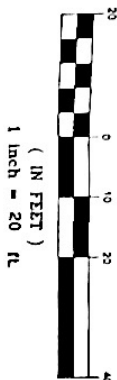


GRAPHIC SCALE

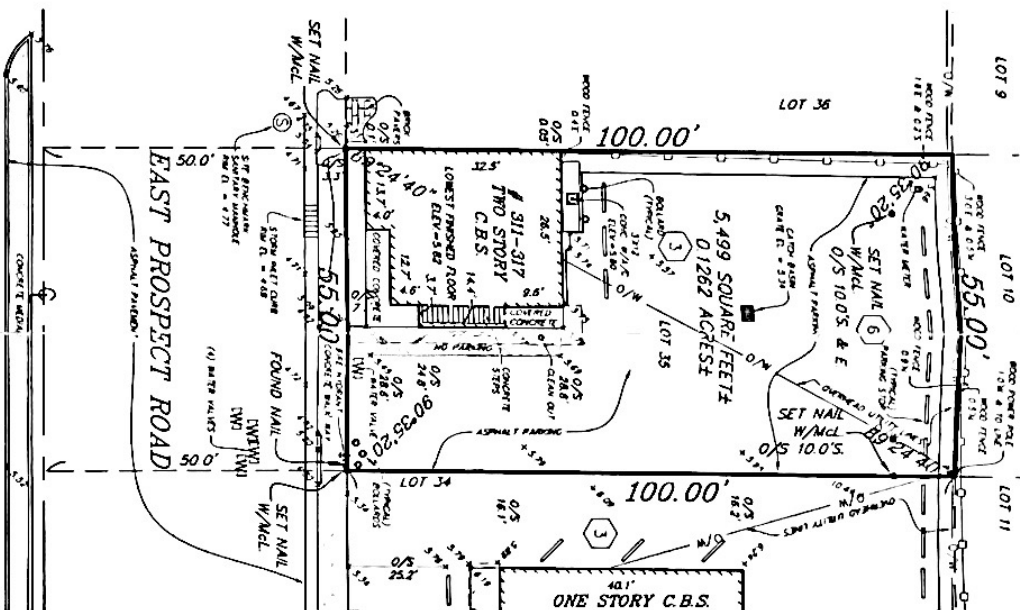


RECORD LAND SURVEY LOT 35, BLOCK 9, NORTH ANDREWS GARDENS, 2nd ADDITION, PLAT BOOK 31, PAGE 39, B.C.R.



NOTES:

- 1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not enter Title or Ownership.
- 5) All lot rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, Bench Mark # 3040, Elevation 6.863 (NGVD29) converted to 5.373 (NAVD83).
- 7) Elevations shown refer to North American Vertical Datum (1988) and are indicated thus: $N.A. Elev = 5.40$.
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance Flood Hazard. Per Flood Insurance Rate Map No. 12011C0267H Community Panel No. 12005A, Dated August 18, 2014.
- 9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 8.0.1) obtained from <http://www.tech.army.mil/>.



"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

N.E. 45th STREET	
18	101
17	101
16	101
15	101
14	101
13	101
12	101
11	101
10	101
9	101
8	101
7	101
6	101
5	101
4	101
3	101
2	101
1	101

E. PROSPECT ROAD

THIS SURVEY
BLOCK PLAN
DRAWN TO SCALE

LEGAL DESCRIPTION:

LOT 35, BLOCK 9, NORTH ANDREWS GARDENS, 2nd ADDITION, according to the plat thereof, as recorded in Plat Book 31, Page 39, of the public records of Broward County, Florida. Said lands situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 5,499 square feet or 0.1262 acres, more or less.

LEGEND

- 4 - CENTRAL ANGEL (N.E. 1/4)
- 1 - ACRES
- 1/2 - 1/2 ACRES
- 1/4 - 1/4 ACRES
- 1/8 - 1/8 ACRES
- 1/16 - 1/16 ACRES
- 1/32 - 1/32 ACRES
- 1/64 - 1/64 ACRES
- 1/128 - 1/128 ACRES
- 1/256 - 1/256 ACRES
- 1/512 - 1/512 ACRES
- 1/1024 - 1/1024 ACRES
- 1/2048 - 1/2048 ACRES
- 1/4096 - 1/4096 ACRES
- 1/8192 - 1/8192 ACRES
- 1/16384 - 1/16384 ACRES
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