

IMPORTANT NOTICE TO APPLICANT:**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Name of Proposed Subdivision: RAINBOW CHRISTIAN ACADEMY (T-22064)

THOMAS B. WARD JR & DELORES WARD,

2. Owner's Name: co-Trustees of the Ward Family Living Trust dated August 23, 2021Phone: c/o Melissa Nehrbass: (305) 258-0194Address: 24200 SW 157 Avenue City: Homestead State: FL Zip Code: 33031Owner's Email Address: c/o Melissa Nehrbass: mnehrbass@rcacrusaders.com3. Surveyor's Name: Omar Armenteros, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305 477-6472Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172Surveyor's Email Address: omara@fordco.com / cristinap@fordco.com / danielr@fordco.com4. Folio No(s): 30-6913-020-0010 / 30-6913-011-2480 / 30-6913-011-2490 / 30-6913-011-2500
30-6913-011-0320 / 30-6913-011-0460 / 30-6913-011-04405. Legal Description of Parent Tract: Attached as Exhibit "A"6. Street boundaries: SW 228 STREET & SW 127 AVENUE7. Present Zoning: RU1-GU Zoning Hearing No.: CZAB14-5-988. Proposed use of Property: Day Care/School: Classroom Area (15,088 SF), Non-classroom area (17,961 sf)

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square Ft.),

Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

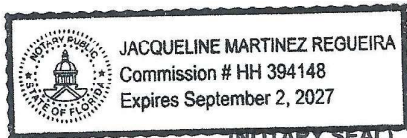
Signature of Owner: *Thomas B. Ward*

(Print name & Title here): THOMAS B. WARD, Co-Trustee of the Ward
Family Living Trust dated August 23, 2021

BEFORE ME, personally appeared * Thomas B. Ward this 17 day of June, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce FL Driver's License as identification and who did (not) take an oath.

*by means of [] physical presence OR [] online notarization

WITNESS my hand and seal in the County and State last aforesaid this 17 day of June, 2024 A.D.



Signature of Notary Public: *Jacqueline Martinez Regueira*

(Print, Type name here: Jacqueline Martinez Regueira)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

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STATE OF FLORIDA)

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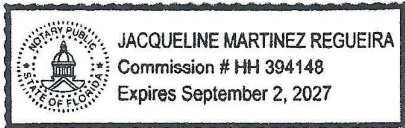
Signature of Owner: Delores Ward

(Print name & Title here): DELORES WARD, Co-Trustees of the Ward Family Living Trust dated August 23, 2021

BEFORE ME, personally appeared* Delores Ward this 17 day of June, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known / or produce FL Driver's License as identification and who did (not) take an oath.

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WITNESS my hand and seal in the County and State last aforesaid this 17th day of June, 2024 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Jacqueline Martinez Regueira)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

RAINBOW CHRISTIAN ACADEMY (T-22064)

EXHIBIT "A"

LEGAL DESCRIPTION:

Tract "A", of "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof, as recorded in Plat Book 145, at Page 47, of the Public Records of Miami-Dade County, Florida.

Together with:

A portion of Block A, Lots 1 and 2, Block B, a portion of Silver Palm Boulevard, a portion of (North Loop) S.W. 126th Road, a portion of S.W. 127th Road (Closed by Resolution No.R-884-19), as shown on the plat entitled SILVER PALM PARK, according to the plat thereof as recorded in Plat Book 25, at Page 13 of the Public Records of Miami-Dade County, more particularly described as follows:

Begin at the most Northwesterly corner of Tract "A", of the "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof as recorded in Plat Book 145, at Page 47 of the Public Records of Miami-Dade County, Florida; the next (5) five following courses being along the boundary line of said Tract "A"; 1) thence N41deg19min10secE for 189.78 feet to a point of curvature of a circular curve to the right, concave to the South; 2) thence Northeasterly, southeasterly along the arc of said curve, having for its elements a radius of 50.00 feet and a central angle of 90deg00mon00sec for an arc distance of 78.54 feet to a point of tangency; 3) thence S48deg40min50secE for 475.00 feet to a point of curvature of a circular curve to the right, concave to the Northwest; 2) thence Southwesterly, along the arc of said curve, having for its elements a radius of 25.00 feet and a central angle of 90deg00mon00sec for an arc distance of 39.27 feet to a point of tangency; thence N41deg19dmin10secE for 120.00 feet to a point of cusp of a circular curve to the right, concave to the north, having for its elements a radius of 25.00 feet and a central angle of 90deg00min00sec, for an arc distance of 39.27 feet to a point of tangency; thence N48deg40min50secW, along the Northeasterly Right-of-Way line of Silver Palm Boulevard, for 200.00 feet to a point of curvature of a circular curve to the right, concave to the East, having for its elements a radius of 25.00 feet and a central angle of 90deg00min00sec, for an arc distance of 39.27 feet to a point of tangency; thence N41deg19min10secE, along the Southeasterly Right-of-Way line of (North Loop) S.W. 126th Road, for a distance of 75.00 feet to the Northeast corner of lot 9, Block 4 of said SILVER PALM PARK; thence N48deg40min50secW, along the Northwesterly projection of the Northeasterly line of said lot 9, for a distance of 82.98 feet to a point on the Southerly Right-of-Way line of S.W. 228th Street; thence S89deg02min49secW, along said Southerly Right-of-Way line, for a distance of 436.44 feet to its intersection with the Northerly projection of the West line of Tract "A" of said "THE CHILDREN'S RAINBOW DAY SCHOOL"; thence S01deg01min51secE for a distance of 157.23 feet to the POINT OF BEGINNING.

Together with:

Lots 7, 8 and 9, Block 4, "SILVER PALM PARK", according to the plat thereof as recorded in Plat Book 25, at Page 13 of the Public Records of Miami-Dade County, Florida.

Together with:

Lots 7, 8 and 9, Block 3, of "SILVER PALM PARK", according to the Plat thereof, as recorded in Plat Book 25, at Page 13, of the Public Records of Miami-Dade County, Florida.

Together with:

A Portion of S.W. 229th Terrace, closed, vacated, and discontinued from Public Use by Petition Number: P-993, Resolution Number: R-263-23, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most Southwesterly corner of Tract "A", of "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof, as recorded in Plat Book 145, at Page 47, of the Public Records of Miami-Dade County, Florida; The next described two(2) courses and distances being along the Southwesterly and Southerly Boundary Lines of Lot 9, Block 3, of SILVER PALM PARK", according to the Plat thereof, as recorded in Plat Book 25, at Page 13, of the Public Records of Miami-Dade County, Florida; 1) thence S48°40'50"E for a distance of 100.00 feet to a point of curvature of a circular curve to the left, concave to the North; 2) thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90°19'10" for an arc distance of 39.27 feet to a point of cusp; thence S41°19'10"W, along the Southwesterly extension of the Southeasterly Line of said Lot 9 for a distance of 50.00 feet to its intersection with the Centerline of said S.W. 229th Terrace, closed, vacated and discontinued from Public Use; thence N48°40'50"W, along the last described centerline for a distance of 335.59 feet to its intersection with the Southerly extension of the Westerly Line of Tract "A", of the "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof as recorded in Plat Book 145, at Page 47 of the Public Records of Miami-Dade County, Florida; thence N01°01'51"W, along the last described line for a distance of 44.87 feet to its intersection with the Southwesterly Line of said Tract "A"; thence S48°40'50"E, along the last described line for a distance of 233.38 feet to the POINT OF BEGINNING.

Together with:

Lot 6 of Block 4 of "SILVER PALM PARK", according to the Plat thereof, as recorded in Plat Book 25, at Page 13, of the Public Records of Miami-Dade County, Florida, less the Northeasterly 1.00' of the Southeasterly 74.30' of said Lot 6.

All of the above described land situated, being and lying in Miami-Dade County, Florida, and containing 319,161 Square Feet and/or 7.32 Acres more or less.

Folio Nos.:

- 30-6913-020-0010
- 30-6913-011-2480
- 30-6913-011-2490
- 30-6913-011-2500
- 30-6913-011-0320
- 30-6913-011-0460
- 30-6913-011-0440

Q:\FORD COMPANIES\Engineering & Surveying\Survey\TENTATIVE PLATS\04-027 CHILDREN'S RAINBOW DAY SCHOOL\04-027-5810 RAINBOW CHRISTIAN ACADEMY TENTATIVE PLAT (UPDATE 06-05-2025).dwg

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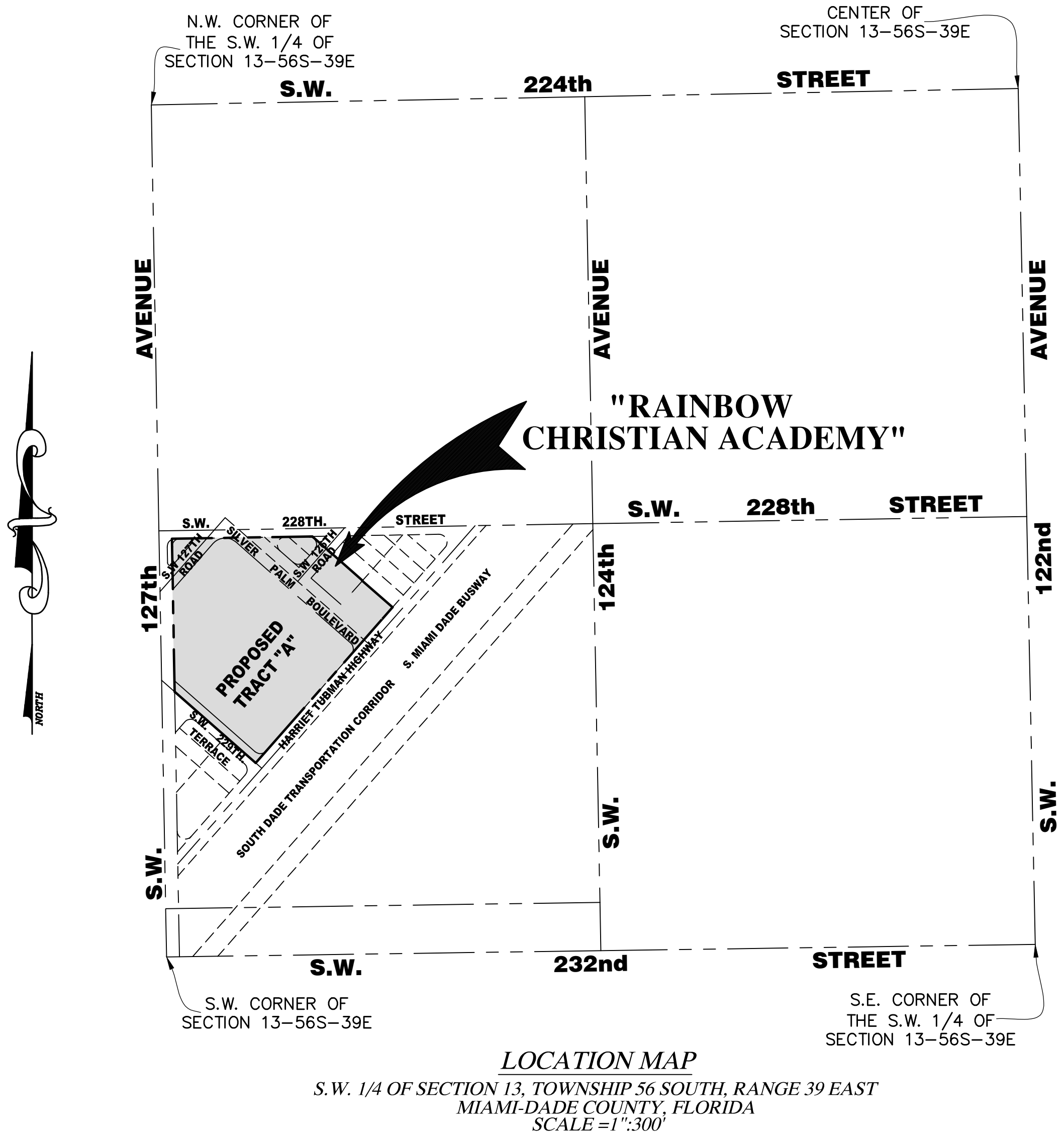
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CONTACT PERSON INFORMATION

