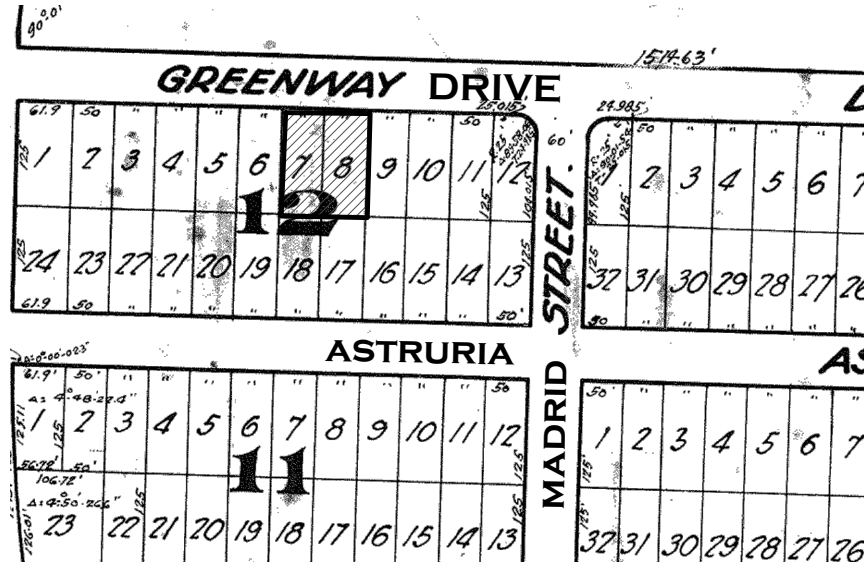


LOCATION MAP

Scale: N.T.S



LEGAL DESCRIPTION

Lots 7 and 8, Block 12 of "CORAL GABLES, SECTION "E"", according to the plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Record of Miami-Dade County, Florida.

Property address: 1318 S.GREENWAY DRIVE CORAL GABLES, FL. 33134
 Flood Zone: "X" Community Panel No.: 120639-0293
 Base Flood Elevation: N/A Map Revised: September 11th, 2009

FOR THE BENEFIT OF: RONALD L SMITH AND JANET N SMITH

MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS
 52 SW 81st Avenue - Miami, Florida 33144
 (305) 551-6000 - E-mail: docs@pratssurvey.com
 Certificate of Authorization No.:4249

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes, and implementing Rules, Florida Board Administrative Code.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
- This Certification is only for the lands as described, it is not as certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- Location and Identification of Utilities and or adjacent to the property were not secured as such information was not requested.
- Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- If Bearings shown they are based on: Centerline of S.GREENWAY DRIVE being S87°51'08"W
- Precision of Closure 1:7500 Suburban Class Survey
- Ownership of fences are not determined

ELEVATIONS NOTES: (IF REQUESTED AND SHOWN)

- 0.0' Indicates existing Elevations
- Elevations are referred to the National Geodetic Vertical Datum 1929.(NGVD29)
- BENCHMARK (Used) B.M.No.P-510 Elevation:11.78Feet
 Location:SW 24 ST & GRANADA BLVD (APPROX 49 AVE.

ABBREVIATIONS

B.M. = Bench Mark	P.M. = Point of Tangency
Calc. = Calculated	P.O.B. = Point of Beginning
Meas. = Measured	P.C. = Point of Curvature
C/L = Centerline	PRC = Point of Reverse Curvature
M/L = Monument Line	C.B.M. = Concrete-Block-Structure
N = North	R/W = Right-of-Way
S = South	SEC. = Section
E = East	RGEM = Range
W = West	TWP = Township
P.R.M. = Permanent Reference Monument	ENCR. = Encroachment
P.C.P. = Permanent Control Point	F.F. = Finish Floor
W.F. = Wood Fence	A/C = Air Conditioner
C.L.F. = Chain Link Fence	Conc. = Concrete
Res. = Residence	SWK = Sidewalk
La = Arc	STY = Story
R = Radius	Elev. = Elevation
D = Delta	
T = Tangent	
U.E. = Utility Easement	
D.M.E. = Drainage and Maintenance Easement	
I.E. & U.E. = Ingress, Egress & U.E	

C.A.D. File: H:\Surveys\33494
Original date: 08/17/2022
Field date: 08/22/2022 (For Up-dates see REVISIONS)
Sheet 1 of 2
Original J.N.: 33494

REVISIONS:

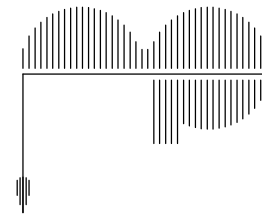
J.N.: 33597	Date: 10/25/2022
J.N.: _____	Date: _____
J.N.: _____	Date: _____

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT.

