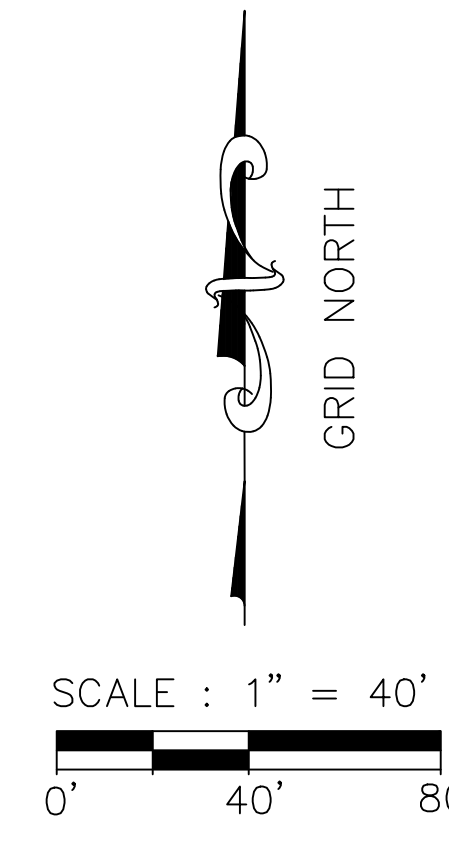


VICINITY MAP

SECTION 36 - TOWNSHIP 53 SOUTH - RANGE 40 EAST MIAMI-DADE COUNTY - FLORIDA



LEGAL DESCRIPTION

PARCEL NO. 1
TRACT "A", OF "PAN AMERICAN HOSPITAL SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA...

PARCEL NO. 2
LOTS 1, 2, 29 AND 30, LESS THE NORTH 10 FEET OF LOT 1 AND LOT 30, BLOCK 28, OF WEST FLAGLER PARK, SECTION B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA...

PARCEL NO. 3
A PORTION OF TRACT M OF MAULE-SEMROSCA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF EXCESS LOT 1, LYING BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 87°53'53" WEST ALONG THE SOUTH LINE OF SAID EXCESS LOT 1 FOR A DISTANCE OF 1452.11 FEET TO A POINT; THENCE RUN NORTH 01°24'31" WEST ALONG A LINE BEING PARALLEL WITH THE EAST LINE OF SAID EXCESS LOT 1 FOR A DISTANCE OF 420.60 FEET TO A POINT; THENCE RUN NORTH 31°26'00" WEST FOR A DISTANCE OF 201.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN 10-FOOT WIDE PERMANENT MAINTENANCE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 9031, AT PAGE 206 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY ENTERED TO BE DESCRIBED; THENCE CONTINUE NORTH 31°26'00" WEST FOR A DISTANCE OF 281.43 FEET TO A POINT; THENCE RUN SOUTH 66°41'48" WEST FOR A DISTANCE OF 25.25 FEET TO A POINT; THENCE RUN NORTH 89°18'14" WEST FOR A DISTANCE OF 123.81 FEET; THENCE RUN SOUTH 88°34'00" WEST FOR A DISTANCE OF 350.00 FEET TO A POINT; THENCE RUN SOUTH 47°01'47" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE RUN SOUTH 58°34'00" WEST FOR A DISTANCE OF 99.01 FEET TO A POINT; THENCE RUN SOUTH 31°26'00" EAST FOR A DISTANCE OF 343.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT SAID 10-FOOT WIDE PERMANENT MAINTENANCE EASEMENT; THENCE RUN NORTH 58°34'00" EAST ALONG THE SOUTH LINE OF THAT SAID 10-FOOT WIDE PERMANENT EASEMENT FOR A DISTANCE OF 647.57 FEET TO A POINT OF BEGINNING.

