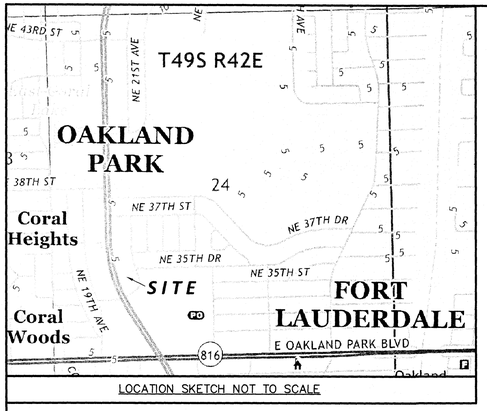
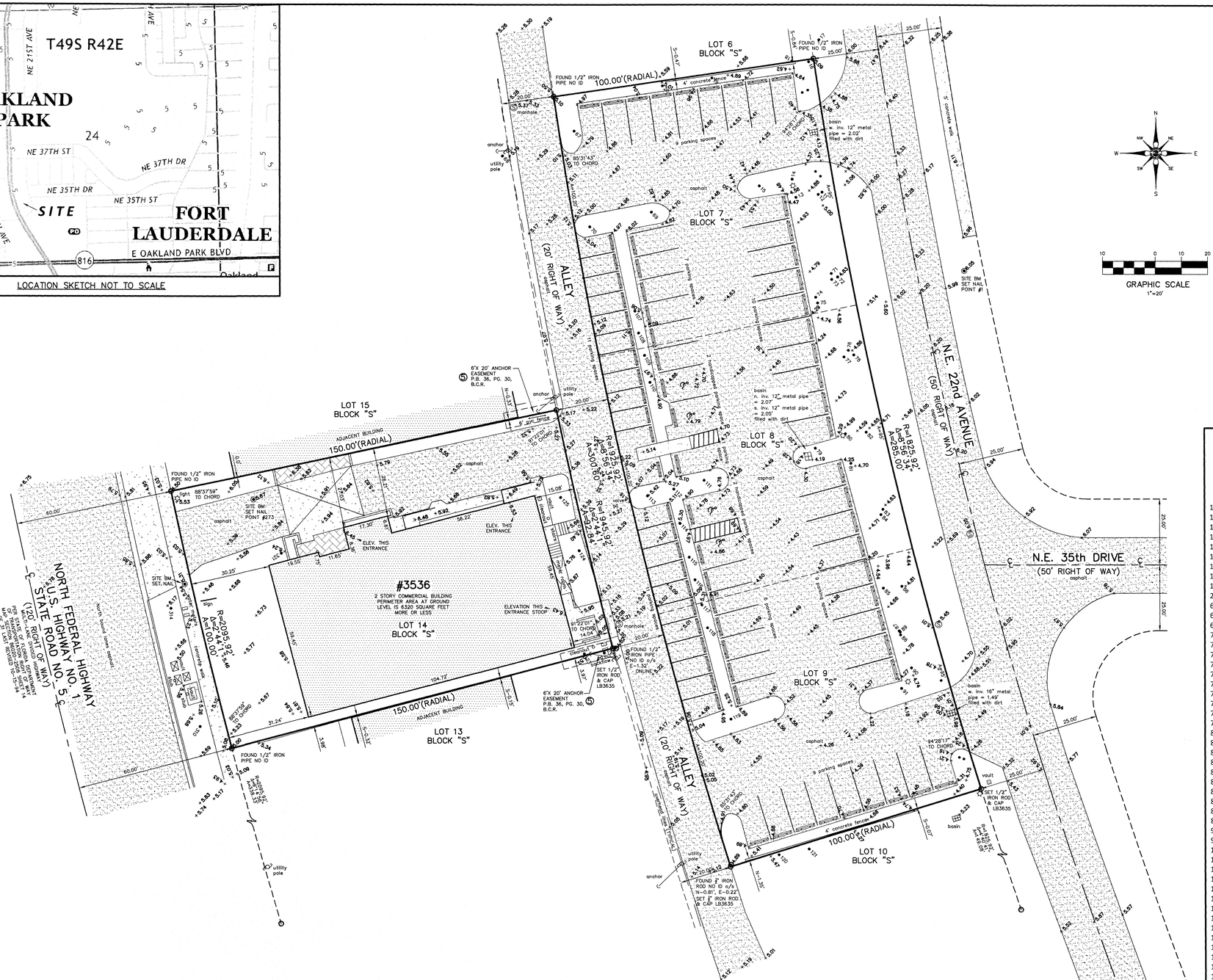


