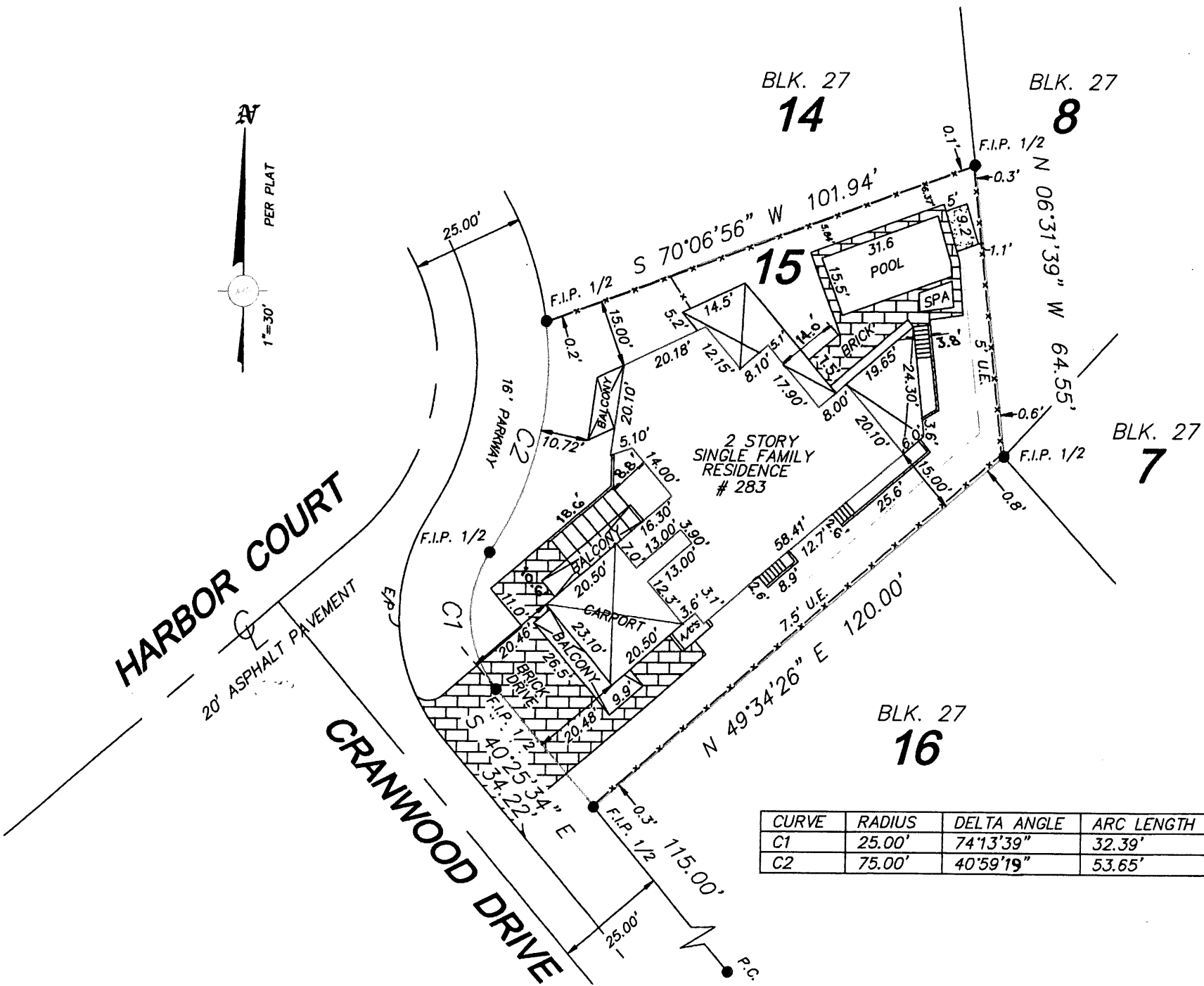
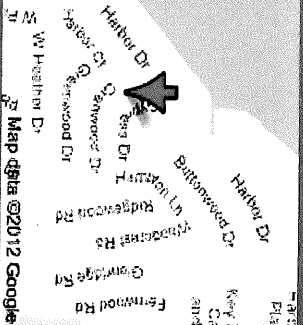




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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	25.00'	74°13'39"	32.39'
C2	75.00'	40°59'19"	53.65'



Accepted By: \_\_\_\_\_

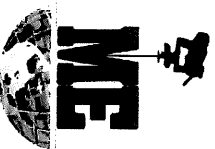
Property Address: 283 HARBOR COURT  
KEY BISCAYNE, FL 33149