PARCEL NO. 4
LOT 28 IN BLOCK 28, OF WEST FLAGLER PARK, SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

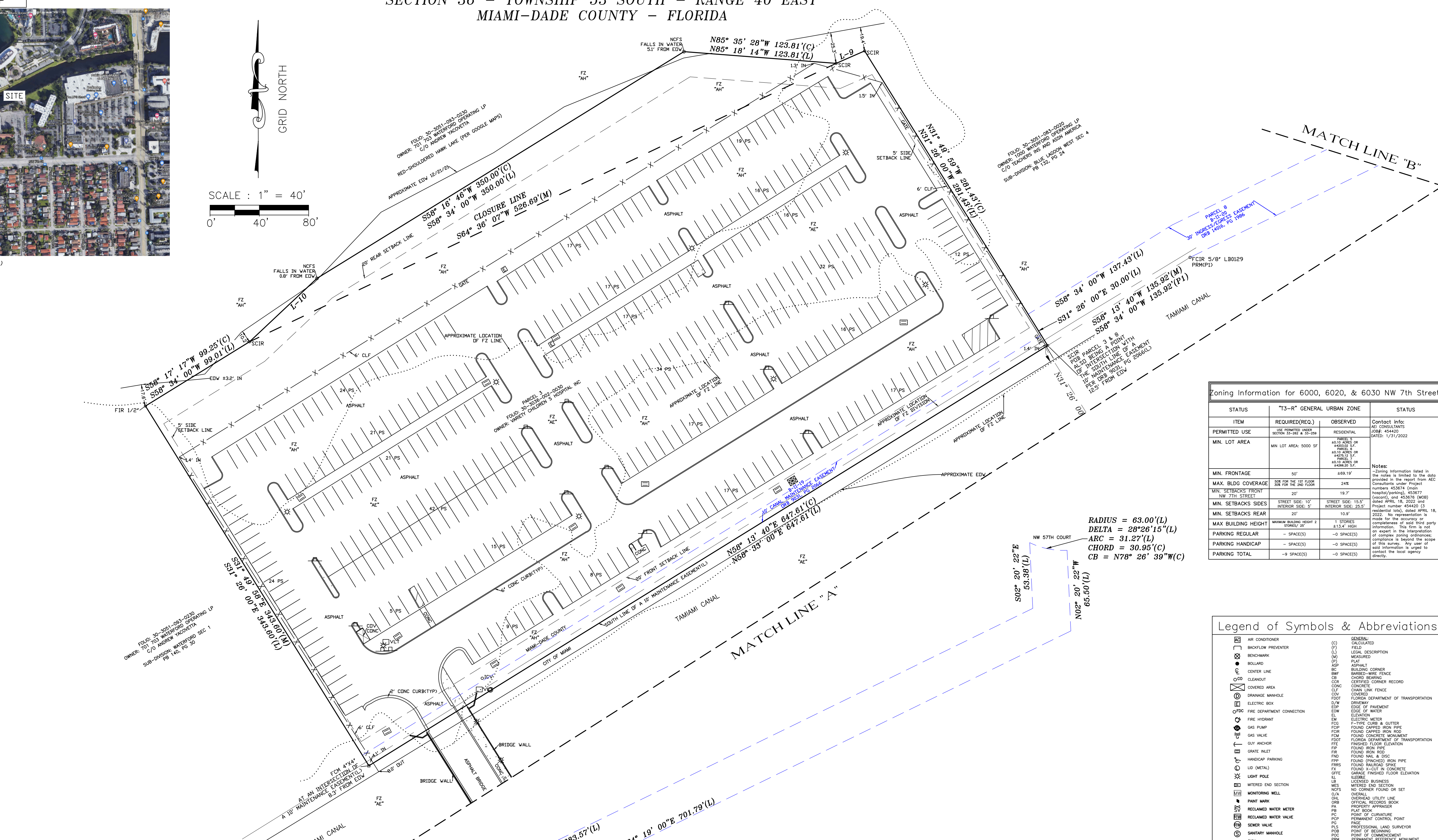
PARCEL NO. 5
THE EAST 1/2 OF LOTS 29 AND 30, BLOCK 29, LESS THE NORTH 10 FEET OF THE EAST 1/2 OF LOT 30, OF WEST FLAGLER PARK, SECTION B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL NO. 6
THE WEST 1/2 OF LOTS 29 AND 30, BLOCK 29 OF WEST FLAGLER PARK, SECTION B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL NO. 7
THE EAST 1/2 OF LOTS 1 AND 2, IN BLOCK 29, LESS THE NORTH 10 FEET OF THE EAST 1/2 OF LOT 1, OF WEST FLAGLER PARK, SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL NO. 8:
NON-EXCLUSIVE EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND OTHER PURPOSES AS DEFINED IN, AND SUBJECT TO, THAT CERTAIN AGREEMENT FOR TERMINATION OF EXISTING EASEMENT AND FOR GRANT OF NEW EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14016, PAGE 1989, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT #6-A, BLOCK 2, OF BLUE LAGOON WEST SECTION FOUR, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 132, AT PAGE 24, OF THE MIAMI-DADE COUNTY PUBLIC RECORDS; THENCE RUN NORTH 88°34'00" EAST ALONG THE MOST SOUTHEASTLY BOUNDARY OF SAID LOT #6-A FOR 135.92 FEET; THENCE CONTINUE ALONG THE MOST SOUTHEASTLY BOUNDARY OF SAID LOT #6-A NORTH 64°19'00" EAST FOR 701.79 FEET; THENCE RUN NORTH 02°20'22" WEST ALONG THE MOST EASTERLY BOUNDARY OF SAID LOT #6-A FOR 60.50 FEET TO THE RIGHT OF WAY LINE FOR N.W. 57TH COURT; SAID RIGHT OF WAY LINE IS ON A CIRCULAR CURVE CONVEX TO THE NORTH, HAVING A RADIUS OF 63.00 FEET; THENCE RUN WESTERLY ALONG THE RIGHT OF WAY LINE FOR N.W. 57TH COURT THROUGH A CENTRAL ANGLE OF 28°26'15" FOR A DISTANCE OF 31.27 FEET; THENCE RUN SOUTH 02°20'22" EAST PARALLEL TO THE MOST EASTERLY BOUNDARY OF SAID LOT #6-A FOR 53.38 FEET; THENCE RUN SOUTH 64°19'00" WEST PARALLEL TO THE MOST SOUTHEASTLY BOUNDARY OF SAID LOT #6-A FOR 137.43 FEET TO THE SOUTHWEST BOUNDARY OF SAID LOT #6-A; THENCE RUN SOUTH 31°26'00" EAST ALONG THE SOUTHWEST BOUNDARY OF SAID LOT #6-A FOR 30.00 FEET TO THE POINT OF BEGINNING.



