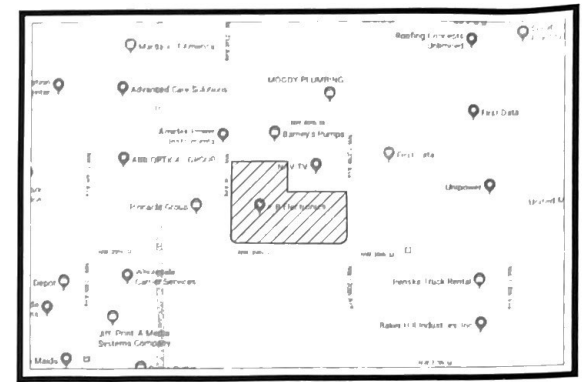
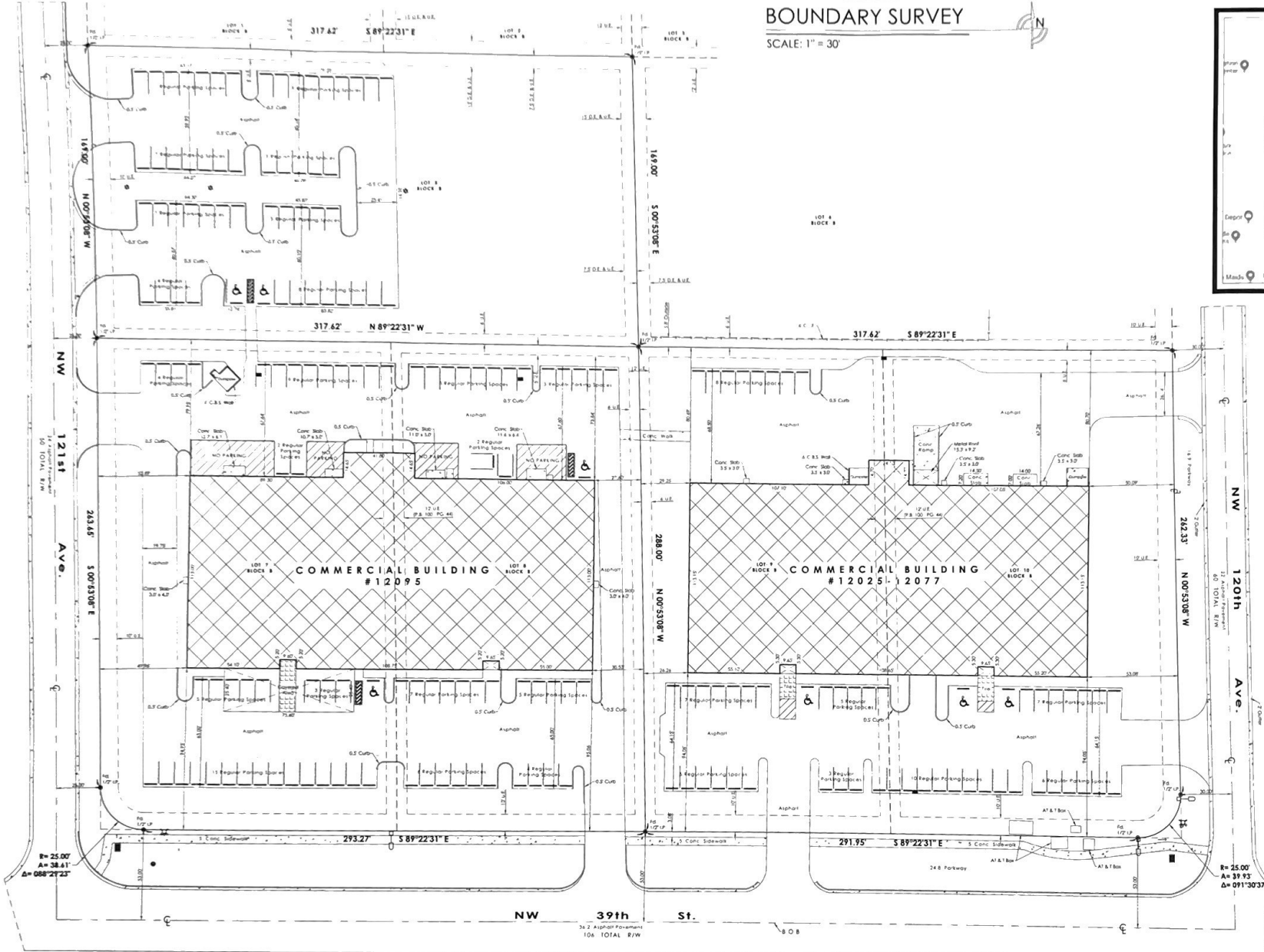


BOUNDARY SURVEY

SCALE: 1" = 30'



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:
NW 121st Ave. Coral Springs, FL 33065

FOLIO NUMBER:
4841 18 03 0090

LEGAL DESCRIPTION:
Lot 5, Block B, of **GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADDITION II**, according to the plat thereof as recorded in Plat Book 100, at Page 44, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS:
12025-12077 NW 39th St. Coral Springs, FL 33065

FOLIO NUMBER:
4841 18 03 0130

LEGAL DESCRIPTION:
Lots 9 and 10, Block B, of **GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADDITION II**, according to the plat thereof as recorded in Plat Book 100, at Page 44, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS:
12095 NW 39th St. Coral Springs, FL 33065

FOLIO NUMBER:
4841 18 03 0110

LEGAL DESCRIPTION:
Lots 7 and 8, Block B, of **GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADDITION II**, according to the plat thereof as recorded in Plat Book 100, at Page 44, of the Public Records of Broward County, Florida.

CERTIFICATIONS:
KB ELECTRONICS INC.

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- IF SHOWN, ELEVATIONS ARE REFERRED TO BM# N/A ELEV. N/A, FEET OF N.A.V.D. OF 1988.
- THIS IS A SPECIFIC PURPOSE SURVEY.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- THERE MAY BE EASEMENTS RECORDED IN PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

ABBREVIATIONS AND MEANINGS

- | | | |
|---------------------------------|-----------------------------------|-------------------------------------|
| A = ARC | * = DEGREES | # NO = NUMBER |
| A/C = AIR CONDITIONER PAD | E = EAST | O/S = OFFSET |
| A/E = ANCHOR EASEMENT | ENC/R = ENCROACHMENT | PL = PLANTER |
| B/C = BLOCK CORNER | ENCR = ENCROACHMENT | P/L = PLANTER |
| B/G = BUILDING | FR = FIRE HYDRANT | P/L = PLANTER |
| B/M = BENCH MARK | F.I.P. = FOUND IRON PIPE | P/L = PLANTER |
| B/O B = BASIS OF BEARINGS | F.I.R. = FOUND IRON ROD | P/L = PLANTER |
| C = CALCULATED | F.F.E. = FINISHED FLOOR ELEVATION | P.C.C. = POINT OF COMPOUND CURVE |
| C.B. = CONCRETE BLOCK STRUCTURE | F.D. = FOUND NAIL & DISK | P.C. = POINT OF CURVE |
| C.B.W. = CONCRETE BLOCK WALL | Fd. = FOUND FT = FEET | P.T. = POINT OF TANGENCY |
| CH = CHORD | FM = FOUND NAIL | POC = POINT OF COMMENCEMENT |
| CH/B = CHORD BEARING | LF.E. = LOWEST FLOOR ELEVATION | POB = POINT OF BEGINNING |
| CL = CLEAR | LM.E. = LAKE MAINTENANCE EASEMENT | P.R.C. = POINT OF REVERSE CURVE |
| C.L.F. = CHAIN LINK FENCE | M = MINUTES | P.B. = PLAT BOOK |
| CONC = CONCRETE | M/L = MONUMENT LINE | PG = PAGE |
| C.P. = CONC. PORCH | N.A.P. = NOT A PART OF | P.W.Y. = PARKWAY |
| C.S. = CONCRETE SLAB | N = NORTH | PRM. = PERMANENT REFERENCE MONUMENT |
| D.E. = DRAINAGE EASEMENT | N/S = NOT TO SCALE | P.R. = PROFESSIONAL LAND SURVEYOR |
| | | R. = RECORDED DISTANCE |

GENERAL SYMBOLS

- | | |
|--------------------------|----------------------------|
| ○ = ELEVATION | ☒ = CATCH BASIN |
| ⊙ = WATER METER | ⊙ = SANITARY SEWER |
| ⊕ = POWER POLE | ⊕ = LIGHT POLE |
| ⊖ = LIGHT POLE | ⊖ = TV BOX |
| ⊗ = FIRE HYDRANT | ⊗ = FPL TRANS. |
| ⊘ = WATER VALVE | ⊘ = CONC. POWER POLE |
| ⊙ = LIFT STATION | ⊙ = TELEPHONE BOX |
| ⊙ = GAS METER | ⊙ = SPRINKLE |
| — — — = GAS LINE | — — — = OVERHEAD UTILITIES |
| — — — = CHAIN LINK FENCE | — — — = IRON FENCE |
| — — — = WOOD FENCE | |

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE F.N.P. FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE: X BASE FLOOD ELEVATION: N/A COMMUNITY NUMBER: 120033 PANEL NUMBER 0145 SUFFIX: H. DATE OF FIRM: 8-18-14

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND ALSO MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.052 F.A.C. PURSUANT TO SECTION 472.027 F.S.

ARTURO R. TOIRAC P.S.M. 3102

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

ARTURO R. TOIRAC
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Miami, Florida 33175
Office: (305) 552 7504
Fax: (305) 249 8068
E-mail: envapv@yahoo.es

BY APP	RECORD OF REVISION
DATE	DESCRIPTION
NO.	

12025-95 NW 39th St. Coral Springs, FL. 33065

BOUNDARY SURVEY

4841 18 03 0090 - 4841 18 03 0110 - 4841 18 03 0130

SCALE: 1" = 30'

DRAWN BY: E.V.

DESIGNED BY: A.R.T.

SIT # SURVEY

DATE: April 8, 2019

JOB NO: 190401

SHEET: 1 OF 1

(NOT VALID WITHOUT SIGNATURE)