BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL 1:
TRACT 117, AMENDED PLAT OF FLAMINGO GROVES UNIT D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 77, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
TRACT 124, AMENDED PLAT OF FLAMINGO GROVES UNIT D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 77, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
DAVIE LANDS DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY;; ADAMS GALLINAR, P.A.; LEOPOLD KORN, P.A; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; NEW WAVE LOANS RESIDENTIAL, LLC, AND/OR ASSIGNS

COMMUNITY NUMBER: 120035
PANEL: 12011C0535
SUFFIX: H
F.I.R.M. DATE: 8/18/2014
FLOOD ZONE: AH(NAVD88)
FIELD WORK: 9-29-2020

PROPERTY ADDRESS:
3550 SW 121 AVENUE AND
3550 SOUTH FLAMINGO ROAD
FT. LAUDERDALE, FL 33330

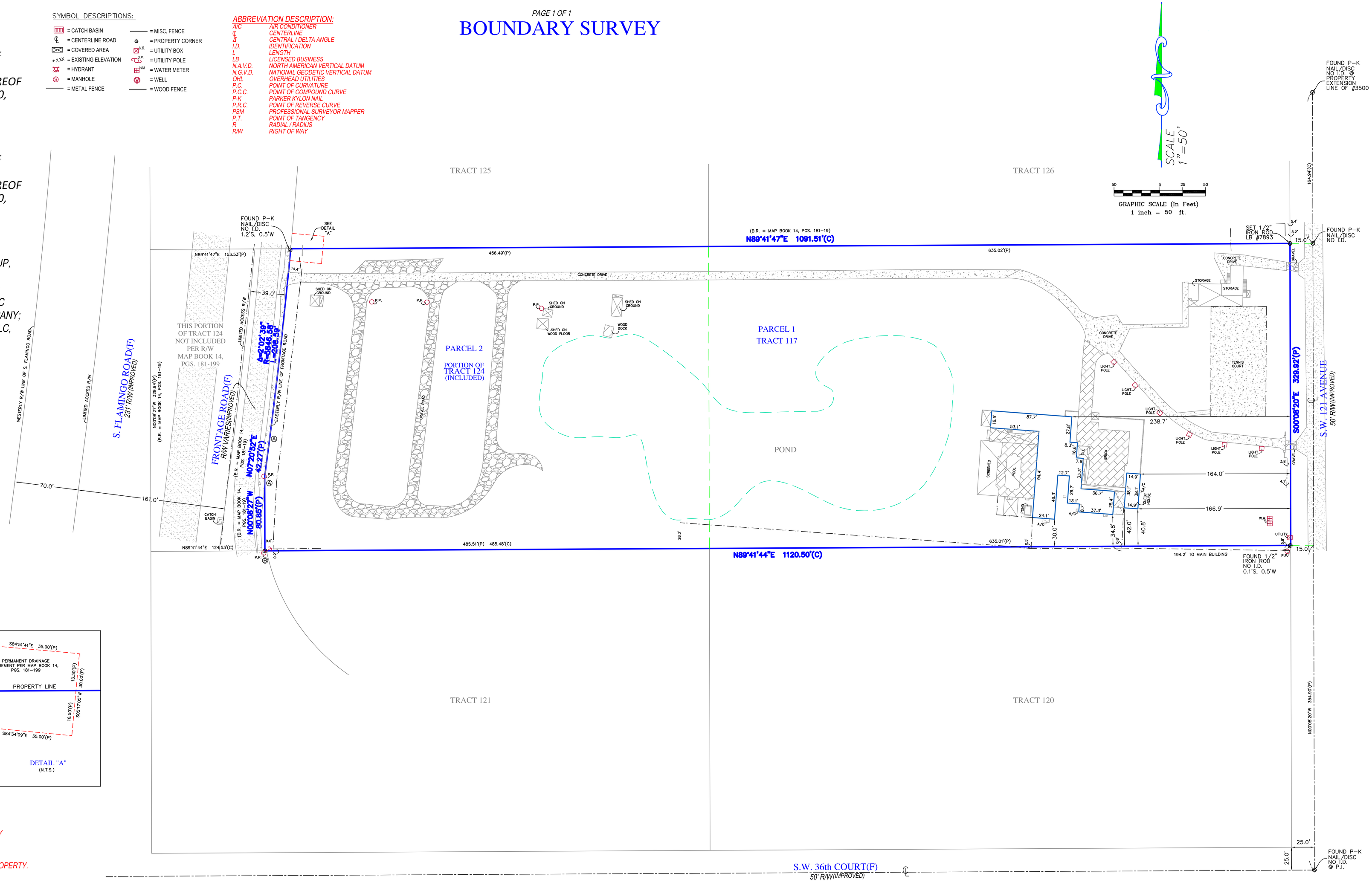
SURVEY NUMBER: 434439

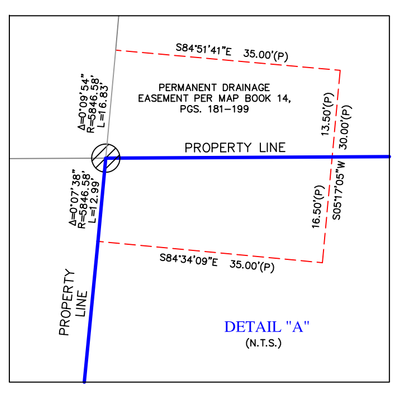
SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY





SURVEY NOTES
CONCRETE DRIVE CROSSING OVER PROPERTY LINE ON WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE WESTERLY, SOUTHERLY AND EASTERLY SIDES OF THE PROPERTY.

Ⓐ= CORNER FALLS INTO CONCRETE.

Ⓑ= SET 1/2" IRON ROD, LB #7893

GENERAL NOTES

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE. Digitally signed by Kenneth Osborne Date: 2020.10.13 13:14:45 -04'00'

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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LB #7893
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