LOCATION SKETCH NOT TO SCALE



TREE NUMBER	DIAMETER IN FEET NAME
11	1'/palm
12	2'/tree
13	1'/palm
14	1'/palm
15	1'/tree
16	1'/palm
17	1'/palm
18	.60/tree
19	1'/palm
20	1'/palm
67	1'/tree
68	.50/tree
69	1'/tree
70	.50/tree
71	1'/tree
72	1'/palm
73	1'/palm
74	1'/palm
75	1'/palm
76	2'/tree
77	1'/palm
78	1'/palm
79	2'/tree
80	1'/palm
81	1'/palm
82	2'/tree
83	2'/tree
84	1'/palm
85	1'/palm
86	2'/tree
87	1'/palm
88	1'/palm
89	1'/palm
90	1'/palm
91	1'/palm
107	1'/palm
108	1'/palm
109	1'/palm
110	1'/palm
111	1'/tree
112	1'/tree
113	1'/tree
114	1'/tree
115	1'/palm
116	1'/palm
117	1'/palm
118	1'/palm
119	1'/tree
120	1'/tree
121	1'/tree
122	1'/palm
123	1'/palm
124	1'/tree
125	1'/palm
310	1'/tree
314	2'/tree
321	1'/tree

STREET ADDRESS:

3540 North Federal Highway Fort Lauderdale, Florida 33308
3636 North Federal Highway Fort Lauderdale, Florida 33308

LEGAL DESCRIPTION:

ID#4942 24 07 3670
Lots Seven (7), Eight (8), Nine (9) of Block "S" of CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the Plat thereof recorded in Plat Book 36, Page 30, of the Public Records of Broward County, Florida.

and

ID# 4942 24 07 3750
Lot Fourteen (14) of Block "S" of CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the Plat thereof recorded in Plat Book 36, Page 30, of the Public Records of Broward County, Florida.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of N/A.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment Agent's File Reference: 6370-15, effective September 14, 2015 @ 11:00p.m.
8. Perimeter area of the subject property is 43,742 square feet, or 1.0042 acres, more or less.

FLOOD INFORMATION:

Community name and number: Fort Lauderdale 125105
Map and panel number: 12011C0386H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "AH"
Base flood elevation: 6'NAVD1988

BENCHMARK INFORMATION:

City of Fort Lauderdale Benchmark NE 178
Elevation = 5.219'NAVD1988

DATE OF FIELD SURVEY: 09-28-15	DRAWN BY: MLW
FIELD BOOK: ALS-SU-15-3574	CHECKED BY: MLW

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
ADDITIONAL ELEVATIONS AND INVERTS 21-0547	03-25-2021	MLW
UPDATE/TOPOGRAPHIC & TREE SURVEY 16-3871	11-08-16	MLW

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY AND TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

VALVE	UTILITY BOX		PARKING STRIPE
MANHOLE	HYDRANT		OVERHEAD UTILITY LINES
BASIN	UTILITY POLE		6' CONCRETE WALL
WELL	VAULT		COVERED AREA
WATER METER	LIGHT		CONCRETE
MONITERING WELL	BOLLARD		BRICK PAVERS
PROPERTY CORNER	AIR CONDITIONER		ASPHALT

SCHEDULE B2 EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. (This item is not a matter of survey.)

2. a. General or special taxes and assessments required to be paid in the year 2015 and subsequent years. (This item is not a matter of survey.)

b. Rights or claims of parties in possession not recorded in the Public Records. (This item is not a matter of survey.)

c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. (After upon review of survey to be determined by title examiner.)

d. Easements, or claims of easements, not recorded in the Public Records. (This item is not certifiable.)

Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records. (This item is not a matter of survey.)

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (As of date of survey the subject property was not submerged.)

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. (This item is not a matter of survey.)

5. All matters contained on the Plat of CORAL RIDGE COUNTRY CLUB SUBDIVISION, as recorded in Plat Book 36, Page 30, Public Records of Broward County, Florida. (This item affects the subject property and is shown hereon.)

6. Covenants, conditions and restrictions contained in Warranty Deed recorded in O.R. Book 411, Page 247, as affected by O.R. Book 22338, Page 4, and O.R. Book 22563, Page 659, Public Records of Broward County, Florida. (This item is not a matter of survey.)

7. Sewerage Agreement recorded in O.R. Book 1417, Page 558, Public Records of Broward County, Florida. (This item is not a matter of survey.)

8. Matters contained in Warranty Deed recorded in O.R. Book 2853, Page 900, Public Records of Broward County, Florida. (This item is not a matter of survey.)

9. Unity of Title recorded in O.R. Book 13795, Page 454, Public Records of Broward County, Florida. (This item is not a matter of survey.)

10. Any loss, damage or other consequences arising from the fact that Ocean Mile, Inc., a Florida corporation not for profit, has been dissolved and that there is currently no person available on behalf of the Association who can provide an estoppel or any other written evidence that assessments are not due and payable. (This item is not a matter of survey.)

11. Rights of the lessees under unrecorded leases. (This item is not a matter of survey.)

SEAL

Robert L. Thompson
License Number NO. 3869
STATE OF FLORIDA
Professional Surveyor and Mapper

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

CERTIFY TO:

3536 North Federal, LLC

CERTIFICATION:

This is to certify that this sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

06-18-2024

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-15-3574