

LAND BOUNDARY SURVEY FOR: KETTER YAP & AGNES YAP, TRUSTEE'S

LEGAL DESCRIPTION:

LOTS NINE (9), TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13), TOGETHER WITH THE NORTH ONE-HALF (1/2) OF THE 3 VACATED ALLEY LYING IMMEDIATELY SOUTH OF, AND ADJACENT TO, SAID LOTS, ALL IN BLOCK SEVEN (7) OF TOWN OF DAVIE, BEING A SUBDIVISION OF TRACTS 49 AND 50, IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 71, OF THE PUBLIC RECORDS OF DADE COUNTY, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS PARCEL NO. 1600 FLORIDA DOT JOB/SECTION 86015-2506 AS MORE FULLY DESCRIBED HEREIN AND SUBJECT TO PERPETUAL EASEMENT FOR SLOPE AND ROADWAY SUPPORT OVER PARCEL #849 OF FLORIDA DOT JOB/SECTION 86015-2506 AS MORE FULLY DESCRIBED HEREIN. THE PART OF LOTS 9 AND 10, BLOCK 2, TOGETHER WITH THE NORTH 1/2 OF A VACATED ALLEY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO SAID LOTS 9 AND 10, ALL AS SHOWN ON THE MAP OF DAVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 71 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 13 OF SAID MAP OF DAVIE; THENCE NORTH 88°19'46" EAST ALONG THE NORTHERLY BOUNDARY LINE OF LOTS 9 THROUGH 13 AND THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR S.W. 46TH STREET; A DISTANCE OF 103.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°37'35" EAST, A DISTANCE OF 132.57 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE SOUTH 88°19'19" WEST ALONG SAID CENTERLINE, A DISTANCE OF 8.00 FEET; THENCE NORTH 03°37'35" WEST, A DISTANCE OF 132.57 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 10 AND THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR SAID S.W. 46TH STREET; THENCE NORTH 88°19'46" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOTS 9 AND 10 AND SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

THAT PART OF LOT 9, BLOCK 7, TOGETHER WITH THE NORTH 1/2 OF A VACATED ALLEY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO SAID LOT 9, ALL AS SHOWN ON THE MAP OF DAVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 71, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 13 OF SAID MAP OF DAVIE; THENCE NORTH 88°19'46" EAST ALONG THE NORTHERLY BOUNDARY LINE OF LOTS 9 THROUGH 13 OF SAID MAP OF DAVIE AND THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR S.W. 46th STREET, A DISTANCE OF 123.92 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID LOT 9 AND THE WESTERLY EXISTING RIGHT OF WAY LINE FOR DAVIE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 02°18'42" EAST; THENCE SOUTHERLY ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, THE EASTERLY BOUNDARY LINE OF SAID LOT 9 AND SAID CURVE HAVING A RADIUS OF 3,779.72 FEET, THROUGH A CENTRAL ANGLE OF 01°22'03", AN ARC DISTANCE OF 90.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 01°37'33" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, AND SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 42.28 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE SOUTH 88°19'19" WEST ALONG SAID CENTERLINE, A DISTANCE OF 16.93 FEET; THENCE NORTH 03°37'35" WEST, A DISTANCE OF 132.57 FEET TO SAID NORTHERLY BOUNDARY LINE OF SAID LOT 9 AND SAID SOUTHERLY EXISTING RIGHT OF WAY LINE FOR S.W. 46th STREET; THENCE NORTH 88°19'46" EAST ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 20.48 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

KETTFER YAP & AGNES YAP, TRUSTEE'S
SARALYN NEMSER, P.A.
FIRST AMERICAN TITLE INSURANCE COMP

FLOOD ZONE INFORMATION

COMMUNITY No.: 120035
PANEL No.: 0302 F
ZONE: AH
BASE FLOOD ELEVATION: 5.0'
EFFECTIVE: 10/2/97

LEGEND:

A/C	AIR CONDITIONER
CB	ANCHOR EASEMENT
C.B.S.	CATCH BASIN
CL.C.	CONCRETE BLOCK STRUCTURE
CONC.	CHAIN LINK FENCE _____
D.E.	CONCRETE
FDH	DRAINAGE EASEMENT
FH	FOUND DRILL HOLE
FIR	FIRE HYDRANT
FIR	FOUND IRON PIPE
FIR	FOUND IRON ROD
FNC	FOUND NAIL AND CAP
FNC	FOUND NAIL & TAB
GV	GATE VALVE
OHW	GATE VALVE _____
LME	OVERHEAD UTILITY WIRE _____
L.P.	LAKE MAINTENANCE EASEMENT
ME	LIGHT POLE
MH	MAINTENANCE EASEMENT
MYH	MANHOLE
P.O.B.	NON VEHICULAR ACCESS LINE
P.O.C.	POINT OF BEGINNING
P.P.	POINT OF BEGINNING
P.R.M.	POWER POLE
R/W	PERMANENT REFERENCE MONUMENT
SIP	RIGHT OF WAY
SIR	SET 5/8" STEEL PIPE
SWC	SET 5/8" IRON ROD
U.E.	SET NAIL AND CAP
U.P.	SIDEWALK
WM	UTILITY EASEMENT
WF	UTILITY POLE
WF	WATER METER
WF	WOOD FENCE _____
WF	WIRE FENCE _____

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN ARE BASED ON NGVD AND ORIGINATE FROM BROWARD COUNTY BENCH MARK # ELEVATION = 5.66'

PROPERTY ADDRESS: 6404 SW 46th STREET, DAVIE, FLORIDA 33314

DATE: 1/18/02	REVISIONS		DATE
SCALE 1"=20'			
JOB. NO. 80-02			
SHEET 1 OF 1	DRAWN BY:	MD	1/25/02

R.T. BOGLE & ASSOC. INC.

LAND SURVEYORS (LB # 4684)

7080 TAFT STREET, HOLLYWOOD, FL. 33024
TEL. (954)961-8008 FAX. (954)961-8119

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE.

SEAL

NOT VALID UNLESS STAMPED WITH EMBOSSED SEAL.

ROBERT T. BOGLE
PROFESSIONAL SURVEYOR AND MAPPER (NO.3277)

Radius= 3779.72
Delta= 01°22'03"
Arc= 90.22

