FIELD WORK DATE: 11/10/2023 **REVISION DATES:** (REV.1 11/13/2023)

2311.0018
BOUNDARY SURVEY
BROWARD COUNTY

AssureAmerica TITLE COMPANY

PROPERTY ADDRESS	SURVEY NUMBER	2311.0018
0 W COMMERCIAL BOULEVARD , FORT LAUDERDALE, FLORIDA 33309		

PROPERTY PICTURE

GOOGLE MAP

TRANSACTION

CLIENT ORDER NUMBER:	DATE: 11/13/23
BUYER:	
SELLER:	
CERTIFIED TO: PATIL, DARSHAN	

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING BOUNDED AS FOLLOWS: ON THE EAST BY THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 17; ON THE SOUTH BY A LINE 20.0 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COMERCIAL BLVD (A 100.0 FOOT RIGHT-OF-WAY); ON THE WEST BY A LINE 60.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 17; ON THE NORTH BY A LINE 170.0 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COMMERCIAL BOULEVARD, (A 100.0 FOOT RIGHT-OF-WAY).

POINTS OF INTEREST

NONE VISIBLE

FLOOD INFORMATION

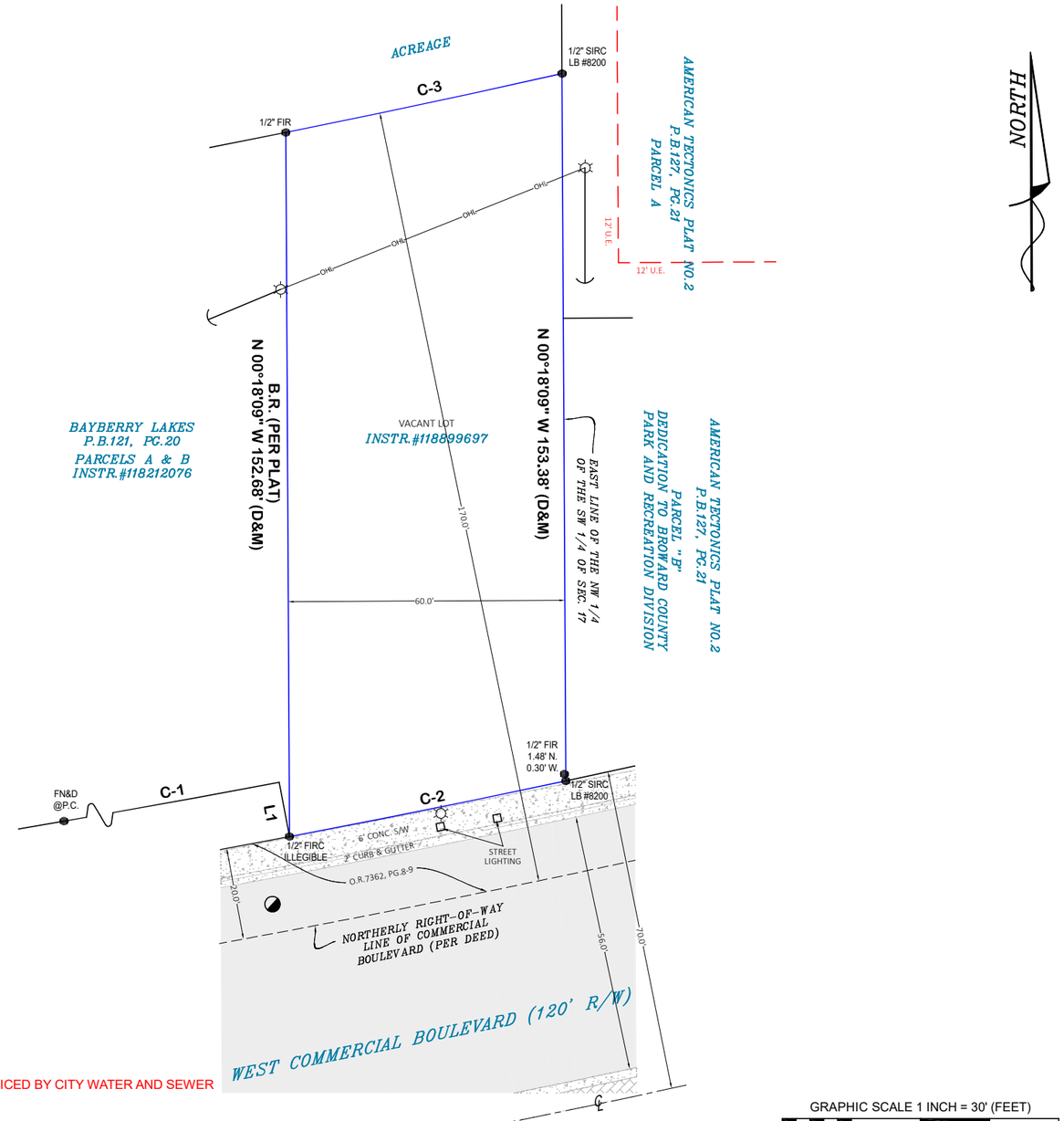
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AH (WITH A BASE FLOOD ELEVATION OF 8'). THIS PROPERTY WAS FOUND IN CITY OF FORT LAUDERDALE, COMMUNITY NUMBER 125105, DATED 8/18/2014.

JOB SPECIFIC SURVEYOR NOTES

THE BEARING REFERENCE OF NORTH 00 DEGREES 18 MINUTES 09 SECONDS WEST IS BASED ON THE WESTERLY LINE OF THE SUBJECT PARCEL DESCRIBED IN INSTRUMENT #118899697, LOCATED WITHIN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LINE TABLE:
L1 N 10°45'58" W 12.00' (D&M)

C-1
Δ=12°03'14" (D) 12°03'32" (M)
R=2782.79' (D&M)
L=585.44' (D) 585.69' (M)
CB=N85°15'39"E (D) N85°17'28"E (M)
CH=584.36' (D) 584.61' (M)
C-2
Δ=01°15'13" (D&M)
R=2794.79' (D&M)
L=61.14' (D&M)
CB=N78°36'26"E (D&M)
CH=61.14' (D&M)
C-3
Δ=01°19'39" (D&M)
R=2644.79' (D&M)
L=61.28' (D&M)
CB=N77°58'10"E (D&M)
CH=61.28' (D&M)



GRAPHIC SCALE 1 INCH = 30' (FEET)
30 15 0 15 30

NOTES:
- LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER

FELIPE M. CARVALHO License Number 7137 STATE OF FLORIDA Professional Surveyor and Mapper

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of this survey other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give ANY rights or benefits to anyone other than those certified.

THANKS TO

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS
6224 MOHAWK TERRACE
MARGATE, FL 33063
LB#8200
gtt@geotopteam.com

GENERAL SURVEYOR NOTES

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document in only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format,it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

PERFORMED BY

G.T.T. Surveyors & Mappers, Inc.
6224 Mohawk terrace (754)303-7703
Margate, FL 33063 felipe@geotopteam.com

SURVEYOR'S LEGEND

LINE TYPES: (weight-standard width)
PROPERTY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (weight-standard width)
ASPHALT
BRICK 3"x12"
CONCRETE
PAVERS
WATER
WOOD

SYMBOLS: (weight-standard width)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
PKY-OR DRY-MONUMENT
GUY WIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
B/W	BAY/BOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV RISSER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
E/M	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
E/UB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
F/DH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISC
FR/SSPK	FOUND RAILROAD SPIKE
GARE.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHAND
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
P.G.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P/F	PINCHED FOPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
S/IRC	SET IRON ROD & CAP
S/N&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W.C.	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE
A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT