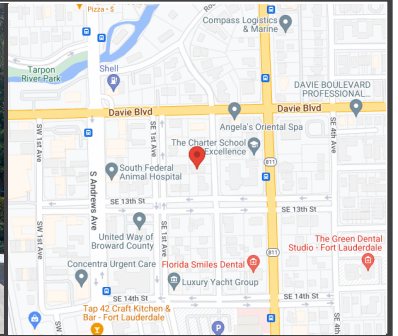




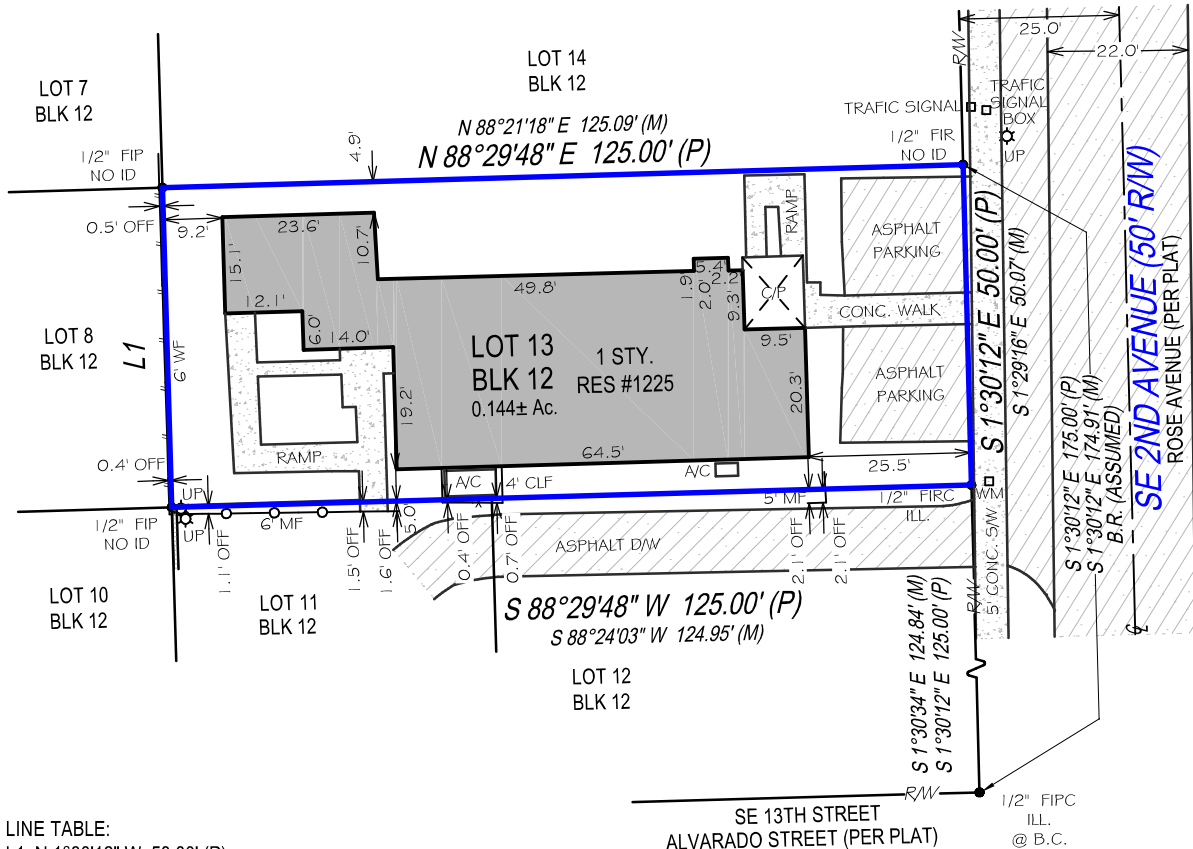
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1225 SE 2ND AVENUE, FORT LAUDERDALE, FLORIDA 33316

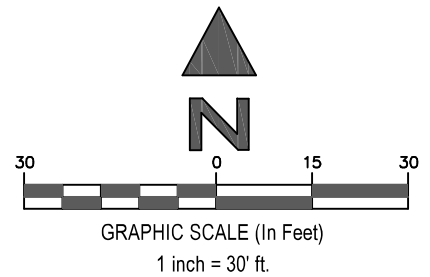
SURVEY NUMBER: 2406.5601

2406.5601  
BOUNDARY SURVEY  
BROWARD COUNTY



LINE TABLE:  
L1 N 1°30'12" W 50.00' (P)  
N 1°39'21" W 49.97' (M)

SURVEYOR'S NOTES:  
FENCE OWNERSHIP NOT DETERMINED.



#### SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

#### POINTS OF INTEREST: NONE VISIBLE



Exacta Land Surveyors, LLC  
LB# 8291  
o: 866.735.1916 | f: 866.744.2882  
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



**AFFILIATE  
MEMBERS**

DATE SIGNED: 07/12/24  
FIELD WORK DATE: 7/11/2024  
REVISION DATE(S): (REV.1 7/12/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1225 SE 2ND AVENUE, FORT LAUDERDALE, FLORIDA 33316

SURVEY NUMBER: 2406.5601

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 1 DEGREES 30 MINUTES 12 SECONDS EAST IS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF SE 2ND AVENUE, LOCATED WITHIN CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

ALL OF LOT THIRTEEN (13) OF BLOCK TWELVE (12), CROISSANT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

<b>LINETYPES</b>		 Elevation	<b>C/P</b> - Covered Porch	<b>FIR</b> - Found Iron Rod	<b>ORB</b> - Official Records Book	<b>S/W</b> - Sidewalk
	Boundary Line	 Fire Hydrant	<b>C/S</b> - Concrete Slab	<b>FIRC</b> - Found Iron Rod & Cap	<b>ORV</b> - Official Record Volume	<b>SBL</b> - Setback Line
	Center Line	 Find or Set Monument	<b>CATV</b> - Cable TV Riser	<b>FN</b> - Found Nail	<b>O/A</b> - Overall	<b>SCL</b> - Survey Closure Line
	Chain Link or Wire Fence	 Guywire or Anchor	<b>CB</b> - Concrete Block	<b>FN&amp;D</b> - Found Nail & Disc	<b>O/S</b> - Offset	<b>SCR</b> - Screen
	Easement	 Manhole	<b>CH</b> - Chord Bearing	<b>FRRSPK</b> - Found Rail Road Spike	<b>OFF</b> - Outside Subject Property	<b>SEC</b> - Section
	Edge of Water	 Tree	<b>CHIM</b> - Chimney	<b>GAR</b> - Garage	<b>OH</b> - Overhang	<b>SEP</b> - Septic Tank
	Iron Fence	 Utility or Light Pole	<b>CLF</b> - Chain Link Fence	<b>GM</b> - Gas Meter	<b>OHL</b> - Overhead Utility Lines	<b>SEW</b> - Sewer
	Overhead Lines	 Well	<b>CME</b> - Canal Maintenance Easement	<b>ID</b> - Identification	<b>OHWL</b> - Ordinary High Water Line	<b>SIRC</b> - Set Iron Rod & Cap
	Structure		<b>CO</b> - Clean Out	<b>IE/EE</b> - Ingress/Egress Easement	<b>ON</b> - Inside Subject Property	<b>SMWE</b> - Storm Water Management Easement
	Survey Tie Line		<b>CONC</b> - Concrete	<b>ILL</b> - Illegible	<b>P/E</b> - Pool Equipment	<b>SN&amp;D</b> - Set Nail and Disc
	Vinyl Fence		<b>COR</b> - Corner	<b>INST</b> - Instrument	<b>PB</b> - Plat Book	<b>SQFT</b> - Square Feet
	Wall or Party Wall		<b>CS/W</b> - Concrete Sidewalk	<b>INT</b> - Intersection	<b>PC</b> - Point of Curvature	<b>STL</b> - Survey Tie Line
	Wood Fence		<b>CUE</b> - Control Utility Easement	<b>IRRE</b> - Irrigation Easement	<b>PCC</b> - Point of Compound Curvature	<b>STY</b> - Story
<b>SURFACE TYPES</b>			<b>CVG</b> - Concrete Valley Gutter	<b>L</b> - Length	<b>PCP</b> - Permanent Control Point	<b>SV</b> - Sewer Valve
	Asphalt		<b>D/W</b> - Driveway	<b>LAE</b> - Limited Access Easement	<b>PI</b> - Point of Intersection	<b>SWE</b> - Sidewalk Easement
	Brick or Tile		<b>DE</b> - Drainage Easement	<b>LB#</b> - License No. (Business)	<b>PLS</b> - Professional Land Surveyor	<b>TBM</b> - Temporary Bench Mark
	Concrete		<b>DF</b> - Drain Field	<b>LBE</b> - Limited Buffer Easement	<b>PLT</b> - Planter	<b>TEL</b> - Telephone Facilities
	Covered Area		<b>DH</b> - Drill Hole	<b>LE</b> - Landscape Easement	<b>POB</b> - Point of Beginning	<b>TOB</b> - Top of Bank
	Water		<b>DUE</b> - Drainage & Utility Easement	<b>LME</b> - Lake/Landscape Maintenance Easement	<b>POC</b> - Point of Commencement	<b>TUE</b> - Technological Utility Easement
	Wood		<b>ELEV</b> - Elevation	<b>LS#</b> - License No. (Surveyor)	<b>PRC</b> - Point of Reverse Curvature	<b>TWP</b> - Township
<b>SYMBOLS</b>			<b>EM</b> - Electric Meter	<b>MB</b> - Map Book	<b>PRM</b> - Permanent Reference Monument	<b>TX</b> - Transformer
	Benchmark		<b>ENCL</b> - Enclosure	<b>ME</b> - Maintenance Easement	<b>PSM</b> - Professional Surveyor & Mapper	<b>TYP</b> - Typical
	Center Line		<b>ENT</b> - Entrance	<b>MES</b> - Mitered End Section	<b>PT</b> - Point of Tangency	<b>UE</b> - Utility Easement
	Central Angle or Delta		<b>EOP</b> - Edge of Pavement	<b>MF</b> - Metal Fence	<b>PUE</b> - Public Utility Easement	<b>UG</b> - Underground
	Common Ownership		<b>EOW</b> - Edge of Water	<b>MH</b> - Manhole	<b>R</b> - Radius or Radial	<b>UF</b> - Utility Pole
	Control Point		<b>ESMT</b> - Easement	<b>MHWL</b> - Mean High Water Line	<b>R/W</b> - Right of Way	<b>UR</b> - Utility Riser
	Catch Basin		<b>EUB</b> - Electric Utility Box	<b>NR</b> - Non-Radial	<b>RES</b> - Residential	<b>VF</b> - Vinyl Fence
			<b>F/DH</b> - Found Drill Hole	<b>NTS</b> - Not to Scale	<b>RGE</b> - Range	<b>W/C</b> - Witness Corner
			<b>FCM</b> - Found Concrete Monument	<b>NAVD88</b> - North American Vertical Datum 1988	<b>ROE</b> - Roof Overhang Easement	<b>W/F</b> - Water Filter
			<b>FF</b> - Finished Floor	<b>NGVD29</b> - National Geodetic Vertical Datum 1929	<b>RP</b> - Radius Point	<b>WF</b> - Wood Fence
			<b>FIP</b> - Found Iron Pipe	<b>OG</b> - On Ground		<b>WM</b> - Water Meter/Valve Box
			<b>FIPC</b> - Found Iron Pipe & Cap			<b>WV</b> - Water valve

CERTIFIED TO:

UNKNOWN; THIS SURVEY IS NOT VALID WITHOUT THE HOMEOWNER'S NAME.

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR [WWW.FEMA.GOV](http://WWW.FEMA.GOV), THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF N/A). THIS PROPERTY WAS FOUND IN THE CITY OF FORT LAUDERDALE, COMMUNITY NUMBER 125105, PANEL NUMBER 0557 DATED 08/18/2014.

DATE SIGNED: 07/12/24

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



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