



B & B LAND SURVEYORS, INC.

11633 S.W. 58th Street
Cooper City, Florida 33330
Phone (954) 680-4061
Licensed Business #6601

LEGAL DESCRIPTION:

THE SOUTH 265 FEET OF THE NORTH 535 FEET OF THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND SITUATE, LYING, AND BEING IN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23; THENCE ON AN ASSUMED BEARING OF NORTH 0°19'45" EAST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°19'45" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) A DISTANCE OF 999.48 FEET TO A POINT ON A LINE 100 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4); THENCE SOUTH 89°56'39" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 281.88 FEET TO A POINT ON A LINE 50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4), ALSO BEING THE EAST RIGHT-OF-WAY LINE OF THE PORT EVERGLADES RAILROAD; THENCE SOUTH 0°18'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 711.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°54'47", A RADIUS OF 633.68 FEET, FOR AN ARC DISTANCE OF 253.41 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4); THENCE SOUTH 0°18'03" WEST, ALONG THE SAID WEST LINE A DISTANCE OF 41.36 FEET; THENCE DUE EAST, ALONG A LINE 250 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4), A DISTANCE OF 331.38 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

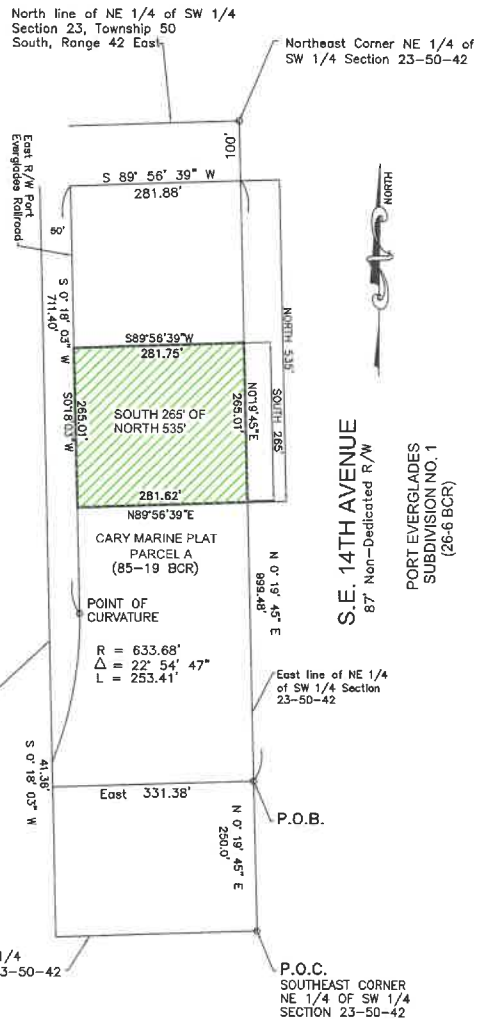
3277 S.E. 14TH AVENUE
DANIA BEACH, FLORIDA 33316

CERTIFIED TO:



ABBREVIATION LEGEND:

- A.G. - AVERAGE GRADE
- C. - CENTER LINE
- R/W - RIGHT OF WAY
- (M) - MEASURED
- (P) - PLAT
- (R) - RECORD
- P. - PROPERTY LINE
- CONC. - CONCRETE
- N.T.S. - NOT TO SCALE
- L.B. - LICENSED BUSINESS
- FND. - FOUND
- CLF - CHAIN LINK FENCE
- WM - WATER METER
- C.B.S. - CONCRETE BLOCK STRUCTURE
- WD - WOOD
- PP - POWER POLE
- OHL - OVERHEAD LINE
- E/W - EDGE OF WATER
- C.P. - COVERED PORCH
- P.C. - POINT OF CURVATURE
- L - ARC LENGTH
- Δ - DELTA
- T - TANGENT
- R - RADIUS
- A/C - AIR CONDITIONING
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- BCR - BROWARD COUNTY RECORDS
- O/S - OFFSET
- CLR - CLEAR
- FH - FIRE HYDRANT
- (S) - RECORD
- SEC. - SECTION
- ELEV. - ELEVATION
- Δ - DENOTES ELEVATION



LOCATION SKETCH
N.T.S.

SURVEY NOTES:

- NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- THIS SURVEY WAS PERFORMED FOR TITLE / MORTGAGE PURPOSES ONLY. B & B LAND SURVEYORS, INC. WILL NOT BE HELD LIABLE FOR ANY CONSEQUENCES DUE TO THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.
- EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED
- THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH THE RECORD VALUES UNLESS SHOWN OTHERWISE.
- OBSTRUCTED OR INACCESSIBLE CORNERS ARE WITNESSED BY IMPROVEMENTS.
- NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. THIS SURVEY WAS NOT ABSTRACTED BY THE UNDERSIGNED FOR OWNERSHIP, EASEMENTS (RECORDED AND/OR UNRECORDED), RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
- COLLECTION OF HORIZONTAL CONTROL AND MEASUREMENTS ON THIS SURVEY WAS PERFORMED USING A TOPCON TOTAL STATION AND SURVEY PRO DATA COLLECTION SOFTWARE AS WELL AS A TOPCON HIPER SR GNSS SATELLITE SYSTEM WITH CORRECTIONS USING FDOT FFRN FOR OFFSITE FEATURES.
- BEARINGS ARE BASED UPON THE DESCRIPTION EAST LINE OF NE 1/4 OF SW 1/4

FLOOD INSURANCE NOTES:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
120034	0559	H	8/18/14	AE&X	6' & ~
Lowest Finished Floor Elevation 8.82'			Garage Floor Elevation ~		Lowest Adjacent Grade 5.4'

SURVEYOR'S NOTES:

Legal Description provided by client.