Name: Daniel Rodriguez
e-mail address: danielr@fordco.com
Name: Omar Armenteros, P.S.M.
e-mail address: omara@fordco.com
Name: Cristina Pires
e-mail address: cristinap@fordco.com
Telephone Number: (305) 477-6472

TENTATIVE PLAT OF "RAINBOW CHRISTIAN ACADEMY"

A REPLAT OF TRACT "A", OF THE CHILDREN'S RAINBOW DAY SCHOOL, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 145, AT PAGE 47, LOTS 1 AND 2, BLOCK "B", LOTS 7, 8, AND 9, BLOCK 3
LOTS 7, 8, AND 9, BLOCK 4, A PORTION OF BLOCK "A", A PORTION OF SILVER PALM BOULEVARD,
A PORTION OF S.W. 126TH ROAD (NORTH LOOP) AND A PORTION OF S.W. 127TH ROAD AND A PORTION OF SW 229TH TERRACE,
ALL OF THE SILVER PALM PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 13,
ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



PROPERTY INFORMATION

OWNER: Thomas and Delores Ward
Address: P.O. Box 700762
Miami, FL 33170
Contact Person Information: Melissa Nehrbass
e-mail address: mnehrbass@rcacusaders.com

TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	9
P.C.P.	5
TRACTS AND LOTS CORNERS	0
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

DEVELOPMENT CRITERIA TABLE

DEVELOPMENT CRITERIA	PROPOSED
ZONING (CZAB14-5-98)	RU-1 & GU
USE	Day Care/School
NUMBER OF CHILDREN	420
AGES	2 TO 15
GRADES	Day Care to 8th
TEACHERS	23
ADMIN/CLERICAL STAFF	7
CLASSROOMS	26
CLASSROOMS AREA	15088 SF
NON-CLASSROOM AREA	17961 SF

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description: Prepared by Ford, Armenteros & Fernandez, Inc.
 - There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of OPINION OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - Accuracy: The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds 1 foot in 7,500 feet.
- The elevations as shown are based on a closed level between the two benchmark noted below. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles between the two control points being tested.

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.

- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Number of Lots and Tracts: 1 Tract
- Public Water to be Utilized.
- Public Sewer to be Utilized.
- Zoning: RU-1 and GU
- Proposed Use: Day Care Center and Private School
- Miami-Dade County Flood Criteria: 9.53'(N.G.V.D. 29) more or less.
- AREA OF PROPERTY:
Area Net: 319,161 Square Feet and/or 7.32 Acres more or less.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey forpurpose of TENTATIVE PLAT.

13) North arrow direction and Bearings shown hereon are based on an assumed value of N01°01'51"E, along the West Line of the S.W. 1/4, of Section 13, Township 56 South, Range 39 East, as shown on the Plat of "CHILDREN'S RAINBOW DAY SCHOOL", Plat Book 145, at Page 47 of the Public Records of Miami-Dade County, Florida.

14) All Bearings and distances shown hereon are recorded and measured unless otherwise shown.

15) Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.

16) Elevations are referred to the National Geodetic Vertical Datum of 1929.

17) Miami-Dade Bench Mark No. 1 Used: G--37 Elevation= 10.93' (N.G.V.D.29)
Bench Mark Location: -----
S.W. 232ND STREET
S.W. 137TH AVENUE (C-102 CANAL) ---- JUST WEST OF
BRASS BAR IN CONC AT SW CORNER OF BRIDGE.

Miami-Dade Bench Mark No. 2 Used: G--42 Elevation= 10.77' (N.G.V.D.29)
Bench Mark Location: -----
S.W. 232ND STREET ----40' NORTH OF CENTERLINE
US HWY #1 (BUSWAY RD) --- 39' WEST OF C/L
BENCH MARK IS PK NAIL AND BRASS WASHER IN CONC PAD OF TRAFFIC LIGHT POLE

18) Property Address: S.W. 228th Street & S.W. 127th Avenue Miami, Florida 33167
19) Flood Zone:"X" Based Flood Elevation: N/A
Community Number: 120635 (MIAMI-DADE COUNTY)
FEMA Map Number: 12086C0592L
Effective Date: September 11, 2009

20) The Sources of Data used for the preparation of this Boundary and Topographic Survey for Tentative Plat is based on Recorded Plat Book 145, Page 47, and Plat Book 25, Page 13 of the Public Records of Miami-Dade County, Florida.

