

SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:

5941 CORAL WAY,
MIAMI, FLORIDA 33155

2. LEGAL DESCRIPTION :

Lot 21 less South 10' for ROW, Block 14 of "CORAL WY PARK SEC. D": according to the Plat Thereof as Recorded in Plat Book 13 at Page 6 of the Public Record of Miami Dade County, Florida.

3. SOURCES OF DATA (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. The North and Bearings shown hereon, are based on a bearing value of S87°59'40"W, on the centerline of Coral Way (S.W. 24th Street), also the South Line of S.E. 1/4 of Section 12-54-40, a well established line, according to CCR#110869 (S.E. Corner Sec. 12-54-40) and CCR#110870 (S. 1/4 Corner Sec. 12-54-40).

4. ACCURACY :

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

5. SOURCES OF DATA (VERTICAL CONTROL):

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

F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2009	X	N/A	120635	0456	L	N/A

6. LIMITATIONS : **NOT FOR CONSTRUCTION**

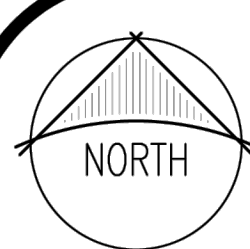
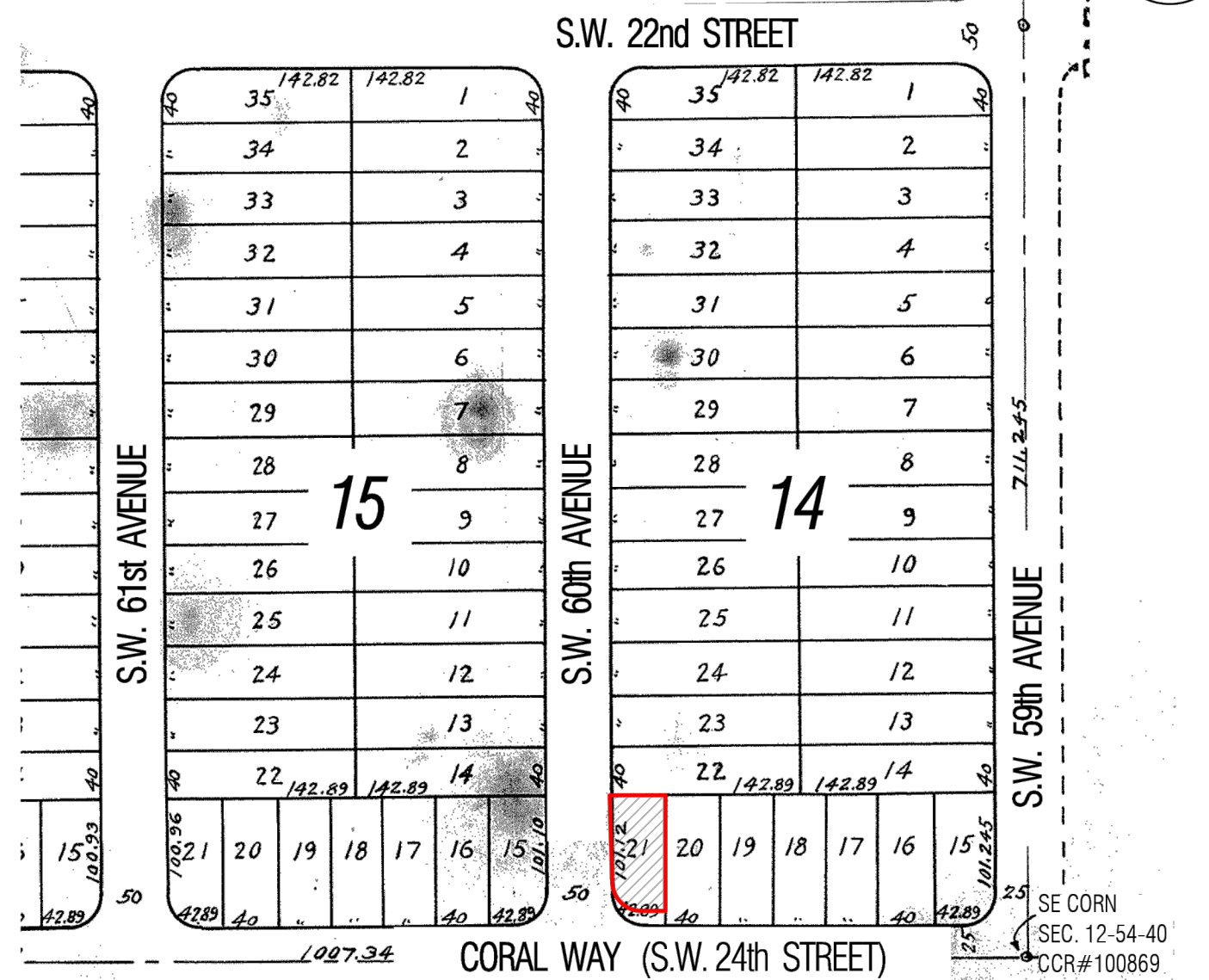
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified, does not extend to any unnamed party. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will 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 determined 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:

(G) = grid coordinate by gps
A = arc distance
ADJ = adjacent
AE = anchor easement
BC = block corner
BOB = basis of bearings
BM = bench mark
(C) = calculated
CBS = concrete block and stucco
ChB = chord & bearing
CME = canal maintenance easement.
Ø = diameter
D = central angle
FDH = found drill hole
DE = drainage easement
DME = drainage maintenance easement
E = east
Encr = encroachment
FI = fence inside
F.I.P = found iron pipe
F.I.R = found iron rebar
FO = fence outside
F.Nail = found nail
F.N&D = found nail and disk
F.F.E. = finish floor elevation
(G) = grid coordinate by gps
G.F.F. = garage finish floor
HT = high (height)
L.F.E. = lowest floor elevation
LE = landscape easement
LME = lake maintenance easement
LS = land surveyor
(M) = measured distance
N A = not applicable
NAVD = national american vertical datum
NGVD = national geodetic vertical datum
N = north
NO ID = no identification
NTS = not to scale
OH = overhang
ON PL = on property line
ORB = official record book
O/S = offset
(P) = plat
P.B. = plat book
P.C. = point of curvature
PG = page
PCP = permanent control point
POB = point of beginning
POC = point of commencement
PT = point of tangency

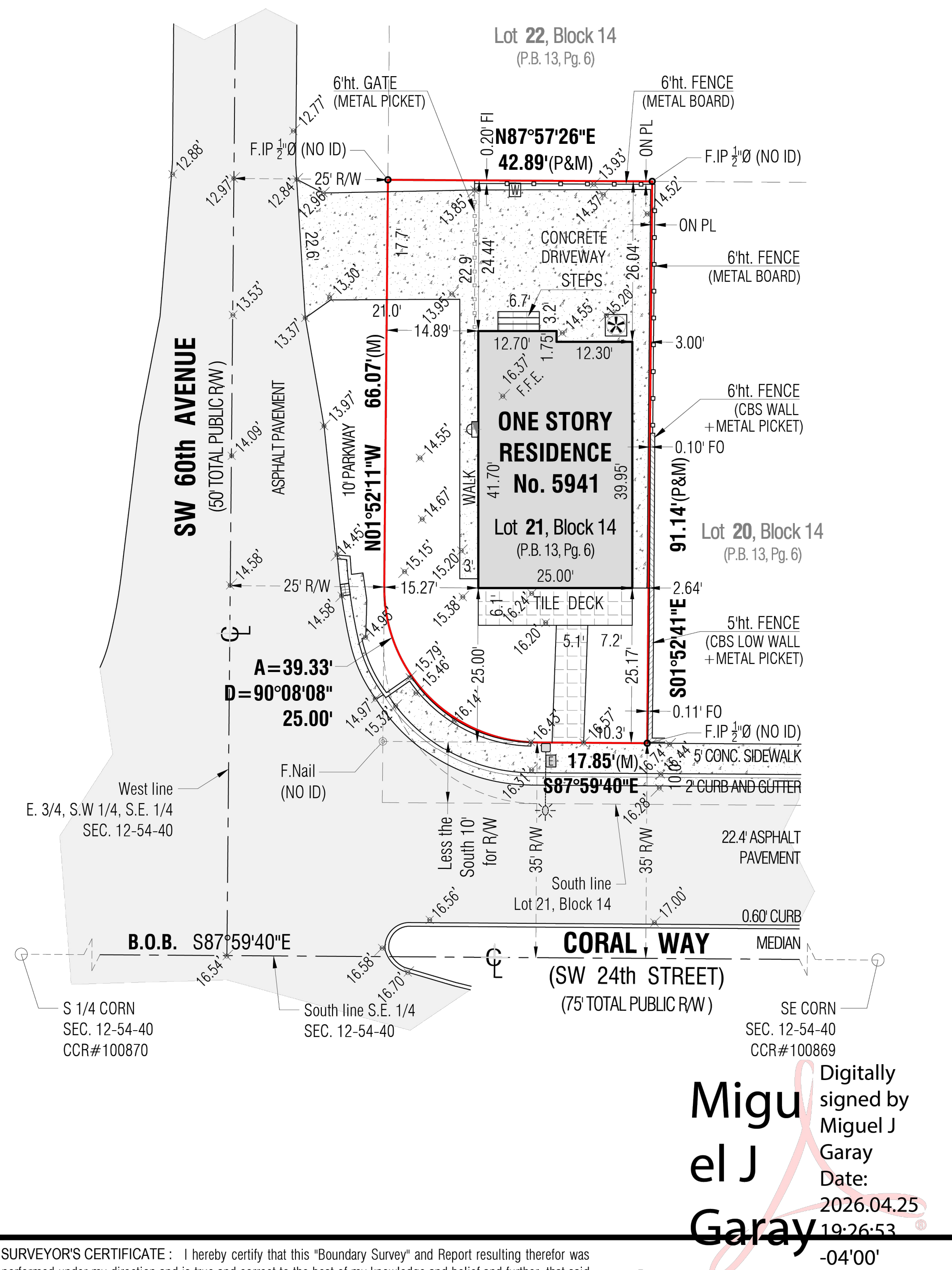
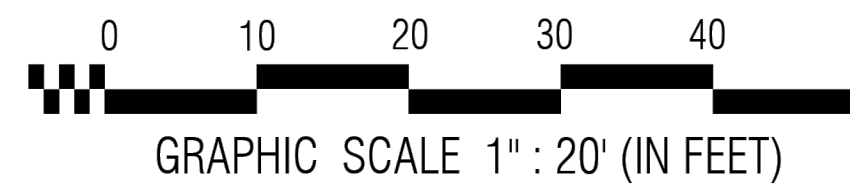
LOCATION SKETCH:

SCALE: N.T.S.



BOUNDARY SURVEY:

SCALE 1" = 20'



CERTIFY TO : IARELYS VILLAMIL LEMUS.

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

Date: 04-24-2026
Job No.25-13996F
Sheet No. 1 of 2

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

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 its implementing law, chapter 472.027 of the Florida Statutes.

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

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Sheet No. 2 of 2

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

CHANGE OF USE

5941 CORAL WAY
MIAMI, FL

IARELYS VILLAMIL LEMUS

213

O. GONZALEZ / M. GONZALEZ

J.C. PRIETO

SEBASTIAN SCHENQUERMAN

05/01/2026

Issue Issue date / For

SURVEY (ONLY AS
REFERENCE)

A0-01