SITE PLAN OF REDLANDS COVE ESTATES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 ft.

LOCATION SKETCH

SCALE : 1"= 4000'

SITE INFORMATION

ITEM	DESCRIPTION DATA	
1	GROSS AREA	449281.96 SqFt 10.31 ACRES±
2	NET AREA	349258.95 SqFt 8.02 ACRES±
3	LOT ZONING	EU-S
4	MINIMUM LOT SIZE	25000 SqFt GROSS
5	MINIMUM LOT WIDTH	153.57'
6	FRONT SETBACK	35.00 FEET
7	REAR SETBACK	25.00 FEET
8	SIDE SETBACK	25.00 FEET
9	INTERIOR SETBACK	15.00 FEET

RECEIVED
305-094
APR 13 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JSH

LEGAL DESCRIPTION:

THE NORTHWEST¼ OF THE SOUTHWEST¼ OF THE SOUTHWEST¼ OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA.
CONTAINING: 10.31 ACRES ± (GROSS)

VACANT LOT
SW 157th AVENUE & SW 278th STREET
MIAMI - FL
FOLIO N° 30-6933-000-0410

DATE OF FIELD SURVEY: 03/02/2005

FLOOD ZONE: AH COMMUNITY No: 120635 PANEL: 362 SUFFIX: J DATE OF FIRM: 07/17/95 BASE FLOOD: 10.00

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.

OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR: REDLANDS COVE DEVELOPMENT

ORDER No.: 0502-119

DATE: 03/03/2005

DRAWN BY: A.L.

WALTER E. VENEGA.
PROFESSIONAL SURVEYOR AND MAPPER No.3106
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL.

PREVIOUS REF.:

REVISIONS:

ORDER No	DATE	DESCRIPTION	DRAWN BY
0503-105	03/21/05	SITE PLAN	D.P.

CARIBBEAN LAND SURVEYORS, INC.
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