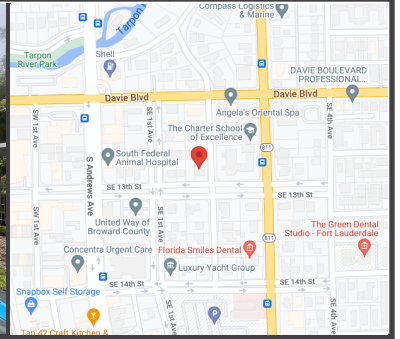




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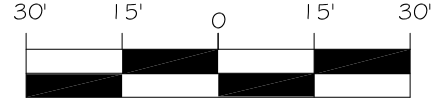


PROPERTY ADDRESS: 115 SE 13TH STREET, FORT LAUDERDALE, FLORIDA 33316

SURVEY NUMBER: 2406.5599



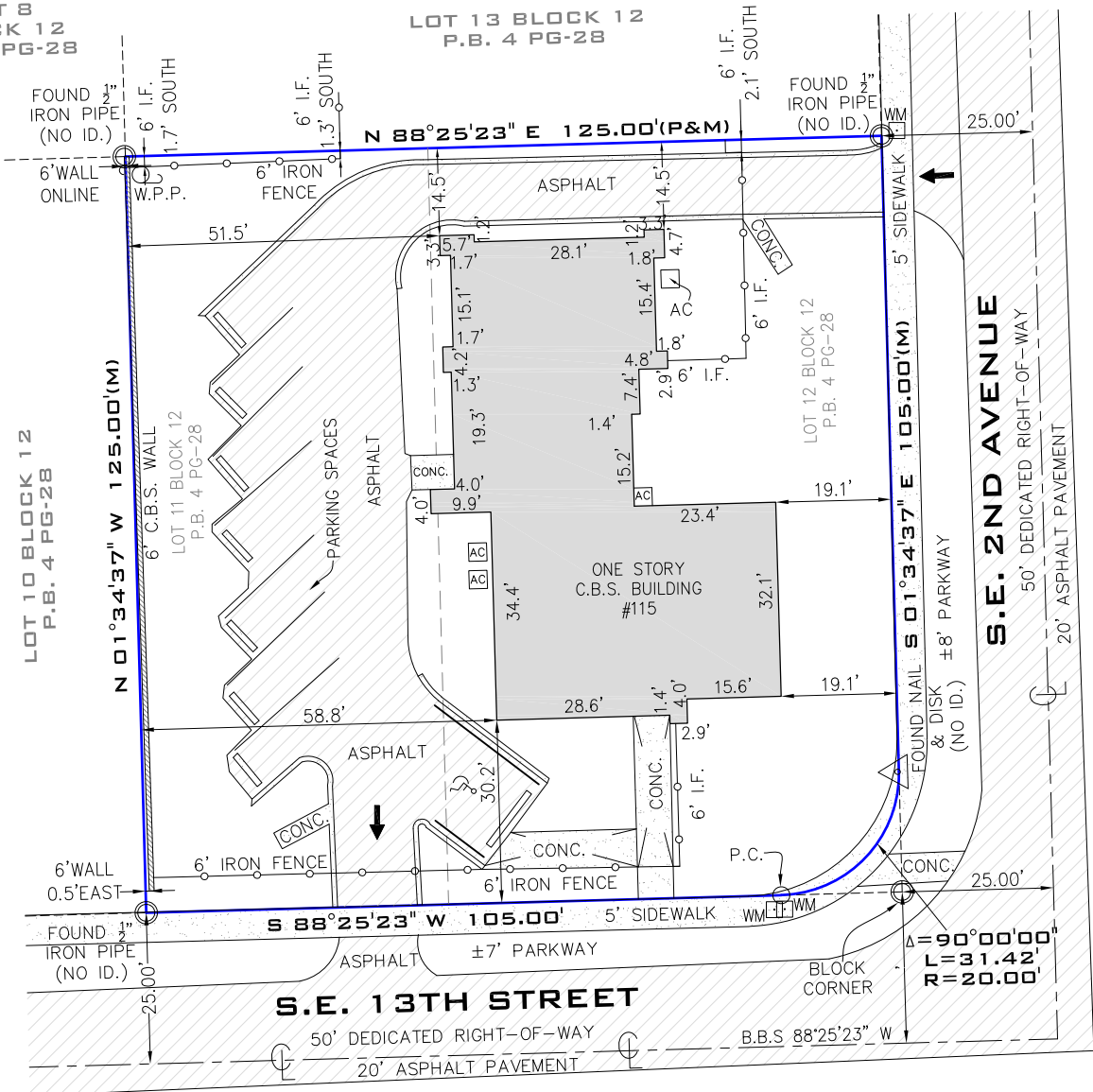
GRAPHIC SCALE



( IN FEET )  
1 INCH = 30 FT.

