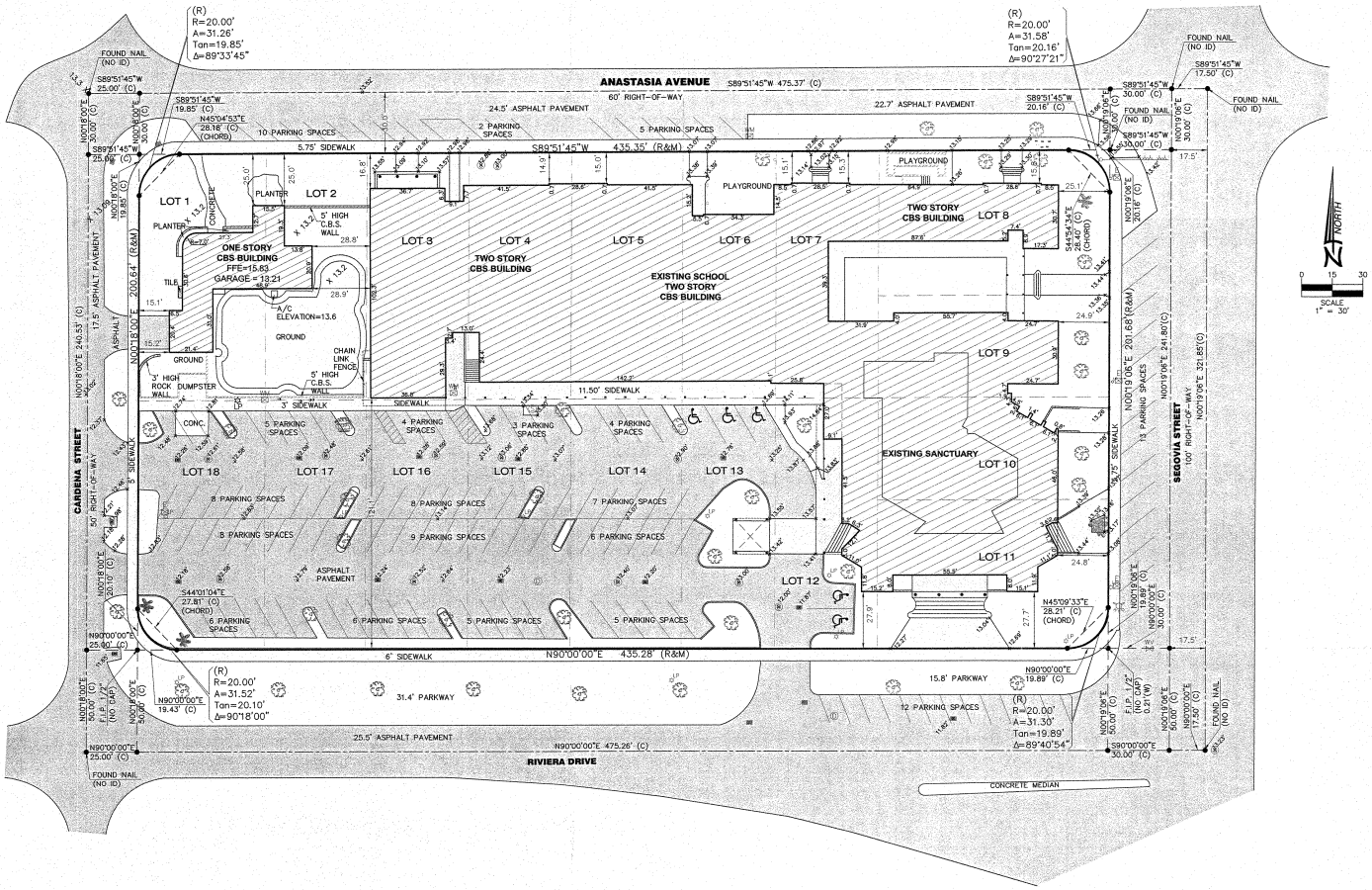
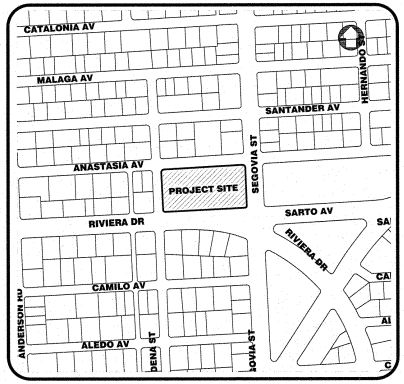
MAP OF BOUNDARY SURVEY

LOTS 1 THRU 18, IN BLOCK 116 OF "CORAL GABLES COUNTRY CLUB SECTION PART SIX", IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA; RECORDED IN PLAT BOOK 20, PAGE 1, MIAMI-DADE COUNTY RECORDS



SECTION 17- TOWNSHIP 54 SOUTH- RANGE 41 EAST



LOCATION MAP
NOT TO SCALE

LEGEND:

DRWY	= DRIVEWAY	P.C.	= PAGE		= TELEPHONE MANHOLE		= RIGHT OF WAY LINE
D.U.E.	= DRAINAGE MAINTENANCE EASEMENT	P.O.B.	= POINT OF BEGINNING		= DRAINAGE MANHOLE		= PROPERTY LINE
C.M.E.	= CANAL MAINTENANCE EASEMENT		= PROPERTY LINE		= SANITARY SEWER MANHOLE		= EASEMENT LINE
UE	= UTILITY EASEMENT	N.T.S.	= NOT TO SCALE	T.B.M.	= TEMPORARY BENCH MARK		= IRON FENCE
A	= ARC DISTANCE		= ELEVATION		= PARKING METER		= WOOD FENCE
BLDG.	= BUILDING		= WATER OUTLET		= FLAG POLE		= CHAIN LINK FENCE
C.B.	= CATCH BASIN	BL	= BLOCK	F.F.E.	= FINISH FLOOR ELEVATION		= OVERHEAD UTILITY LINE
C.B.S.	= CONCRETE BLOCK STRUCTURE		= CLEANOUT	S.I.R.	= SET IRON REBAR		= BRICK
CH.	= CHORD DISTANCE		= MONUMENT LINE	F.I.R.	= FOUND IRON REBAR		= CONCRETE
(C)	= CALCULATED VALUE		= DRAINAGE CATCH BASIN	F.N.D.	= FOUND NAIL/DISK		= GRAVEL
C	= CLEAR		= CENTRAL ANGLE	P.T.	= POINT OF TANGENCY		= TILE
℄	= CENTER LINE		= TRAFFIC SIGN	E.N.C.	= ENCROACHMENT		= PAVEMENT
CONC.	= CONCRETE		= CATCH BASIN (INLET)	F.H.	= FIRE HYDRANT		= CBS WALL
P.R.C	= POINT OF REVERSE CURVE		= MAST ARM	F.I.P.	= FOUND IRON PIPE		
P.C.	= POINT OF CURVATURE		= WOOD UTILITY POLE	F.I.R.	= FOUND IRON REBAR		
F.N.D.	= FOUND NAIL/DISK		= ANCHOR POLE	L.F.E.	= LOWEST FLOOR ELEVATION		
P.C.C.	= POINT OF COMPOUND CURVE		= CONCRETE LIGHT POLE	L.P.	= LIGHT POLE		
℄	= BASELINE		= CONCRETE POWER POLE	(M)	= MEASURED VALUE		
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= FIRE HYDRANT	(R)	= RECORD VALUE		
INV. EL.	= INVERT ELEVATION		= ELECTRIC BOX		= SHADE TREE		
P.O.B.	= POINT OF BEGINNING		= CABLE TV BOX		= PALM TREE		
P.C.P.	= PERMANENT CONTROL POINT		= WIRE PULL BOX		X=TRUNK DIAMETER Y=TREE HEIGHT Z=CANOPY		
CMP	= CORRUGATED METAL PIPE		= WATER VALVE				
P.I.	= POINT OF INTERSECTION		= SEWER VALVE				
B/C	= BLOCK CORNER		= METAL LIGHT POLE				
R	= RADIUS		= WATER MANHOLE				
RAD.	= RADIAL						
RES.	= RESIDENCE						
R/W	= RIGHT OF WAY						
SEC.	= SECTION						
S.I.P.	= SET IRON PIPE						
T.O.P.	= TOP OF PIPE						
SWK	= SIDEWALK						

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on March 25, 2010.
2. The original Survey was performed by P(3)SM, LLC. P(3)SM, LLC merged with Hadonne Corp. effective January 1, 2011. Hadonne Corp. updated the Survey

SECTION 2) LEGAL DESCRIPTION:

Lots 1 through 18, in Block 116, "CORAL GABLES COUNTRY CLUB SECTION PART SIX", according to the plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County Florida.

Containing 114,282 Square Feet or 2.62 Acres, more or less, by calculations.

Property Address: 624 Anastasia Avenue, Coral Gables, Fl 33134
Folio No.: 03-4117-004-0150

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17-05, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the West Boundary line of the subject site with an assumed bearing of S03°01'31"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 (City of Coral Gables)Map No. 0457, Suffix L, Map Revised Date: September 11, 2009.

Plat of "CORAL GABLES COUNTRY CLUB SECTION PART SIX", recorded in Plat Book 20, Page 1, Miami-Dade County Records.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the City of Coral Gables, Public Works Department.

Benchmark No. P-544. Elevation: + 10.06 feet.

SECTION 5) LIMITATIONS:

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

-CIVICA ARCHITECTURE AND URBAN DESIGN

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17-05 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE Corp., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____ 03/25/11
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper, LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

HADONNE CORP. LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
1985 NW. 88th Court, Suite 202, Doral, Florida, 33172
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

MAP OF BOUNDARY SURVEY
for
UNIVERSITY BAPTIST CHURCH OF C. GABLES
of
624 ANASTASIA AVENUE CORAL GABLES, FL 33134

REVISIONS
1- UPDATE SURVEY 03-23-11
2-
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Job No.:	11123
Drawn:	JP
Checked:	ES
Scale:	AS SHOWN
Field Book:	98-61

1/1

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