21) Field Book: A--213.35--42 and 60--61 Project No. 04--027--5400,
Project No. 04--027--551, Project No. 04--027--0588, Project No. 4--027--5401,
and Project No. 04--027--5404

22) This Map of Survey is intended to be displayed at a scale of One inch equals 40 (Sheets 2 and 3 of 3) and 300 feet (Sheet 1 of 3) or smaller.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J--17, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. LB 6557

Original Field Work Survey Date: MARCH 16th, 2004.
Revision Date 1:APRIL 20th, 2004.(Convert T--Plat)
Revision Date 2: JULY 07th, 2004. (DEVELOPMENT CRITERIA TABLE & TREES LOCATION)
Revision Date 3:AUGUST 14th, 2006. (SEE REVISION TABLE)
Revision Date 4:SEPTEMBER 04th, 2014. (SEE REVISION TABLE)
Revision Date 5:AUGUST 29th, 2016. (UPDATE TENTATIVE PLAT)
Revision Date 6:MAY 17th, 2018. (UPDATE TENTATIVE PLAT)
Revision Date 7:SEPTEMBER 10th, 2019 (UPDATE TENTATIVE PLAT)
Revision Date 8:MAY 21st, 2021 (UPDATE TENTATIVE PLAT)
Revision Date 9:SEPTEMBER 07th, 2022 (UPDATE TENTATIVE PLAT)
Revision Date 10:SEPTEMBER 26th, 2022 (REVISED AS PER MIAMI-DADE COMMENTS)
Revision Date 11:APRIL 13th, 2023 (ADDED PORTION OF ROAD CLOSURE OF SW 229TH TERRACE)
REVISION DATE 12:MAY 2nd, 2024 (UPDATE SURVEY)
REVISION DATE 13:DECEMBER 6th, 2024 (UPDATE SURVEY)
REVISION DATE 14:JUNE 11th, 2025 (UPDATE SURVEY)

Digitally signed by Omar Armenteros Date: 2025.06.11 11:38:06 -04'00'

By: Omar Armenteros, P.S.M. for the Firm.
Professional Surveyor and Mapper
Florida, Registration No. 3679.



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

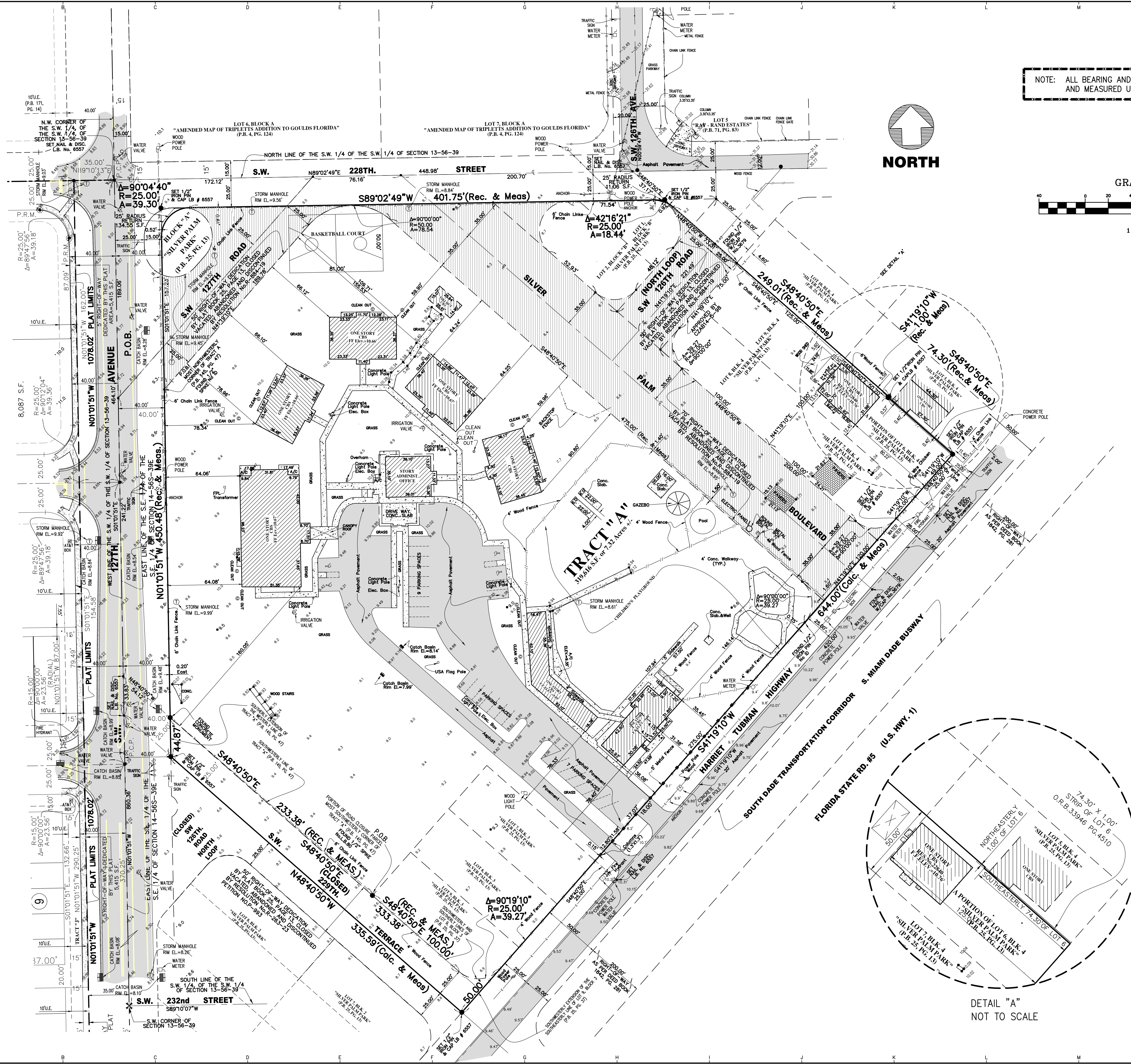
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RECORD OF REVISION		DESCRIPTION		BY		APP.	
No.	DATE	DESCRIPTION	DATE	BY	APP.	DATE	DESCRIPTION
9	09/01/22	UPDATE TENTATIVE PLAT					
10	09/26/22	REVISED AS PER MIAMI-DADE COMMENTS					
11	04/13/23	ADDED PORTION OF ROAD CLOSURE OF SW 229TH TERRACE					
12	05/02/24	UPDATE SURVEY					
13	12/06/24	UPDATE SURVEY					
14	06/11/25	UPDATE SURVEY					

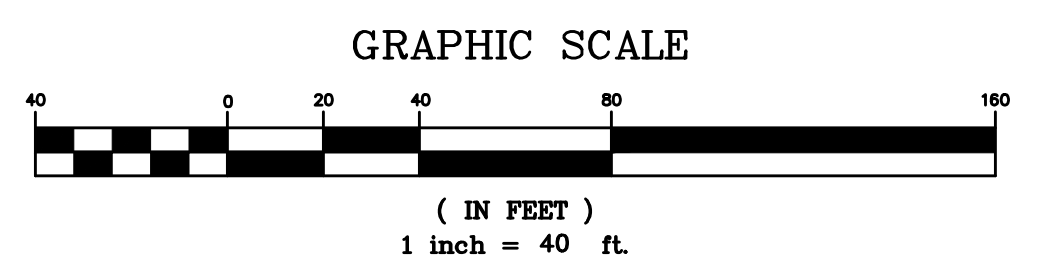
RAINBOW CHRISTIAN ACADEMY		BOUNDASRY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT		LOCATION MAP, DEVELOPMENT CRITERIA AND SURVEYOR'S NOTES		CHILDREN'S RAINBOW DAY SCHOOL	
TYPE OF PROJECT:		SHEET NAME:		CLIENT:		CLIENT ADDRESS:	
PROJECT LOCATION:		PROJECT LOCATION:		PROJECT LOCATION:		PROJECT LOCATION:	

SCALE: AS SHOWN
DRAWN BY: RENE R./JAER/E.R./JAER/O.G.
CHK. CHECKED BY: ☐
QUALITY CONTROL:
DATE: JUNE 11th 2025
PROJECT No: 04-027-5406
SHEET: 1 OF 3 SHEETS

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Tentative\Rainbow Christian Academy Tentative Plat (UPDATE 06-09-2025).dwg



NOTE: ALL BEARING AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN.



SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
ALUMINUM LIGHT POLE	⊙	ALUMINUM LIGHT POLE
BELLSOUTH MANHOLE	⊙	BELLSOUTH MANHOLE
BELLSOUTH TELEPHONE BOX	⊙	BELLSOUTH TELEPHONE BOX
BENCHMARK	⊙	BENCHMARK
CABLE BOX	⊙	CABLE BOX
CATCH BASIN	⊙	CATCH BASIN
CENTERLINE	—+—	CENTERLINE
CLEAN OUT VALVE	⊙	CLEAN OUT VALVE
CLEAR	—	CLEAR
CHAIN LINK FENCE	—X—	CHAIN LINK FENCE
CONC.	CONC.	CONCRETE
CONC. BLOCK STRUCTURE	CONC. BLOCK STRUCTURE	CONCRETE BLOCK STRUCTURE
CONCRETE LIGHT POLE	⊙	CONCRETE LIGHT POLE
CONCRETE POWER POLE	⊙	CONCRETE POWER POLE
CONTROL VALVE	⊙	CONTROL VALVE
DRAINAGE MANHOLE	⊙	DRAINAGE MANHOLE
DUAL POLE SIGN	⊙	DUAL POLE SIGN
ELECTRIC BOX	⊙	ELECTRIC BOX
ELECTRIC METER	⊙	ELECTRIC METER
ELECTRIC WIRE OVERHEAD	—O—	ELECTRIC WIRE OVERHEAD
ELEVATION (EXISTING)	ELEV.	ELEVATION (EXISTING)
ELEVATION (PROPOSED)	ELEV.	ELEVATION (PROPOSED)
FIRE HYDRANT	⊙	FIRE HYDRANT
FIRE MAIN VALVE	⊙	FIRE MAIN VALVE
FLUOR POWER AND LIGHT COMPANY MANHOLE	⊙	FLUOR POWER AND LIGHT COMPANY MANHOLE
FORCE MAIN VALVE	⊙	FORCE MAIN VALVE
FOUND	FOUND	FOUND
GAS MANHOLE	⊙	GAS MANHOLE
GAS METER	⊙	GAS METER
GAS VALVE	⊙	GAS VALVE
GUARD POST	⊙	GUARD POST
IRON FENCE	—X—	IRON FENCE
IRON PIPE	—X—	IRON PIPE
LIMITED ACCESS RIGHT OF WAY	—X—	LIMITED ACCESS RIGHT OF WAY
MAIN SEWER VALVE	⊙	MAIN SEWER VALVE
MAIL BOX	⊙	MAIL BOX
MANHOLE	⊙	MANHOLE
MEASURED VALVE	⊙	MEASURED VALVE
MONUMENT	⊙	MONUMENT
NAIL	⊙	NAIL
NAIL AND DISC	⊙	NAIL AND DISC
ON LINE	—	ON LINE
PLAT BOOK	—	PLAT BOOK
POINT OF CURVATURE	⊙	POINT OF CURVATURE
PERMANENT CONTROL POINT	⊙	PERMANENT CONTROL POINT
PAGE	—	PAGE
PROPERTY LINE	—	PROPERTY LINE
PERMANENT REFERENCE MONUMENT	⊙	PERMANENT REFERENCE MONUMENT
RAIL ROAD CROSSING SIGN	⊙	RAIL ROAD CROSSING SIGN
RECORDED VALVE	⊙	RECORDED VALVE
RIGHT OF WAY	—	RIGHT OF WAY
SECTION	—	SECTION
SECTION CORNER	⊙	SECTION CORNER
SEWER MANHOLE	⊙	SEWER MANHOLE
SIGN	⊙	SIGN
SPRINKLER VALVE	⊙	SPRINKLER VALVE
SQUARE CUT AND NAIL	⊙	SQUARE CUT AND NAIL
STORM MANHOLE	⊙	STORM MANHOLE
STREET LIGHT BOX	⊙	STREET LIGHT BOX
STREET SIGN	⊙	STREET SIGN
TELEPHONE BOX	⊙	TELEPHONE BOX
TELEPHONE MANHOLE	⊙	TELEPHONE MANHOLE
TRAFFIC SIGNAL	⊙	TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX	⊙	TRAFFIC SIGNAL BOX
VALVE	⊙	VALVE
WATER METER	⊙	WATER METER
WATER VALVE	⊙	WATER VALVE
WELL	⊙	WELL
WOOD FENCE	—X—	WOOD FENCE
WOOD POWER POLE	⊙	WOOD POWER POLE
ASPHALT	ASPHALT	ASPHALT
BRICK	BRICK	BRICK
CONCRETE	CONCRETE	CONCRETE
TILE	TILE	TILE
P.C.	P.C.	POINT OF CURVATURE
P.T.	P.T.	POINT OF TANGENCY
P.N.T.	P.N.T.	POINT OF NON-TANGENT INTERSECTION
P.R.C.	P.R.C.	POINT OF REVERSE CURVATURE

DETAIL "A"
NOT TO SCALE

FORD, ARMENTEROS & FERNANDEZ, INC.
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RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
9	09/07/22	UPDATE TENTATIVE PLAT	LD.
10	09/26/22	REVISED AS PER MIAMI-DADE COMMENTS	R.R.
11	04/13/23	ADDED PORTION OF ROAD CLOSURE OF SW 229TH TERRACE	R.R.
12	05/02/24	UPDATE SURVEY	R.R.
13	12/06/24	UPDATE SURVEY	M.G.
14	06/11/25	UPDATE SURVEY	O.C.

RAINBOW CHRISTIAN ACADEMY

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

SKETCH OF SURVEY AND LEGEND

CHILDREN'S RAINBOW DAY SCHOOL

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 40'

DRAWN BY: RENE R. JAEGER / R. JAEGER / G.

