

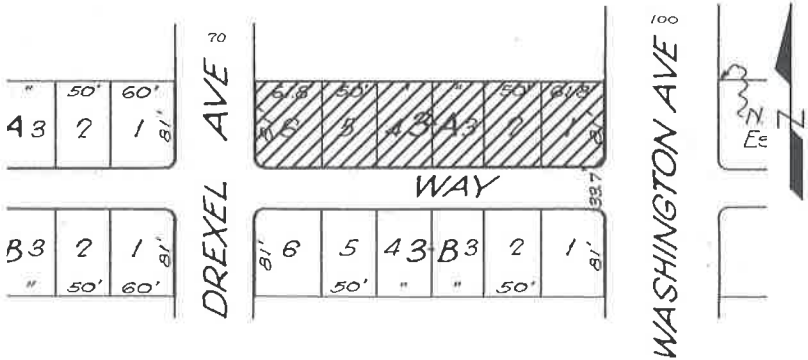
C1  
R= 10.00'  
L= 7.75'  
Δ= 44°25'37"  
T= 4.08'  
CH= 7.56'  
CHB=N22°12'49"W

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: NORTH RIGHT OF WAY OF ESPANOLA WAY = (WEST)

LOCATION SKETCH

NOT TO SCALE



PROPERTY ADDRESS:  
437 ESPANOLA WAY,  
MIAMI BEACH, FLORIDA 33139

FLOOD ZONE: AE  
MAP & PANEL= 12086C0317  
COMMUNITY No.: 120651  
SUFFIX: L  
DATE OF FIRM: 09-11-2009  
BASE ELEV.= +8.00 NGVD 1929

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6), LESS THE SOUTH THREE (3) FEET THEREOF FOR STREET, IN BLOCK THREE-A (3--A), OF FIRST ADDITION TO WHITMAN 'S SUBDIVISION OF ESPANOLA VILLAS , ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH THE BUILDING AND IMPROVEMENTS SITUATE THEREON, KNOWN AS AND LOCATED AT 1446-1450 WASHINGTON AVENUE, 405-433 ESPANOLA WAY, AND 1445-1449 DTEXEL AVENUE, IN MIAMI BEACH, FLORIDA.

LEGEND

A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	W/M WATER METER
AVE. AVENUE	I.P. IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BM BENCH MARK	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE	
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	
C.B. CATCH BASIN	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	
CBS CONCRETE BLOCK STRUCTURE	L ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	
CHB CHORD BEARING	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	
CH CHORD DISTANCE	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	
COR CORNER	LB LICENSED BUSINESS	R RADIUS	
CT COURT	LS LAND SURVEYOR	(R) RECORD	
CL CENTERLINE	(M) MEASURED	R.E. RIM ELEVATION	
CL CLEAR	NAVD NORTH AMERICAN VERTICAL DATUM	R/W RIGHT-OF-WAY	
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY	
C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE	
E.B. ELECTRIC BOX	NO. NUMBER	S.I.R. SET IRON ROD	
ELEV. ELEVATION	NTS NOT TO SCALE	ST. STREET	
ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK	T TANGENT	
E.R.P. ELEVATION REFERENCE POINT	ON/PL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK	
F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE	
F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE	TYP. TYPICAL	
	P.C.C. POINT OF COMPOUND CURVATURE	U.E. UTILITY EASEMENT	

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
2700 SW 37th AVENUE,  
MIAMI, FLORIDA 33133  
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE:04/14/2018 SCALE: 1" = 30' DRAWN BY: PB. DWG. No.: 266892