SURVEYORS CERTIFICATION
CERTIFIED TO:
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- VARIETY CHILDREN'S HOSPITAL, inc a Florida not for profit corporation
- Steward OGH, Inc., a Delaware corporation, and
- MPT of Coral Terrace-Steward, LLC, a Delaware limited liability company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS: 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF.

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE OF PLAT OR MAP: 1/13/2022
DATE OF LAST REVISION: 3/29/2022
MICHAEL P. MOONEY
Professional Surveyor & Mapper #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR & MAPPER.
CERTIFICATE OF AUTHORIZATION (LB #8207)

Zoning Information for 5990 (A/K/A 5960) NW 7th Street

Table with columns for STATUS, REQUIRED(REQ.), OBSERVED, and Contact Info. It details zoning for 5990 NW 7th Street, showing a transition from T-4-L to T-3-R.

Zoning Information for 630 NW 59th Court

Table with columns for STATUS, REQUIRED(REQ.), OBSERVED, and Contact Info. It details zoning for 630 NW 59th Court, showing a transition from T-3-R to T-3-R SUB-URBAN ZONE.

Address: 5959, 5960 (A/K/A/ 5990), 6000, 6020, 6030
NAME: NICKLAUS CHILDREN'S HOSPITAL
JOB NO: 21-8918 DATE: 1/13/2022 SCALE: 1" = 40' NOT VALID WITHOUT SHEET 2 OF 2

Zoning Information for 6000, 6020, & 6030 NW 7th Street. Table with columns for STATUS, REQUIRED(REQ.), OBSERVED, and Contact Info. Includes various zoning codes and their associated requirements.

Legend of Symbols & Abbreviations. A comprehensive list of symbols used in the survey, such as AIR CONDITIONER, BACKFLOW PREVENTER, BOLLARD, CENTER LINE, etc., with their corresponding symbols and abbreviations.

FLOOD NOTE:
PROPERTY LIES WITHIN FLOOD ZONES "AE", "AH", "X". ACCORDING TO F.I.R.M. MAP NO. 12086C093M DATE: 3/25/21. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

Table with columns for STRIPED PARKING, REGULAR, HANDICAP, and TOTAL. Values: STRIPED PARKING: REGULAR: 441, HANDICAP: 13, TOTAL: 454.

STRIPED PARKING
REGULAR: 441
HANDICAP: 13
TOTAL: 454

ALTA NSPS LAND TITLE SURVEY
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