Mario Prats Jr.
 Professional Surveyor and Mapper No. 3332
 State of Florida

PLAN OF SURVEY

Scale: 1" = 20'



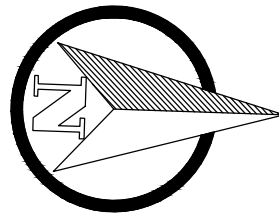
MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS

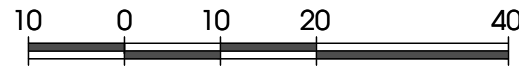
52 SW 81st Avenue - Miami, Florida 33144

(305) 551-6000 - E-mail: docs@pratsurvey.com

Certificate of Authorization No.: 4249

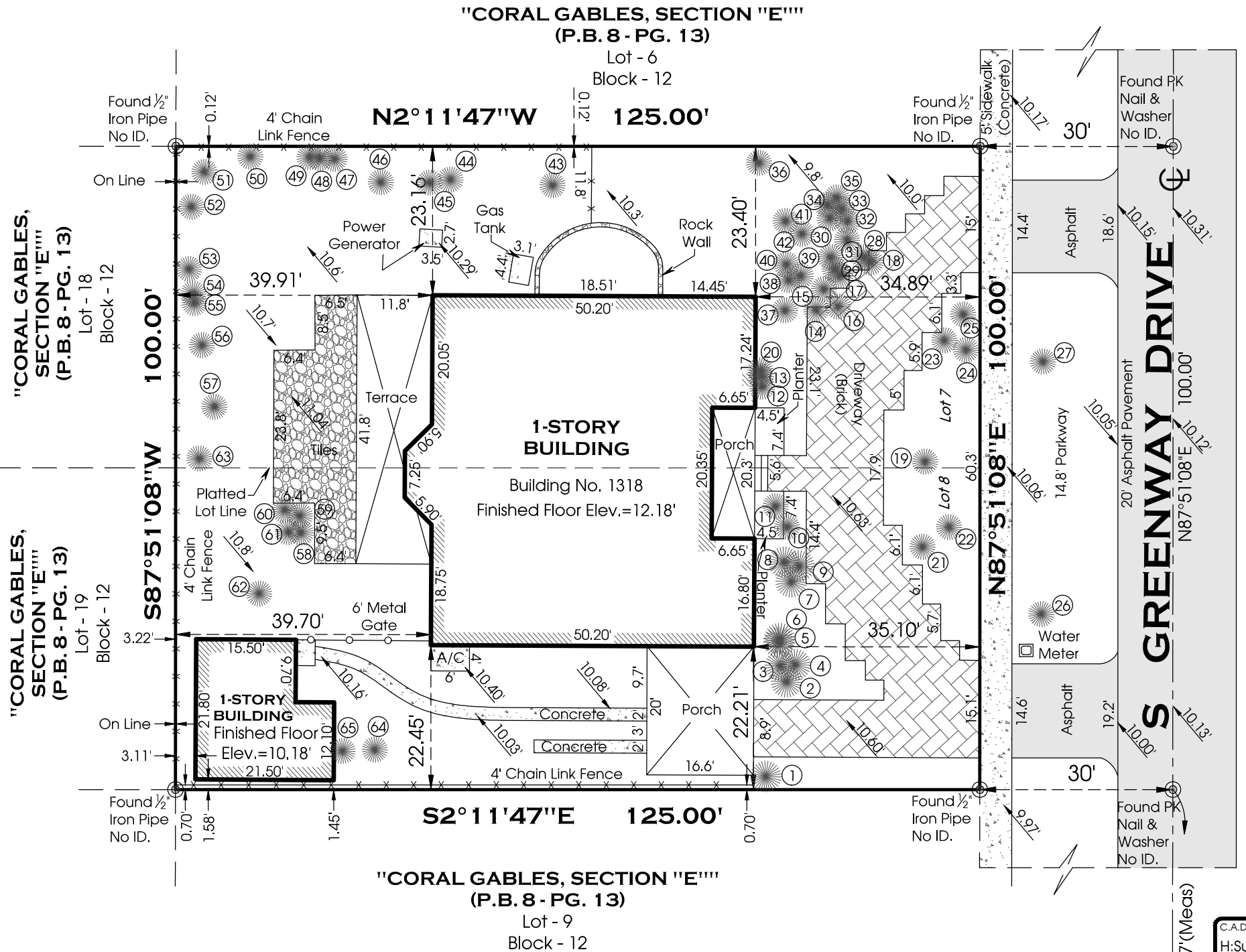


Graphic Scale



Scale in feet

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	HEIGHT	CANOPY (Diameter)
1	Peregrina	1.0'	12'	12'
2-9	Areca	0.5'	20'	6'
10-13	Robellini	0.5'	12'	6'
14-18	Bird Paradise	1.0'	16'	8'
19	Royal Poinciana	3'	16'	25'
20-22	Areca	0.5'	20'	6'
23-25	Palmetto	1.0'	16'	8'
26	Coconut	1.3'	20'	16'
27	Coconut	1.3'	12'	16'
28-35	Bird of Paradise	1.0'	16'	8'
36	Areca (Cluster)	0.3'	16'	12'
37-42	Bird of Paradise	1.0'	16'	8'
43	Umbrella Tree	3'	14'	8'
44-55	Umbrella Tree	2'	14'	8'
56-61	Areca	0.5'	20'	6'
62	Alano Sapodilla	3'	30'	18'
63	Umbrella Tree	3'	14'	8'
64-65	Bird of Paradise	3'	16'	20'



Mario Prats Jr.
Professional Surveyor and Mapper No. 3332
State of Florida

THIS NOT A VALID CERTIFICATION
WITHOUT THE SURVEYOR'S ORIGINAL
SIGNATURE AND RAISED EMBOSSED
SEAL PRESENT.

REVISIONS:		
J.N.:	33597	Date: 10/25/2022
J.N.:		Date: _____
J.N.:		Date: _____

MADRID STREET

C.A.D. File:	H:\Surveys\33494
Original date:	08/17/2022
Field date:	08/22/2022
(For Up-dates see REVISIONS)	
Sheet 2 of 2	
Original J.N.:	33494