LOT 8  
BLOCK 12  
P.B. 4 PG-28

LOT 13 BLOCK 12  
P.B. 4 PG-28



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



FRANCISCO L. NUNEZ JR.  
State of Florida Professional Surveyor and Mapper  
License Number 6382

POINTS OF INTEREST:  
NONE VISIBLE



Exacta Land Surveyors, LLC  
LB# 8291  
o: 866.735.1916 | f: 866.744.2882  
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE  
MEMBERS

DATE SIGNED: 07/09/24

FIELD WORK DATE: 2/12/2025

REVISION DATE(S): (REV.2 2/12/2025) (REV.1 7/9/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 115 SE 13TH STREET, FORT LAUDERDALE, FLORIDA 33316		SURVEY NUMBER: 2406.5599	
JOB SPECIFIC SURVEYOR NOTES:			
LEGAL DESCRIPTION: ALL OF LOTS ELEVEN (11) AND TWELVE (12) OF BLOCK TWELVE (12), CROISSANT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  PARCEL IDENTIFICATION NUMBER: 5042 15 10 0410 AND 5042 15 10 0420			
GENERAL SURVEYOR NOTES:			
<p>1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.</p> <p>2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.</p> <p>3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.</p> <p>4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.</p>		<p>5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.</p> <p>6.) TYPE OF SURVEY: BOUNDARY SURVEY</p> <p>7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) UNLESS OTHERWISE NOTED</p> <p>8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT</p> <p>9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.</p> <p>10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.</p>	
		<p>11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.</p> <p>12.) UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.</p> <p>13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.</p> <p>14.) WALL TIES ARE TO THE FACE OF THE WALL.</p> <p>15.) FENCE OWNERSHIP NOT DETERMINED.</p> <p>16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.</p> <p>17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.</p> <p>18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.</p>	
SURVEYOR'S LEGEND			
<div><div><div>A/C</div><div>B.B.</div><div>ASPH.</div><div>P</div><div>B.M.</div><div>C.B.S.</div><div>CONC.</div><div>L.P</div><div>CB</div><div>C</div><div>M</div><div>L.M.E.</div><div>D.E.</div><div>D.H.</div><div>(M)</div><div>(R)</div><div>WPP</div><div>U.E.</div><div>P.B.</div><div>PG.</div><div>P.C.P.</div><div>P.O.B.</div><div>TYP.</div><div>M.H.W.</div><div>— // —</div><div>— x —</div><div>— o —</div><div>o</div><div>Δ</div><div></div><div>X.XX</div><div></div><div></div></div><div><div>=DENOTES AIR CONDITIONING UNIT</div><div>=DENOTES BASIS OF BEARINGS</div><div>=DENOTES ASPHALT</div><div>=DENOTES PROPERTY LINE</div><div>=DENOTES BENCH MARK</div><div>=DENOTES CONCRETE BLOCK STUCCO</div><div>=DENOTES CONCRETE</div><div>=DENOTES LIGHT POLE</div><div>=DENOTES CATCH BASIN</div><div>=DENOTES CENTERLINE</div><div>=DENOTES MONUMENT LINE</div><div>=DENOTES LAKE &amp; MAINTENANCE EASEMENT</div><div>=DENOTES DRAINAGE EASEMENT</div><div>=DENOTES DRILL HOLE</div><div>=DENOTES MEASURE</div><div>=DENOTES RECORD</div><div>=DENOTES WOOD POWER POLE</div><div>=DENOTES UTILITY EASEMENT</div><div>=DENOTES PLAT BOOK</div><div>=DENOTES PAGE</div><div>=DENOTES PERMANENT CONTROL POINT</div><div>=DENOTES POINT OF BEGINNING</div><div>=DENOTES TYPICAL</div><div>=DENOTES MEAN HIGH WATER LINE</div><div>=DENOTES WOOD FENCE</div><div>=DENOTES CHAIN LINK FENCE</div><div>=DENOTES IRON FENCE</div><div>=DENOTES FOUND IRON PIPE (NO ID.)</div><div>=DENOTES FOUND NAIL AND DISC</div><div>=DENOTES ASPHALT PAVEMENT</div><div>=DENOTES ELEVATIONS</div><div>=DENOTES BRICK</div><div>=DENOTES CONCRETE PAD</div></div></div>			
CERTIFIED TO:		FLOOD ZONE INFORMATION:	
.		BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, X SHADED, AH (WITH A BASE FLOOD ELEVATION OF 5). THIS PROPERTY WAS FOUND IN CITY OF FORT LAUDERDALE, COMMUNITY NUMBER 125105, PANEL NUMBER 0557 DATED 8/18/2014.	
DATE SIGNED: 07/09/24			
BUYER:			
LENDER:			
TITLE COMPANY:			
COMMITMENT DATE: NOT REVIEWED		CLIENT FILE NO:	
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES		<div><div><div></div><div>EXACTA</div><div>Exacta Land Surveyors, LLC</div></div><div>Exacta Land Surveyors, LLC LB# 8291 o: 866.735.1916   f: 866.744.2882 131 West Broadway Street, Suite 1001, Oviedo, FL 32765</div></div>	