NOTES: FENCES VIOLATE EASEMENT ALONG EAST AND SOUTH LOT LINE. CONCRETE SLAB VIOLATES EASEMENT ALONG EAST LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G14, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED *Miguel Espinosa* FOR THE FIRM  
MIGUEL ESPINOSA STATE OF FLORIDA  
STATE OF FLORIDA P.S.M. No. 5101  
MAPPER

MIGUEL ESPINOSA LAND SURVEYING, INC.  
10665 SW 190TH Street  
Suite 3110  
MIAMI, FL 33157  
PHONE: (305) 740-3319  
FAX #: (305) 669-3190  
LB # 6463



## Surveyor's Legend

	PROPERTY LINE					
	STRUCTURE					
	CONC. BLOCK WALL					
	CHAIN-LINK FENCE OR WIRE FENCE	LB#	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	
	WOOD FENCE	LS#	LICENSE # - BUSINESS	Δ	CENTRAL ANGLE OR DELTA	
	IRON FENCE	CALC	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	
	EASEMENT	SET	CALCULATED POINT	RAD.	RADIAL TIE	
	CENTER LINE	SET	CONTROL POINT	N.R.	NON RADIAL	
	WOOD DECK	▲	CONCRETE MONUMENT	TYP.	TYPICAL	
	CONCRETE	■	BENCHMARK	I.R.	IRON ROD	
	ASPHALT	⊕	ELEVATION	I.P.	IRON PIPE	
	BRICK / TILE	⊕	BENCHMARK	N&D	NAIL & DISK	
	WATER			PK NAIL	PARKER-KALON NAIL	
	APPROXIMATE EDGE OF WATER			D.H.	DRILL HOLE	
	COVERED AREA	P.C.	POINT OF TANGENCY	WELL	WELL	
	TREE	P.R.M.	POINT OF CURVATURE	⊗	FIRE HYDRANT	
	POWER POLE	P.C.C.	POINT OF COMPOUND CURVATURE	⊗	MANHOLE	
	CATCH BASIN	P.R.C.	POINT OF REVERSE CURVATURE	O.H.L.	OVERHEAD LINES	
	COUNTY UTILITY EASEMENT	P.O.B.	POINT OF BEGINNING	TX	TRANSFORMER	
	INGRESS / EGRESS EASEMENT	P.O.C.	POINT OF COMMENCEMENT	CAVY	CABLE TV RISER	
	UTILITY EASEMENT	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER	
		M	FIELD MEASURED	P/E	POOL EQUIPMENT	
		P	PLATTED MEASUREMENT	CONG.	CONCRETE SLAB	
		D	DEED	ESMT	EASEMENT	
		C	CALCULATED	D.E.	DRAINAGE EASEMENT	
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	L.B.E.	LANDSCAPE BUFFER EASEMENT	
		R.O.E.	ROOF OVERHANG EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	
				A.E.	ANCHOR EASEMENT	
					ENCL.	ENCLOSURE
				N.T.S.	NOT TO SCALE	
				F.F.	FINISHED FLOOR	
				T.O.B.	TOP OF BANK	
				E.O.W.	EDGE OF WATER	
				E.O.P	EDGE OF PAVEMENT	
				C.V.G.	CONCRETE VALLEY GUTTER	
				B.S.L.	BUILDING SETBACK LINE	
				S.T.L.	SURVEY TIE LINE	
				⊕	CENTER LINE	
				R/W	RIGHT-OF-WAY	
				P.U.E.	PUBLIC UTILITY EASEMENT	
				C.M.E.	CANAL MAINTENANCE EASEMENT	
				A.E.	ANCHOR EASEMENT	

### Property Address:

283 HARBOR COURT  
KEY BISCAYNE, FL 33149

### Flood Information:

Community Number: 120648  
Panel Number: 12086C0483L  
Suffix: L  
Date of Firm Index: 9/11/2009  
Flood Zone: AE  
Base Flood Elevation: 10  
Date of Field Work: 6/28/2012  
Date of Completion: 7/18/2012

### General Notes:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- Wall ties are done to the face of the wall.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.

### Legal Description:

LOT 15, BLOCK 27, OF SUBDIVISION FOURTH ADDITION TO TROPICAL ISLES HOMES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

### PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print"  
Select a color printer, if available, or at least one with 8.5" x 14" paper.  
Select ALL for Print Range, and the # of copies you would like to print out.  
Under the "Page Scaling" please make sure you have selected "None."  
Do not check the "AutoRotate and Center" button.  
Check the "Choose Paper size by PDF" checkbox.  
Click OK to Print

Certified To: KARL LIPPERT, ROJAS & STANHAM LLP, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TOTALBANK, A FLORIDA BANKING CORPORATION, its successors and/or assigns as their interest may appear.



**AFFILIATE MEMBERS**



**M.E. LAND SURVEYING, INC.**

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