES), MORE OR LESS.

**NOTES**

- 1) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK P-403; ELEVATION: 7.79 FEET.
- 2) FEMA INFORMATION: FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120635 0453L; MAP DATE: 9/11/09.
- 3) THIS SITE LIES IN SECTION 35, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 111th STREET BEING N9°00'00".
- 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THE SEED SCHOOL OF MIAMI FOUNDATION LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ALVAREZ ARREITA & DIAZ-SILVEIRA, LLC.
- 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- 8) THIS PLAT LIES WHOLLY WITHIN FOLIO NUMBER: 30-4031-000-0170.
- 9) MIAMI-DADE COUNTY FLOOD CRITERIA: 7.5 FEET AS PER AMENDED PLAT OF FLOOD CRITERIA MAP, PLAT BOOK 120, PAGE 15, SHEET 5 OF 5.
- 10) ZONING INFORMATION: EU-2 SINGLE-FAMILY FIVE ACRE ESTATE DISTRICT; PER MIAMI ZONING CODE.
- 11) NUMBER OF PROPOSED TRACTS: 1
- 12) THIS SITE WILL BE SERVED BY MIAMI-DADE WATER & SEWER DEPARTMENT.
- 13) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 5058805, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 10, 2014 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF SAID COMMITMENT:
  - ITEM 1, 2, 3 AND 4: STANDARD EXCEPTIONS NOT ADDRESSED.
  - ITEM 5: RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA CONTAINED IN DEED BOOK 46, PAGE 240
  - ITEM 6: RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA CONTAINED IN DEED BOOK 439, PAGE 81
  - ITEM 7: AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES RECORDED IN O.R.B. 29116, PAGE 1243 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
  - ITEM 8: TERMS, CONDITIONS AND OTHER MATTERS IN UNRECORDED AGREEMENT FOR LEASE NOT ADDRESSED.

DEVELOPMENT INFORMATION						
LAND USE	BUILDING AREA	# OF STUDENTS	# OF TEACHERS/STAFF	# OF BUSES	GRADE LEVELS	HOURS OF OPERATION
TRACT "A" 5 EDUCATIONAL BUILDINGS	73,000± SQUARE FEET	400	121	6	6-12	THE SCHOOL WILL OPERATE AS A BOARDING SCHOOL WITH 24-HOUR RESIDENTIAL AND ACADEMIC SERVICES. STUDENTS WILL LIVE ON CAMPUS IN DORMITORY HOUSING FROM SUNDAY EVENING THROUGH FRIDAY AFTERNOON, RETURNING HOME ON THE WEEKENDS, HOLIDAYS, AND SUMMERS. CLASSES START IN MID-AUGUST AND END IN MID-JUNE. ADDITIONALLY, THE SCHOOL MAY OPERATE SUMMER PROGRAMS FOR THREE TO FOUR WEEKS BETWEEN JUNE AND AUGUST.



CONTACT PERSON INFORMATION
PULICE LAND SURVEYORS INC. - JANE STORMS
TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM



SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

NO.	REVISIONS	BY
5		
4		
3	#58264-TENTATIVE PLAT-02/16/15	L.S.
2	REVISE BOUNDARY	L.S.
1	#58196-TREE SURVEY-11/10/14	BT

**SEED FOUNDATION SITE**  
SW 84th STREET/SW 109th AVENUE  
MIAMI-DADE COUNTY, FLORIDA 33173

**BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT**



**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#5870

DRAWN BY: L.S.	SCALE: 1" = 40'	FILE: SEED SCHOOL OF MIAMI FOUNDATION LLC
CHECKED BY: J.F.P.	SURVEY DATE: 11/10/14	ORDER NO.: 58264

**CERTIFICATION:**

I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COPIES OF THIS SKETCH ARE INVALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED.

JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
 STATE OF FLORIDA

PORTION OF  
NW 1/4, SE 1/4  
SECTION 31-54-40

PORTION OF  
NE 1/4, SE 1/4  
SECTION 31-54-40

# BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT SEED SCHOOL MIAMI

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4  
OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST

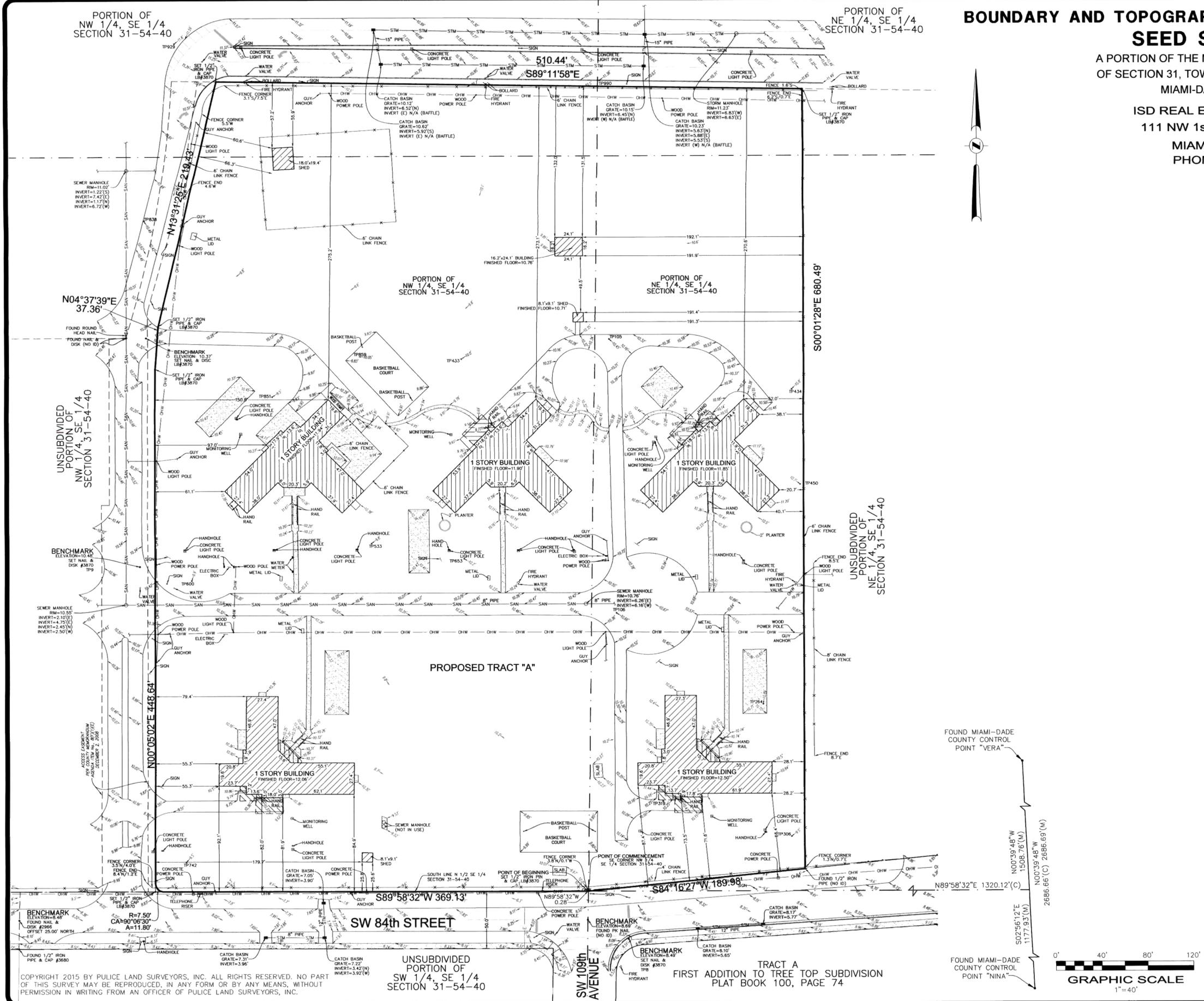
MIAMI-DADE COUNTY, FLORIDA,

ISD REAL ESTATE DEVELOPMENT

111 NW 1st STREET, SUITE 2460

MIAMI, FLORIDA 33128

PHONE: (305) 375-5754



**LEGEND**

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND WATER LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	O.R.B. OFFICIAL RECORDS BOOK
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	SECTION CORNER
	QUARTER SECTION CORNER
	(C) CALCULATED DATA
	(M) FIELD MEASURED DATA

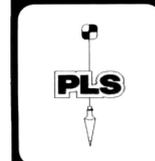


THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

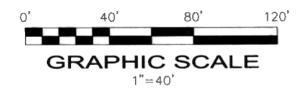
SHEET 2 OF 2

**SEED FOUNDATION SITE**  
SW 84th STREET/SW 109th AVENUE  
MIAMI-DADE COUNTY, FLORIDA 33173

## BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT



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SUNRISE, FLORIDA 33351  
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FAX: (954) 572-1778  
E-MAIL: [surveys@puliceandsurveyors.com](mailto:surveys@puliceandsurveyors.com)  
CERTIFICATE OF AUTHORIZATION LB#3870



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UNSUBDIVIDED  
PORTION OF  
SW 1/4, SE 1/4  
SECTION 31-54-40

TRACT A  
FIRST ADDITION TO TREE TOP SUBDIVISION  
PLAT BOOK 100, PAGE 74

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