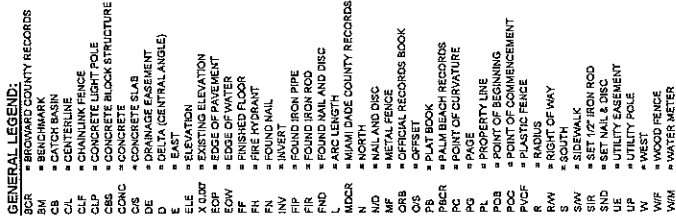




LB. # 6971



SURVEYORS NOTES:

(1) MATTERS SHOWN ARE REFERENCED TO THE RECORD.

(2) PLAT AND ARE AS MEASURED.

(3) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.

(4) MATTERS NOTED.

(5) UNDEVELOPED/UNDERGROUND IMPROVEMENTS LOCATED.

(6) EXCEPT AS SHOWN.

(7) THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE COMMITMENT THEREFOR. THE ONLY MATTERS SHOWN ARE PER THE RECORD PLAT.

(8) THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN HEREON.

(9) MATTERS CAN BE FOUND IN THE PUBLIC RECORDS OF THE

(10) CORRESPONDING COUNTY OF RECORD.

(11) OWNERSHIP OF FENCE NOT DETERMINED BY THIS SURVEY.

(12) EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.

Lot 16, IN Block 5, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF LAND SURVEYORS IN CHAPTER 6J-17.060 TO 17.062 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.S. & M. # 5789
PROFESSIONAL LAND SURVEYOR

DATE 02-12-24	UPDATE
SCALE 1"=20'	JOB No. 24-109
SHEET 1	DRAWN BY A.B

CERTIFY TO:
Igor Petryuchenko
OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY
Trayber Raikhetson Law Group, PLLC

PROPERTY ADDRESS:

2306 VAN BUREN STREET
HOLLYWOOD FLORIDA, 33020

BOUNDARY SURVEY

SCALE: 1"=20'

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
PANEL NO/SUFFIX: 0569 H
COMMUNITY NO: 125113
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA