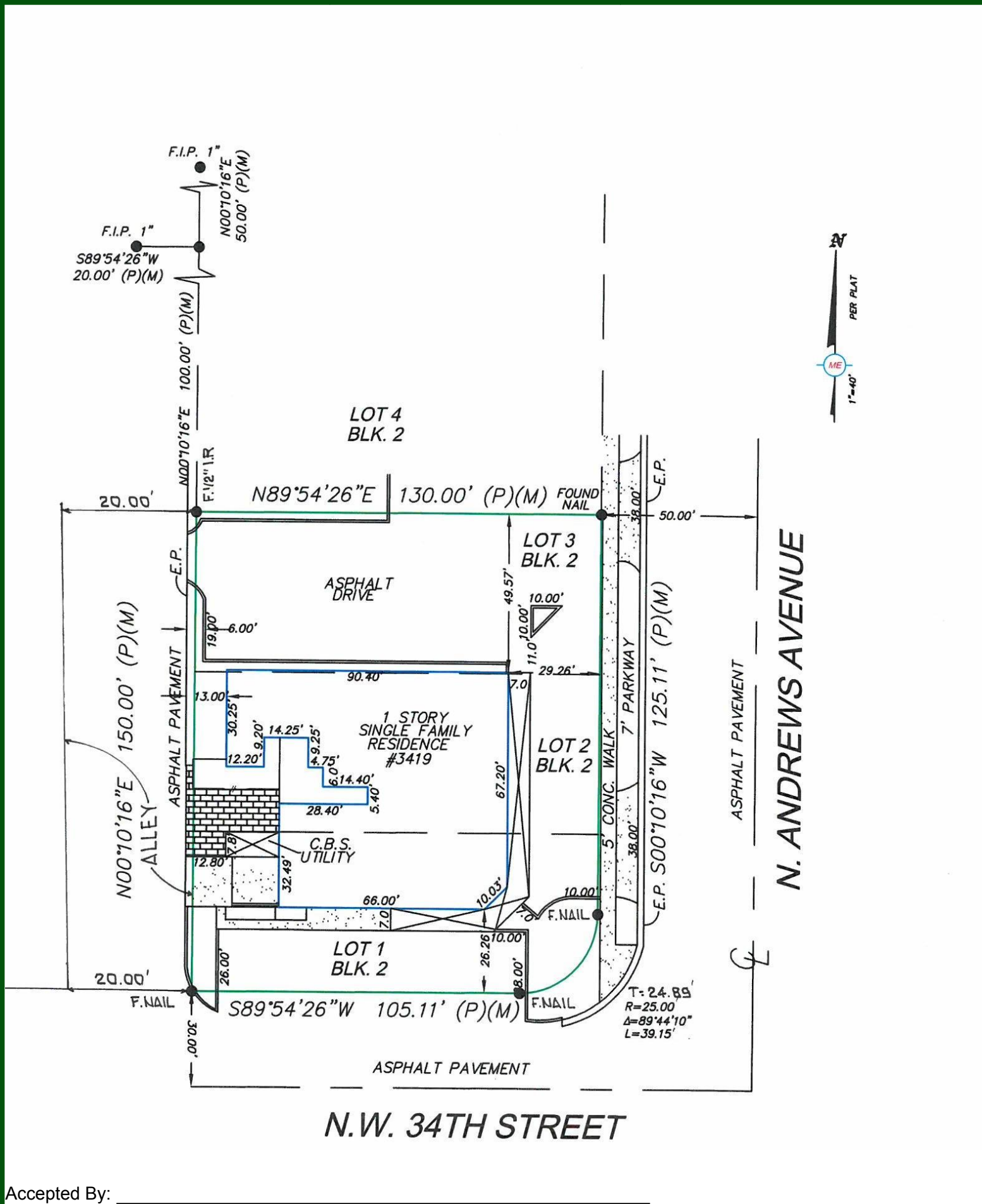




Proudly Serving  
the Florida Real  
Estate Community  
for Over 20 Years

WWW.MELANDSERVICES.COM



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

**Property Address:**  
3419 N. Andrews Avenue  
Oakland Park, Florida 33309

**Notes:** WALLS ENCROACH OVER SOUTHWEST LOT LINE. CONCRETE AND BRICKS ENCROACH OVER WEST 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 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

M.E. Land Surveying, Inc.  
10665 SW 190th Street  
Suite 3110  
Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

**SIGNED** \_\_\_\_\_ **FOR THE FIRM**  
**EFRAIN LOPEZ**  
**STATE OF FLORIDA** P.S.M. No. 6792

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.



# Surveyor's Legend

PROPERTY LINE STRUCTURE CONC. BLOCK WALL CHAIN-LINK FENCE OR WIRE FENCE WOOD FENCE IRON FENCE EASEMENT CENTER LINE WOOD DECK CONCRETE ASPHALT BRICK / TILE WATER APPROXIMATE EDGE OF WATER COVERED AREA TREE POWER POLE CATCH BASIN <p style="margin: 0;">C.U.E. COUNTY UTILITY EASEMENT I.E./E.E. INGRESS / EGRESS EASEMENT U.E. UTILITY EASEMENT</p>	<p style="margin: 0;">FND FOUND IRON PIPE / PIN AS NOTED ON PLAT LB# LICENSE # - BUSINESS LS# LICENSE # - SURVEYOR CALC CALCULATED POINT SET SET PIN ▲ CONTROL POINT ■ CONCRETE MONUMENT ● BENCHMARK ELEV ELEVATION P.T. POINT OF TANGENCY P.C. POINT OF CURVATURE P.R.M. PERMANENT REFERENCE MONUMENT P.C.C. POINT OF COMPOUND CURVATURE P.R.C. POINT OF REVERSE CURVATURE P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.C.P. PERMANENT CONTROL POINT M FIELD MEASURED P PLATTED MEASUREMENT D DEED C CALCULATED L.M.E. LAKE OR LANDSCAPE MAINT. ESMT. R.O.E. ROOF OVERHANG EASEMENT</p>	<p style="margin: 0;">B.R. BEARING REFERENCE △ CENTRAL ANGLE OR DELTA R RADIUS OR RADIAL RAD. RADIAL TIE N.R. NON RADIAL TYP. TYPICAL I.R. IRON ROD I.P. IRON PIPE N&amp;D NAIL &amp; DISK PK NAIL PARKER-KALON NAIL D.H. DRILL HOLE ⊙ WELL ⊕ FIRE HYDRANT ⊙ M.H. MANHOLE O.H.L. OVERHEAD LINES TX TRANSFORMER CATV CABLE TV RISER W.M. WATER METER P/E POOL EQUIPMENT CONC. CONCRETE SLAB ESMT EASEMENT D.E. DRAINAGE EASEMENT L.B.E. LANDSCAPE BUFFER EASEMENT L.A.E. LIMITED ACCESS EASEMENT</p> <p style="margin: 0;">TEL. TELEPHONE FACILITIES U.P. UTILITY POLE E.U.B. ELECTRIC UTILITY BOX SEP. SEPTIC TANK D.F. DRAINFIELD A/C AIR CONDITIONER S/W SIDEWALK DWY DRIVEWAY SCR. SCREEN GAR GARAGE 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 CL CENTER LINE R/W RIGHT-OF-WAY P.U.E. PUBLIC UTILITY EASEMENT C.M.E. CANAL MAINTENANCE EASEMENT A.E. ANCHOR EASEMENT</p>
--	--	---

### Property Address:

3419 N. Andrews Avenue  
Oakland Park, Florida 33309

### Flood Information:

**Community Number:** 120050  
**Panel Number:** 12011C0367H  
**Suffix:** H  
**Date of Firm Index:** 08/18/2014  
**Flood Zone:** AH  
**Base Flood Elevation:** 5  
**Date of Field Work:** 11/27/2015  
**Date of Completion:** 11/30/2015

### General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) 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.
- 4.) 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
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R.
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) 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
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

### Legal Description:

Lot 1, 2 and 3, of Block 2, of LLOYD ESTATES, according to the plat thereof, as recorded in Plat Book 25, Page 47, of the public records of Broward County, Florida

### Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) 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 "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

### Certified To:

**Kilkenny, LLC**  
**Capstone Title Partners LLC**  
**Old Republic National Title Insurance Company;**  
**Attorneys Title Fund Services, LLC**  
 its successors and/or assigns as their interest may appear.

### Please copy below for policy preparation purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by*  
**EFRAIN LOPEZ** dated 11/30/2015 bearing Job # B-12224 :  
 a. WALLS ENCROACH OVER SOUTHWEST LOT LINE. CONCRETE AND BRICKS ENCROACH OVER WEST LOT LINE.



## M.E. Land Surveying, Inc.

10665 SW 190th Street, Suite 3110 Miami, FL 33157  
 Phone: (305) 740-3319  
 Fax: (305) 669-3190  
 LB#: 7989