This survey was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record.

Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.

Elevations are relative to North American Vertical Datum of 1988, and shown thus: 13', and are based on PORT benchmarks.

Bearings based on: SEE LEGAL DESCRIPTION & SKETCH

BENCHMARK: NAIL & DISC CL S.E. 14 AVE 50'S OF NORTH LINE OF #3277 S.E. 14 AVE (L.B. #271)

Elevation: 5.430

DRAWN BY: EMB CHECKED BY: GB FIELD BK. PGS.

REVISIONS: SEE 16-090

SCALE: 1"=40'

FILE NO. 22-009

THIS BOUNDARY SURVEY IS FOR PERMITTING PURPOSES ONLY. I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SURVEY FOR THE PURPOSE INTENDED.

Dated this 7TH day of FEBRUARY 2022 A.D.

Gary L. Bogumill
Gary L. Bogumill
Professional Land Surveyor & Mapper
State of Florida Registration No. 5376

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



B & B LAND SURVEYORS, INC.

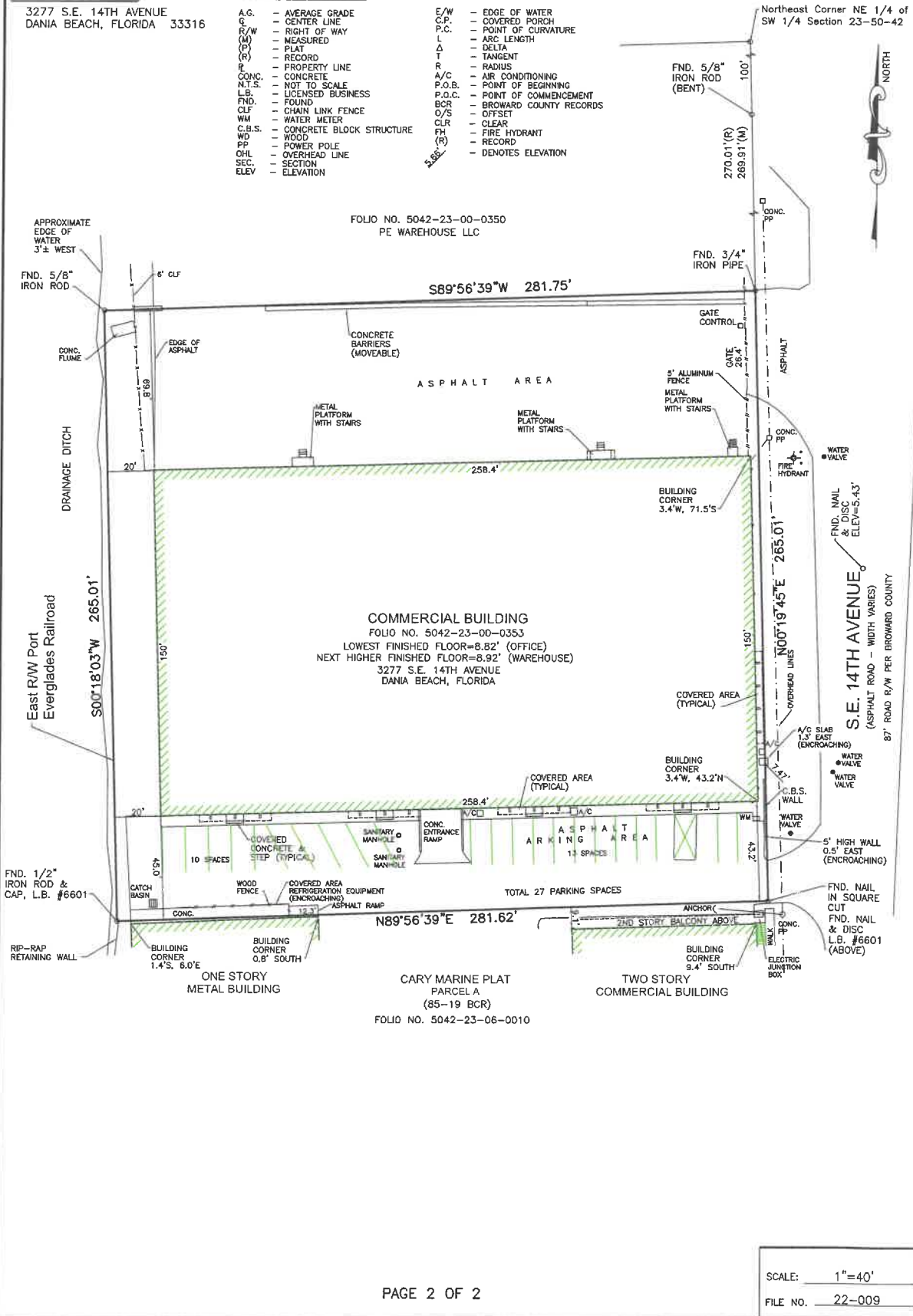
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