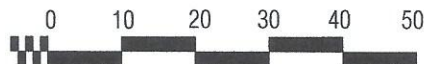


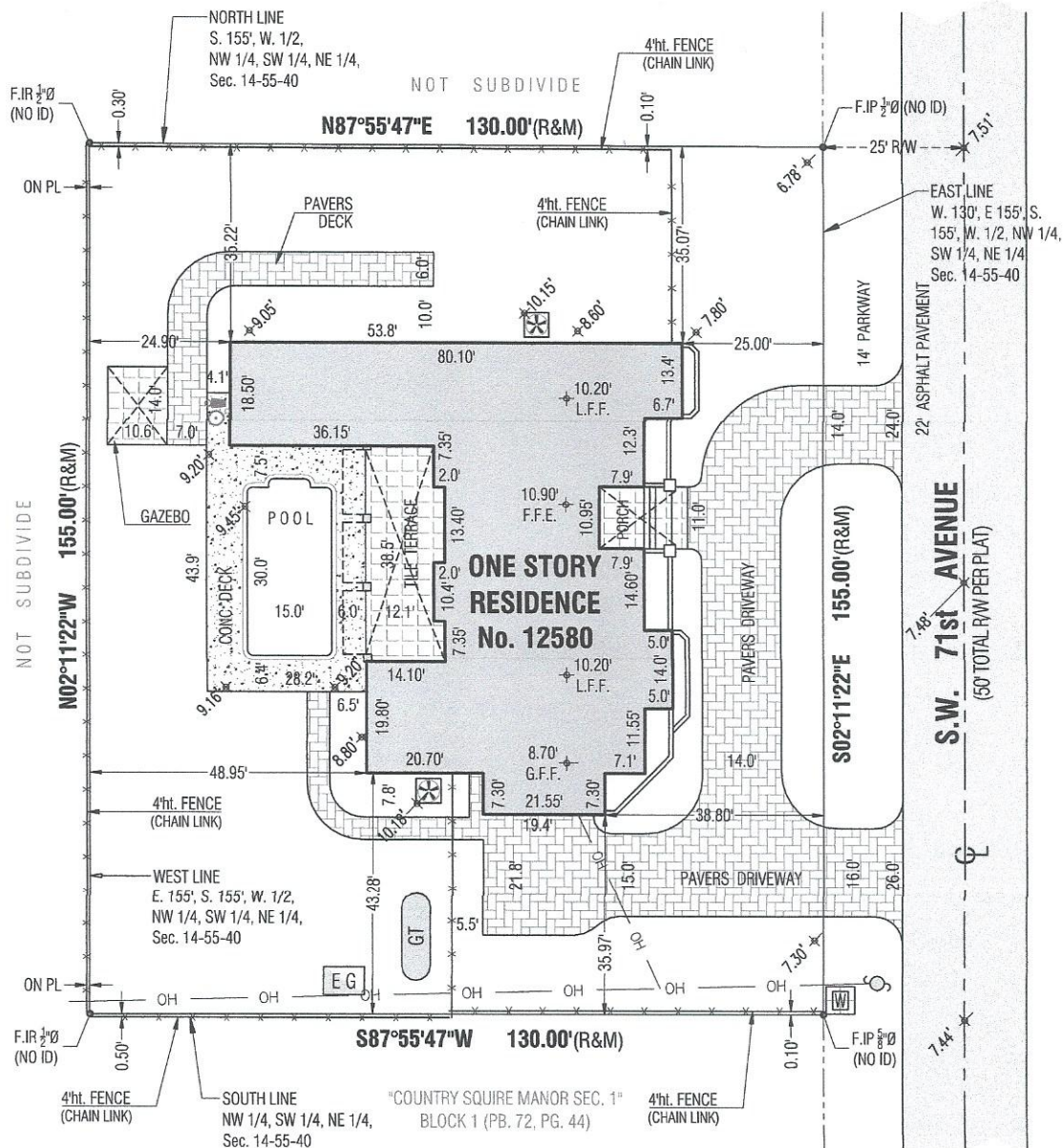


BOUNDARY SURVEY:

SCALE 1" = 25'



GRAPHIC SCALE 1" = 25' (IN FEET)



Migue Digitally signed
I J by Miguel J
Garay Garay
Date:
2025.12.26
12:59:34 -05 00

SURVEYOR'S CERTIFICATE: I hereby certify that this "Boundary Survey" and Report resulting therefor 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 "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: **Miguel J. Garay**
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street, Miami Lakes, FL 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @ surveyinflorida.com

Date: 12-23-2025
Job No. 25-13802F
Sheet No. 2 of 2

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida

SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
12580 S.W. 71st AVENUE, MIAMI, FL. 33156

2. LEGAL DESCRIPTION :

The West 130 feet of the East 155 feet of the South 155 feet of the West 1/2 of the Northwest NW 1/4, of the Southwest 1/4, of the Northeast 1/4, of Section 14, Township 55 South, Range 40 East; of the Public Records of DADE County, Florida.

3. HORIZONTAL CONTROL:

Horizontal Control Points used for this project was obtained by R.T.K.-G.P.S. observation, matches surrounding plat information and street occupation. Bearings shown hereon, are based on the centerline of S.W. 71st Avenue which bears S02°11'22"E, a well established and monumented line.

4. ACCURACY :

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. VERTICAL CONTROL:

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NGVD29)

F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2009	AE	10.0	120425	0468	L	T-617 (5022 SE) EL.=7.78'

6. LIMITATIONS :

■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified, does not extend to any unnamed party. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determine the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The term "encroachment" encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the Fl. Statutes.

LEGEND:

A = arc distance	(G) = grid coordinate by gps	PRM = permanent reference monument	electric meter	board fence
ADJ = adjacent	G.F.F. = garage finish floor	R = radius distance	electric panel	CBS wall / fence
AE = anchor easement	HT = high (height)	(R) = record	EG emergency generator	chain link fence
BC = block corner	L.F.E. = lowest floor elevation	(Rad) = radial	+X.XX' elevation	picket fence
BOB = basis of bearings	LE = landscape easement	R/W = right-of-way	fire hydrant	pre-cast fence
BM = bench mark	LME = lake maintenance easement	Sec = section	FPL box	wire fence
(C) = calculated	LS = land surveyor	S = south	gas meter	wooden fence
CBS = concrete block and stucco	(M) = measured distance	T = tangent	manhole	guard rail
ChB = chord & bearing	NA = not applicable	U.E. = utility easement	propane gas tank	base line
CME = canal maintenance easement.	NAVD = national american vertical datum	W = west	pool equipment	center line
Ø = diameter	NGVD = national geodetic vertical datum		pool water heater	monument line
D = central angle	N = north		concrete power pole	no access right-of-way
FDH = found drill hole	NO ID = no identification		wood power pole	overhead utility line
DE = drainage easement	NTS = not to scale		light pole	property line
DME = drainage maintenance easement	OH = overhang		storm flow valve	
E = east	ON PL = on property line		water back flow	
Encr = encroachment	ORB = official record book		water meter	
FI = fence inside	O/S = offset		well & pump	
F.I.P. = found iron pipe	(P) = plat			
F.I.R. = found iron rebar	P.B. = plat book			
FO = fence outside	P.C. = point of curvature			
F.Nail = found nail	PG = page			
F.N&D = found nail and disk	PCP = permanent control point			
F.F.E. = finish floor elevation	POB = point of beginning			
	POC = point of commencement			
	PT = point of tangency			

CERTIFY TO : ANA MARIA ROBIQU

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LOCATION SKETCH:

SCALE: N.T.S.

