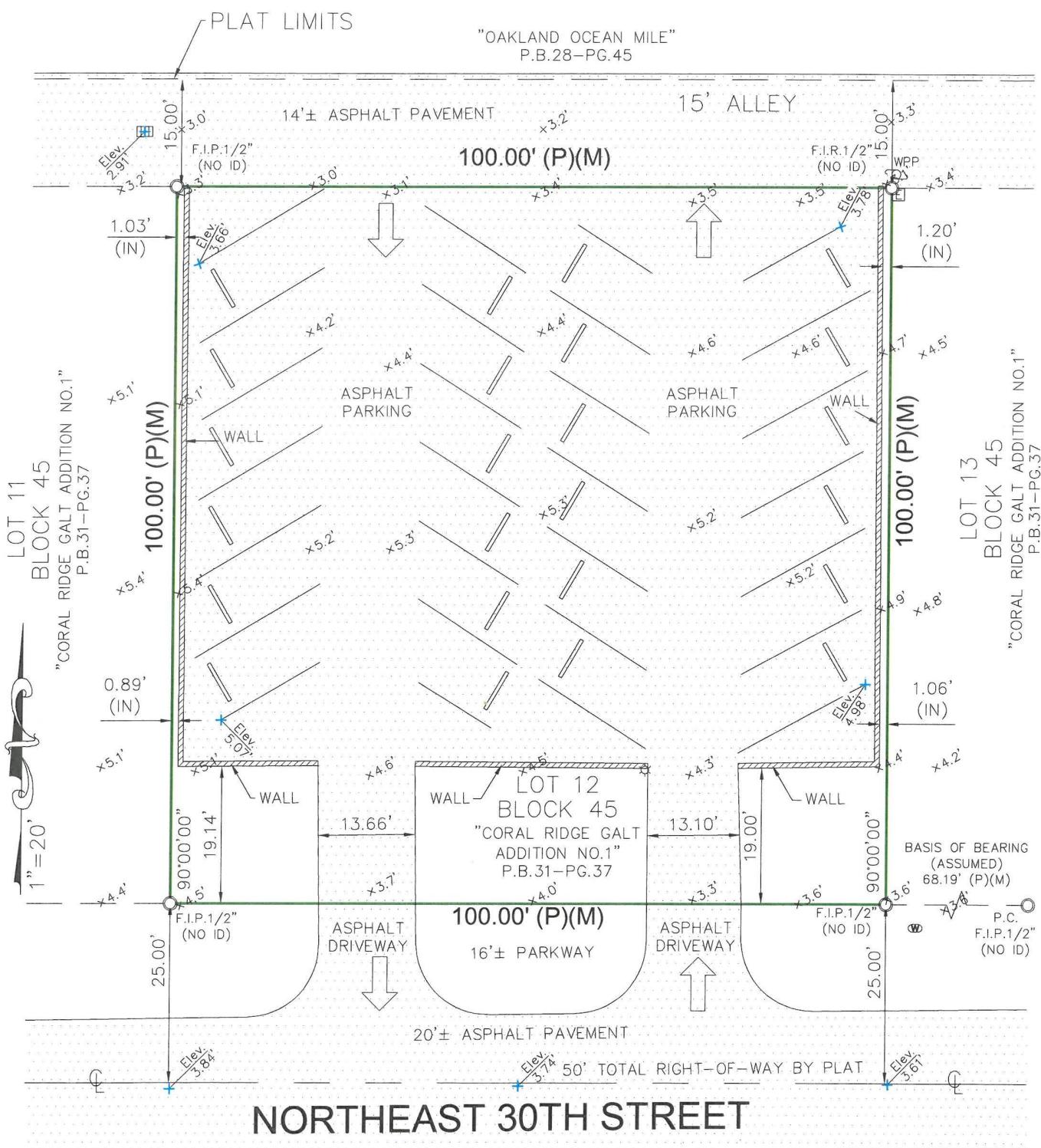


Proudly Serving
the Florida Real
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- ELEVATIONS SHOWN ARE NAVD88
- BENCHMARK USED: BCED BM 3816
- ELEVATION: 11.42 NGVD29

Accepted By:

<p>Property Address: 2866 N.E. 30 Street Fort Lauderdale, FLORIDA 33306</p>	<p>Notes: NO NOTES</p>
<p>SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S IN CHAPTER 5J-i7-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.</p>	
<p>SIGNED _____ FOR THE FIRM Miguel Espinosa STATE OF FLORIDA</p>	<p>M.E. Land Surveying, LLC P.O. Box 970685 Miami, FL 33197 Phone: (305) 740-3319 Fax: (305) 669-3190 LB#: 7989</p>

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE		▲ CONTROL POINT	I.R.	IRON ROD	SW	SIDEWALK
	WOOD DECK		■ CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
	ASPHALT		● BENCHMARK	N&D	NAIL & DISK	SCR.	SCREENED
	BRICK / TILE	ELEV	ELEVATION	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
	WATER	P.T.	POINT OF TANGENCY	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	APPROXIMATE EDGE OF WATER	P.R.M.	PERMANENT REFERENCE MONUMENT	W	WELL	N.T.S.	NOT TO SCALE
	COVERED AREA	P.C.C.	POINT OF COMPOUND CURVATURE	M	MANHOLE	F.F.	FINISHED FLOOR
	TREE	P.R.C.	POINT OF REVERSE CURVATURE	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
	POWER POLE	P.O.B.	POINT OF BEGINNING	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	CATCH BASIN	P.O.C.	POINT OF COMMENCEMENT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	DEED	P.C.P.	PERMANENT CONTROL POINT	W	WATER METER	B.S.L.	BUILDING SETBACK LINE
	C.U.E.	C	CALCULATED	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
	I.E/E.E.	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	CONC.	CONCRETE SLAB	CL	CENTER LINE
	U.E.	R.O.E.	ROOF OVERHANG EASEMENT	ESMT	EASEMENT	RW	RIGHT-OF-WAY
	EP	CONC.	CONCRETE	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
	PG	CSW	CONCRETE SIDEWALK	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
	P.B.	L	CURVE LENGTH	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
				B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
				F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
				WF	WOOD FENCE		

Property Address:

2866 N.E. 30 Street
Fort Lauderdale, FLORIDA 33306

Flood Information:

Community Number: 125105

Panel Number: 12011C0386

Suffix: J

Date of Firm Index: 07/31/2024

Flood Zone: AE

Base Flood Elevation: 6.0'

Date of Field Work: 12/29/2025

Date of Completion: 01/13/2026

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R. also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyor's embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey may be used for construction/permitting purposes

Legal Description:

Lot 12, of Block 45, of CORAL RIDGE GALT ADDITION NO. 1, according to the plat thereof, as recorded in Plat Book 31, Page 37, of the public records of Broward County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to print out.

Under the "Page Scaling" please make sure you have selected "None".

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

TBD

Self

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by

Miguel Espinosa, for M.E. Land Surveying Inc., dated 01/13/2026
bearing Job # B-164146 :

- a. NO NOTES



M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