DWG. CHECKED BY: ☐

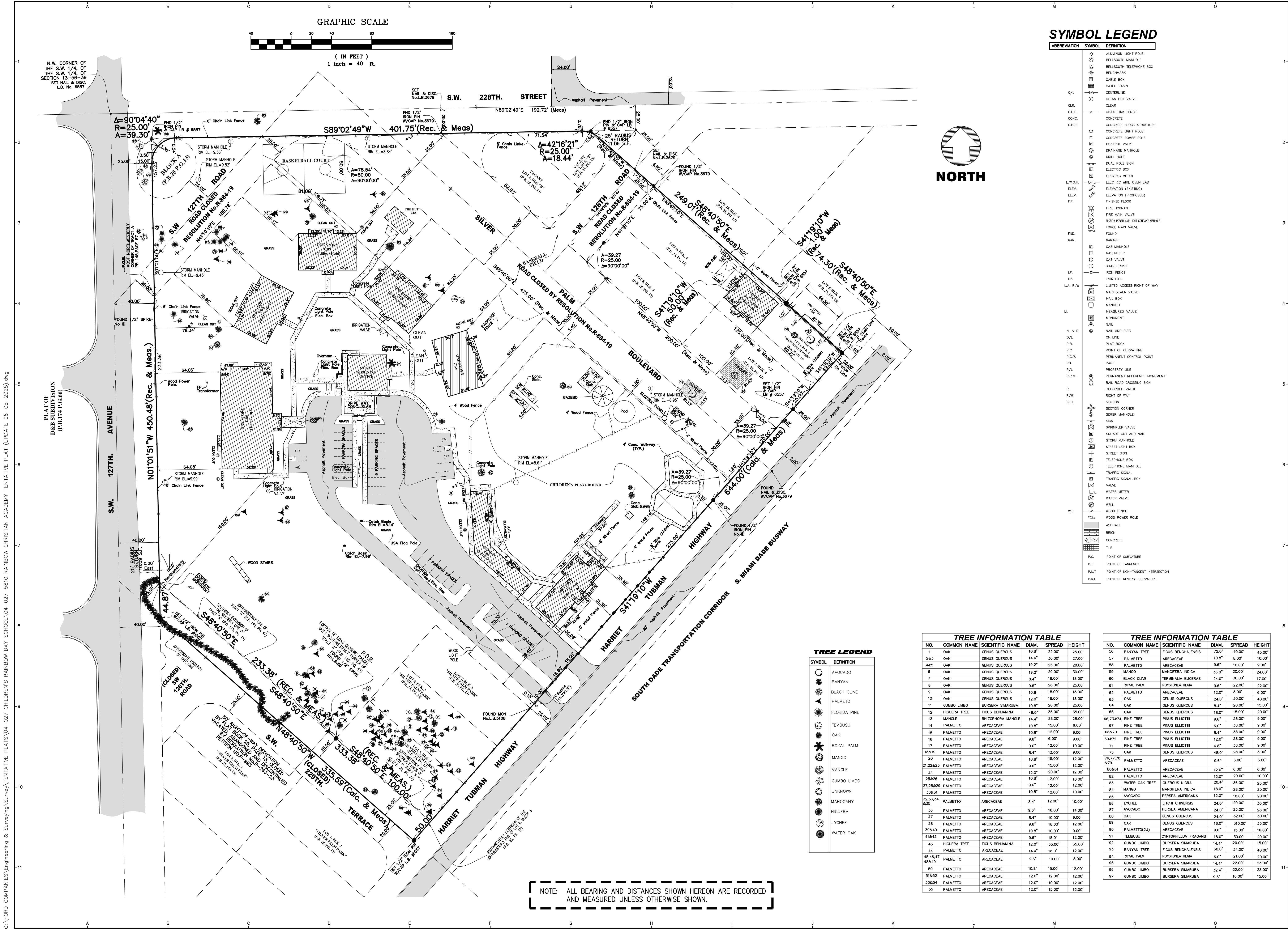
QUALITY CONTROL: ☐

DATE: JUNE 11th, 2025

PROJECT No: 04-027-5406

SHEET: 2

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NOTE: ALL BEARING AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
C/L		CHAIN LINK FENCE
CLF		CONCRETE BLOCK STRUCTURE
CONC		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
F.F.		FINISHED FLOOR
FND.		FOUNDATION
GAR.		GARAGE
I.F.		IRON FENCE
I.P.		IRON PIPE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
M		MONUMENT
N. & D.		NAIL AND DISC
O/L		ON LINE
P.B.		PLAT BOOK
P.C.		POINT OF CURVATURE
P.C.P.		PERMANENT CONTROL POINT
P.G.		PAGE
P/L		PROPERTY LINE
P.R.M.		PERMANENT REFERENCE MONUMENT
R/W		RIGHT OF WAY
SEC.		SECTION CORNER
S.E.W.		SEWER MANHOLE
S.I.		STREET INTERSECTION
S.L.B.		STREET LIGHT BOX
S.S.		STREET SIGN
T.M.		TELEPHONE MANHOLE
T.S.B.		TRAFFIC SIGNAL BOX
V.		VALVE
W.M.		WATER METER
W.V.		WATER VALVE
W.F.		WOOD FENCE
W.P.P.		WOOD POLE POWER POLE
W.P.		WOOD POLE
P.C.		POINT OF CURVATURE
P.T.		POINT OF TANGENCY
P.N.T.		POINT OF NON-TANGENT INTERSECTION
P.R.C.		POINT OF REVERSE CURVATURE

TREE LEGEND

SYMBOL	DEFINITION
	AVOCADO
	BANYAN
	BLACK OLIVE
	PALMETTO
	FLORIDA PINE
	HIBISCUS
	OAK
	ROYAL PALM
	MANGO
	MANGLE
	GUMBO LIMBO
	UNKNOWN
	MAHOGANY
	HIGUER
	LYCHEE
	WATER OAK

TREE INFORMATION TABLE				
NO.	COMMON NAME	SCIENTIFIC NAME	DIAM.	HEIGHT
1	OAK	GENUS QUERCUS	10.8"	22.00'
2&3	OAK	GENUS QUERCUS	14.4"	30.00'
4&5	OAK	GENUS QUERCUS	19.2"	25.00'
6	OAK	GENUS QUERCUS	19.2"	29.00'
7	OAK	GENUS QUERCUS	8.4"	18.00'
8	OAK	GENUS QUERCUS	9.6"	28.00'
9	OAK	GENUS QUERCUS	10.8"	18.00'
10	OAK	GENUS QUERCUS	12.0"	18.00'
11	GUINOA LIMBO	BURSERIA SMARUBA	10.8"	28.00'
12	HIGHER TREE	FICUS BENJAMINA	48.0"	35.00'
13	MANGLE	RHIZOPHORA MANGLE	14.4"	28.00'
14	PALMETTO	ARECACEAE	10.8"	15.00'
15	PALMETTO	ARECACEAE	10.8"	12.00'
16	PALMETTO	ARECACEAE	9.6"	6.00'
17	PALMETTO	ARECACEAE	9.0"	12.00'
18&19	PALMETTO	ARECACEAE	8.4"	13.00'
20	PALMETTO	ARECACEAE	10.8"	15.00'
21,22&23	PALMETTO	ARECACEAE	9.6"	15.00'
24	PALMETTO	ARECACEAE	12.0"	20.00'
25&26	PALMETTO	ARECACEAE	10.8"	12.00'
27,28&29	PALMETTO	ARECACEAE	9.6"	12.00'
30&31	PALMETTO	ARECACEAE	10.8"	12.00'
32,33,34	PALMETTO	ARECACEAE	8.4"	12.00'
35	PALMETTO	ARECACEAE	9.6"	18.00'
36	PALMETTO	ARECACEAE	9.6"	18.00'
37	PALMETTO	ARECACEAE	8.4"	10.00'
38	PALMETTO	ARECACEAE	9.6"	18.00'
39&40	PALMETTO	ARECACEAE	10.8"	10.00'
41&42	PALMETTO	ARECACEAE	9.6"	18.00'
43	HIGHER TREE	FICUS BENJAMINA	12.0"	35.00'
44	PALMETTO	ARECACEAE	14.4"	18.00'
45,46,47	PALMETTO	ARECACEAE	9.6"	10.00'
48&49	PALMETTO	ARECACEAE	9.6"	10.00'
50	PALMETTO	ARECACEAE	10.8"	15.00'
51&52	PALMETTO	ARECACEAE	12.0"	12.00'
53&54	PALMETTO	ARECACEAE	12.0"	10.00'
55	PALMETTO	ARECACEAE	12.0"	15.00'

TREE INFORMATION TABLE				
NO.	COMMON NAME	SCIENTIFIC NAME	DIAM.	HEIGHT
56	BANYAN TREE	FICUS BENGHALENSIS	72.0"	40.00'
57	PALMETTO	ARECACEAE	10.8"	8.00'
58	PALMETTO	ARECACEAE	9.6"	10.00'
59	MANGO	MANGIFERA INDICA	36.0"	20.00'
60	BLACK OLIVE	TERMINALIA BUCURAS	24.0"	30.00'
61	ROYAL PALM	ROYSTONIA REGA	9.6"	22.00'
62	PALMETTO	ARECACEAE	12.0"	6.00'
63	OAK	GENUS QUERCUS	24.0"	30.00'
64	OAK	GENUS QUERCUS	8.4"	20.00'
65	OAK	GENUS QUERCUS	18.0"	15.00'
66,73&74	PINE TREE	PINUS ELLIOTTII	9.6"	38.00'
67	PINE TREE	PINUS ELLIOTTII	6.0"	38.00'
68&70	PINE TREE	PINUS ELLIOTTII	8.4"	38.00'
69&72	PINE TREE	PINUS ELLIOTTII	12.0"	38.00'
71	PINE TREE	PINUS ELLIOTTII	4.8"	38.00'
75	OAK	GENUS QUERCUS	48.0"	28.00'
76,77,78	PALMETTO	ARECACEAE	9.6"	6.00'
79	PALMETTO	ARECACEAE	9.6"	6.00'
80&81	PALMETTO	ARECACEAE	12.0"	6.00'
82	PALMETTO	ARECACEAE	12.0"	20.00'
83	WATER OAK TREE	QUERUS NIGRA	20.4"	38.00'
84	MANGO	MANGIFERA INDICA	18.0"	28.00'
85	AVOCADO	PERSEA AMERICANA	12.0"	18.00'
86	LYCHEE	LITCHI CHINENSIS	24.0"	20.00'
87	AVOCADO	PERSEA AMERICANA	24.0"	25.00'
88	OAK	GENUS QUERCUS	24.0"	32.00'
89	OAK	GENUS QUERCUS	18.0"	310.00'
90	PALMETTO(2)	ARECACEAE	9.6"	15.00'
91	TEMBUSU	CYRTOPHYLLUM FRAGRANS	18.0"	30.00'
92	GUINOA LIMBO	BURSERIA SMARUBA	14.4"	20.00'
93	BANYAN TREE	FICUS BENGHALENSIS	60.0"	34.00'
94	ROYAL PALM	ROYSTONIA REGA	6.0"	21.00'
95	GUINOA LIMBO	BURSERIA SMARUBA	14.4"	22.00'
96	GUINOA LIMBO	BURSERIA SMARUBA	32.4"	22.00'
97	GUINOA LIMBO	BURSERIA SMARUBA	9.6"	18.00'

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BY APP. DATE DESCRIPTION
9 09/07/22 UPDATE TENTATIVE PLAT
10 09/26/22 REVISED AS PER MIAMI-DADE COMMENTS
11 04/13/23 ADDED PORTION OF ROAD CLOSURE OF SW 229TH TERRACE
12 05/02/24 UPDATE SURVEY
13 12/06/24 UPDATE SURVEY
14 06/11/25 UPDATE SURVEY

RECORD OF REVISION

NO. DATE DESCRIPTION
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RAINBOW CHRISTIAN ACADEMY
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
TREE SURVEY, LEGEND AND TREE TABLES
CHILDREN'S RAINBOW DAY SCHOOL

TYPE OF PROJECT: BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME: TREE SURVEY, LEGEND AND TREE TABLES
CLIENT: CHILDREN'S RAINBOW DAY SCHOOL
CLIENT ADDRESS: 29240 JASPER TUBMAN HIGHWAY (SOUTH DIME HIGHWAY) SECTION 13, TOWNSHIP 25 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA 33170

SCALE: 1" = 40'

DRAWN BY: RENE R. JAEIERE, R. JAEIRO, G.
CHECKED BY: [Signature]
QUALITY CONTROL: [Signature]
DATE: JUNE 11th, 2025
PROJECT NO: 04-027-5406
SHEET: 3 OF 3