



LEGAL DESCRIPTION: THE EAST 17.5 FEET OF LOT 3, AND ALL OF LOTS 1 AND 2, BLOCK 2, ESPANOLA VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-148-R LOC# 3220 N ELEV. 6.35'

BOUNDARY SURVEY

	= CONCRETE	B.C. = BLOCK CORNER	U.E. = UTILITY EASEMENT
	= CONC. BLOCK WALL	R = PROPERTY LINE	A.E. = ANCHOR EASEMENT
	= WOOD DECK	C = CENTER LINE	D.E. = DRAINAGE EASEMENT
	= COVERED AREA	M = MONUMENT LINE	ENCR. = ENCROACHMENT
	= ASPHALT	CALC. = CALCULATED	F.F. ELEV. = FINISHED FLOOR ELEVATION
- x - x -	= CHAIN LINK FENCE (CLF)	M. = FIELD MEASURED	N.T.S. = NOT TO SCALE
- / - / -	= WOOD FENCE (WF)	P. = PER PLAT	P.B. = PLAT BOOK
- o - o -	= IRON FENCE (IF)	TYP. = TYPICAL	O.R.B. = OFFICIAL RECORD BOOK
	A = ARC DISTANCE	P.R.M. = PERMANENT REFERENCE MONUMENT	M.H. = MAN HOLE
	L= LENGTH	P.C.P. = PERMANENT CONTROL POINT	C.B.S. = CONCRETE BLOCK STRUCTURE
	Δ= CENTRAL ANGLE / DELTA	FD. NAIL = FOUND NAIL	BLDG = BUILDING
	R = RADIUS	FD. D/H = FOUND DRILL HOLE	O.H.L.= OVERHEAD UTILITY LINES
	T = TANGENT	FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER	TEL. = TELEPHONE FACILITIES
	P.T. = POINT OF TANGENCY	C.M. = CONCRETE MONUMENT	
	P.C. = POINT OF CURVATURE	W.M.= WATER METER	
	P.C.C.= POINT OF COMPOUND CURVE	R/W= RIGHT OF WAY	
	C.B.= CATCH BASIN		
	CATV = CABLE UTILITY BOX		

ADIS N. NUNEZ  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #5924

**(305) 865-1200**      Email: [blancosurveyorsinc@yahoo.com](mailto:blancosurveyorsinc@yahoo.com)      **Fax: (305) 865-7810**

FLOOD ZONE: AE		SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 8'	
PANEL: 0317		COMMUNITY # 120651	
DATE: 11/27/19	SCALE: 1" = 30'	DWN. BY: R.BELLO	JOB No. 19 - 742

REVISÉ: