



Certified to:
Empire Commercial Properties, LLC
Joseph R. Colletti, P.A.
Old Republic National Title Insurance Company

Address:
1835 N.W. 21st Terrace, Miami, FL, 33142

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD
DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS."**

RENE AIGUES VIVES 09/14/15
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Field Date	Scale:	Drawn by:	Drwg. No.
09/11/15	1"= 20'	J.A.	15-21679

NOTE:

- All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
- The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
- Code restrictions and title search not reflected in this survey
- Underground utilities, improvements, footings and encroachments, if any not located.
- The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
- Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

LEGEND

A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CATV	= Cable TV
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
CL	= Center Line
CLF	= Chain Link Fence
CL	= Clear
CONC.	= Concrete
D	= Delta
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
F.N.	= Found Nail
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
M	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PL	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= (Utility) Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
X+X+X	= Denotes Spot Elevations Taken

REVISIONS:

FLOOD ZONE AE	COMM. No. 120650	PANEL No. 0311	SUFFIX L
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 9 FT N.G.V.D.	

ELEVATION NOTE: (IF APPLICABLE)
 L.F.Elev.= 8.14 (lowest habitable floor elevation).
 Elevation shown hereon refer to N.G.V.D. 1929.
 Lowest adjacent grade elevation= 7.3.
 BM. # N-3005 (MIAMI-DADE) . Elev.= 7.01 .
 Garage Elev.= N/A . Erp.= N/A .

Not valid unless
it bears the
signature and the
original raised sea
of Florida licensed
Surveyor and
Mapper.