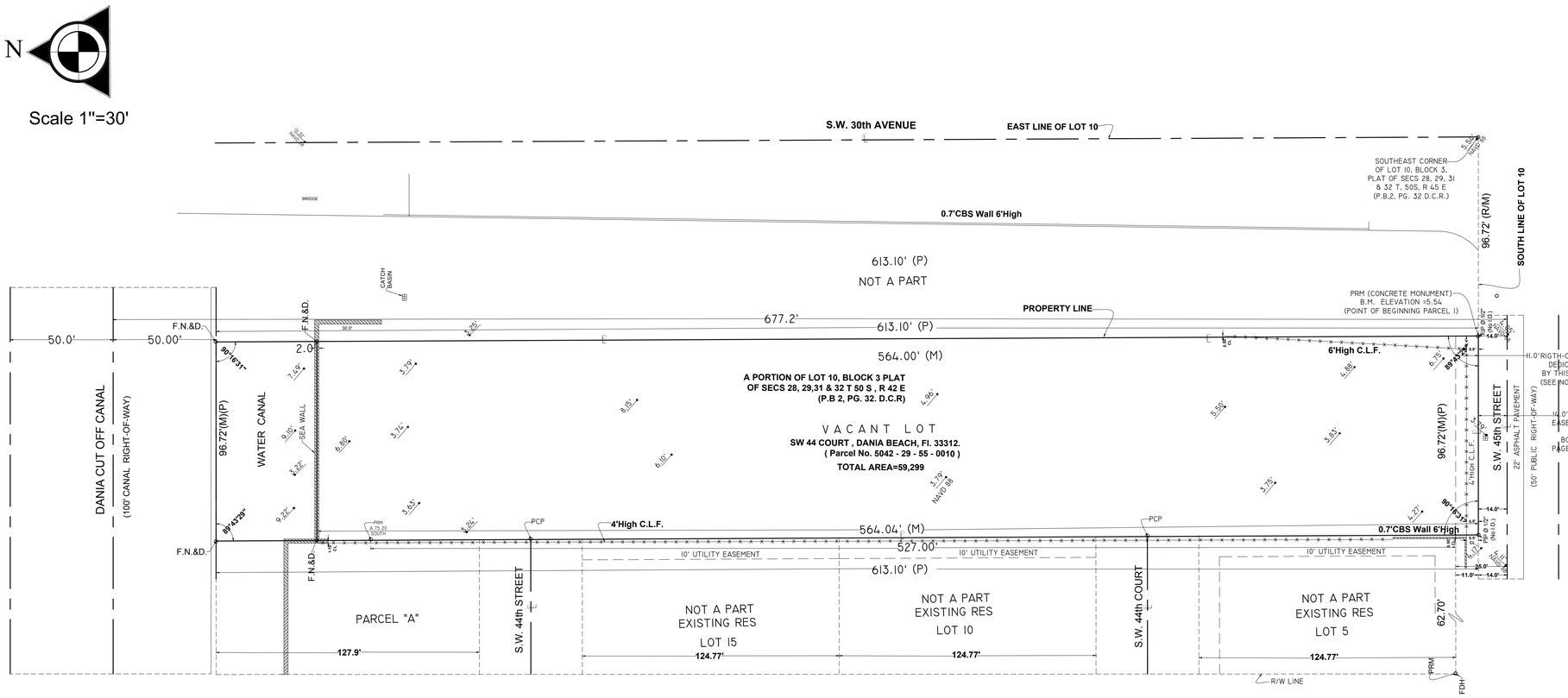
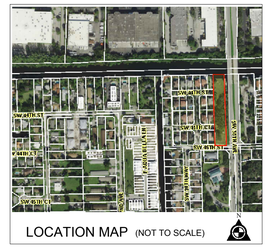
S K E T C H O F S U R V E Y

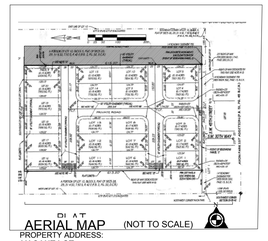




LIST OF POSSIBLE ENCROACHMENT:
N/A

FLOOD ZONE INFORMATION:
Community No. 120034
Panel No. 0558
Suffix: F
FIRM Date: 08-18-2014
Flood Zone: AH + 5.00'

BENCH MARK USED
Broward County BM # 3669, Elevation = 5.697' converted to NAVD 1988.



PROPERTY ADDRESS:
VACANT LOT
SW 44 COURT , DANIA BEACH, Fl. 33312.
(Parcel No. 5042 - 29 - 55 - 0010)

DESCRIPTION
The West one -half 1/2 of the East two and one half 2 ½ acres of that portion of tract 10,Block 3 Section 29 , township 50 South , Range 42 East , South of the right -of -way of Dania cut -off canal ,and North of a Line of said Tract 10, as per plat recorded Plat Book 2, Page 32, of the Public Records of Broward County, Florida.
There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Broward County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.
Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

If shown elevations are referred to N.A.V.D. of 1988
The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

ECOAR LLC

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

08-11-2020

Arturo Toirac, P.L.S.
Registered Surveyor and Mapper No. 3102.
State of Florida.

VACANT LOT VIEW 08-11-2020

VACANT LOT VIEW 08-11-2020

LEGEND OF SURVEY ABBREVIATIONS

Δ	= CENTRAL ANGLE	T	= TELEPHONE SERVICE BOX
A.C.	= AIR CONDITIONING PAD	TV	= TV CABLE SERVICE BOX
B.M.	= BENCH MARK	U.E.	= UTILITY EASEMENT
B/E	= BLOCK CORNER	U.M.E.	= UTILITY & MAINTENANCE EASEMENT
C.B.	= CATCH BASIN	U.P.	= UTILITY POLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	W	= WATER METER
CH.	= CHORD DISTANCE	W.M.	= WATER METER
C.L.	= CENTER LINE		
Conc.	= CONCRETE		
C.M.	= CONCRETE MONUMENT		
D.E.	= ELECTRIC SERVICE BOX		
E.M.	= MONUMENT LINE		
F.D.H.	= FOUND DRILL HOLE		
E.B.	= ELECTRIC BOX		
F.I.P.	= FOUND IRON PIPE		
F.I.R.	= FOUND IRON ROD		
F.N.	= FOUND NAIL		
G.	= GUY WIRE		
L.P.	= LIGHT POLE		
M/W	= MANHOLE		
P.C.C.	= POINT OF COMPOUND CURVATURE		
P.C.P.	= PERMANENT CONTROL POINT		
P.I.M.	= PERMANENT REFERENCE MONUMENT		
P.O.B.	= POINT OF BEGINNING		
P.O.C.	= POINT OF COMMENCEMENT		
P.T.	= POINT OF TANGENCY		
P.U.E.	= PUBLIC UTILITY EASEMENT		
R	= RADIUS		
R/W	= RIGHT OF WAY		
SEA	= SEA WALL		
SW'K	= SIDEWALK		

ORIGINAL FIELD DATE 08-11-2020
REVISIONS:

JOB NO. 20806
DRAWN M.R

VIZCAYA SURVEYING AND MAPPING, INC
LAND SURVEYOR & PLANNER LB # 8000
CARLOS@CBS SERVICES MIAMI.COM
8567 CORAL WAY, Miami, FL.33155

SHEET 1/1