

GENERAL LEGEND:

- ALC = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CE = EASEMENT
- CEA = CENTERLINE EASEMENT
- CLF = CHAIN LINK FENCE
- CBS = CONCRETE BLOCK STRUCTURE
- CHT = CHATTANOOGHIE
- CHC = CHAIN LINK FENCE
- CO = CLEAN OUT
- D = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X.000' = ELEVATION
- EDP = EDGE OF PAVEMENT
- EF = EDGE OF FLOOR
- EFH = FINISHED FLOOR
- FDH = FOUND DRILL-HOLE
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FP = FOUND PIPE
- IR = IRON PIPE
- IRV = INVERT
- LA.E. = LAKE EASEMENT
- LA.L. = LAKE LENGTH
- LA.P. = LAKE PERIMETER
- N = NORTH
- N.A. = NO BASE FLOOD (FOR FLOOD ZONE X)
- NSD = NO SURFACE DRAINAGE
- NF = METAL FENCE
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OS = OFFSET
- OSR = OFFSET RECORD BOOK
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- P.C. = POINT OF CURVATURE
- P.O. = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PF = POOL FUNDING
- PM = POLYMER MEASURED
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- RW = RIGHT OF WAY
- S = SOUTH
- SW = SETBACK
- SW = SETBACK
- SND = SETBACK & DBC
- TYP = TYPICAL
- U.E. = UTILITY EASEMENT
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- * = DEGREE SYMBOL
- WATER METER
- UTILITY POLE
- AT&T BOX
- UTILITY POLE

BOUNDARY SURVEY

PROPERTY ADDRESS:

N. 59th AVENUE
HOLLYWOOD, FL. 3301

DATE OF SURVEY:

FLOOD ZONE: AH/X

BASE FLOOD: 10

COMMUNITY #: 125113

PANEL & SUFFIX: 0564 H

DATE OF FIRM: 8/18/2014

SCALE: 1" = 20'

CADD: LJ

CHECKED BY: EWD

INVOICE #: 23-59082

SHEET # 1 OF 1

FIELD LOCATION OF IMPROVEMENTS

DATE OF SURVEY: 6/26/2023

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LEGAL DESCRIPTION:

LOTS 1 & 2, BLOCK 44 OF "HOLLYWOOD BEACH GARDENS CORRECTED PLAT FIRST ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

ETHAN JAMES REALTY INC

SURVEYORS NOTES:

- (1) ANGLES AS SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6) SURVEY PURPOSE FOR BOUNDARY
- (7) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
- (8) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1852, ELEVATION = 10.17' (NGVD 1929)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by Ernest W

Duncan

Date: 2023.07.05 08:36:40 -0400

Ernest W Duncan

PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA

PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

