



LEGEND

Δ	= Central Angle
A	= Arc
A/C	= Air Conditioner
ASPH	= Asphalt
BBO	= Barbecue
C	= Calculated
CB	= Catch Basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
€	= Center Line
CLF	= Chain Link Fence
Cl.	= Clear
Conc.	= Concrete
D	= Deed
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easmt
Easmt	= Easement
Enc.	= Encroachment
FDC	= Fire Department Connector
FIP	= Found 1/2" Iron Pipe
FPL	= Florida Power & Light
ICV	= Irrigation Control Valve
ID	= Identification
I.P.	= Iron Pipe
LB	= Licensed Business
LME	= Lake Maintenance Easement
L.P.	= Light Pole
M	= Measured
MAINT.	= Maintenance
ME	= Maintenance Easement
M	= Monument Line
Mon.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
N°	= Number
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PKWY	= Parkway
ℙ	= Property Line
PL	= Planter
PLS	= Professional Land Surveyor
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
PRC	= Point of Reverse Curvature
PRM	= Point of Reference Monument
PT	= Point of Tangency
R	= Radius
Res.	= Residence
R.L.S.	= Registered Land Surveyor
RNG	= Range
R/R	= Railroad
RSM	= Registered Surveyor & Mapper
R/W	= Right-of-Way
Sdwk	= Sidewalk
Sec.	= Section
T	= Tangent
TWP	= Township
U.E.	= Utility Easement
UTIL.	= Utility
W.F.	= Wood Fence
W.M.	= Water Meter
WME	= Wall Maintenance Easement

PREPARED FOR: Commerce Street Properties LLC,
850 Commerce Street, Miami Beach, FL 33139

Surveyor's Note:

-  Denotes Spot Elevation
- Elevations shown are based on Benchmark No. D-142-R; Elevation = 3.94' National Geodetic Vertical Datum 1929.

- Surveyor's Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
 - Underground structures, if any, not located.
 - Bearings, if shown, are based on assumed meridian or Plat of Record.
 - Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
 - Legal description provided by client.
 - This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from 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. ABSTRACT NOT REVIEWED.
 - This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
 - This survey was based on the monuments found on the field.
 - Lot size - 9,018 Square Feet; 0.20 ± Acres.

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISÉ: 10-04-16

Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, FL 33256-0126 (305) 278-2494

DATE:	SCALE:
06-17-11	1" = 20'

DWN. BY	JOB NO.
N.M.	11-0104