

GENERAL LEGEND:

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- C/L = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELEV. = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL AND DISC
- L = ARC LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- N/D = NAIL AND DISC
- MF = METAL FENCE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBOR = PALM BEACH RECORDS
- POP = FOUND NAIL AND CAP
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- SW = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- W/F = WOOD FENCE
- WPP = WOOD POWER POLE
- W/M = WATER METER
- OVERHEAD CABLE(S)(OH)
- POLYVINYLCHLORIDE FENCE (PVCF)
- WIRE OR CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- MASONRY WALL
- UTILITY EASEMENT

NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
 NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 THE FLOOD ZONE DATED SHOWN BELOW IS REFERENCED TO 1988

Boundary Survey

PROPERTY ADDRESS:

301315 SW 62 AVENUE
 HOLLYWOOD, FL. 33024



FLOOD ZONE DATA:	REVISIONS:	DATE:	SCALE: 1" = 40'
ZONE: X N/A	FIELD LOCATION OF IMPROVEMENTS	2/10/2009	CADD: LJ
COMMUNITY #: 125113	UPDATED SURVEY	5/4/2015	CHECKED BY: EWD
PANEL & SUFFIX: 0564 H			INVOICE #: 15-41575
DATE OF FIRN: 8/18/14			SHEET # 1 OF 1

THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE.

ERNEST W. DUNCAN, P.S.M., STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS 5182
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 6877
 OFFICE: (954) 777-4747
 FAX: (954) 777-2707
 5400 SOUTH UNIVERSITY DRIVE
 DAVIE, FLORIDA 33328 SUITE 216

LEGAL DESCRIPTION:

LOT OR TRACT 14 OF "LYNDON ESTATES" ACCORDING TO THE UNRECORDED MAP OF "LYNDON ESTATES", A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE MAP PREPARED BY M.E. BERRY, APRIL 1944. SAID LOT OR TRACT COMPRISES APPROXIMATELY THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, WHICH IS 670 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUNNING SOUTH 2°11'16" EAST, A DISTANCE OF 710 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING OF THE DESCRIPTION OF THE LAND HEREBY CONVEYED; THENCE SOUTH 88°46'17" WEST A DISTANCE OF 662.97 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUNNING SOUTH 2°05'43" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 322.14 FEET; THENCE NORTH 89°10'41" EAST, A DISTANCE OF 663.62 FEET; THENCE NORTH 2°11'16" WEST, A DISTANCE OF 325 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

YASHASIM, LLC
 ARNSTEIN & LEHR, LLP
 BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

SURVEYORS NOTES:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF TRACT 14 (S88°46'17"E) PER THE RECORD PLAT AND ARE ASSUMED.
 LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
 NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
 BENCHMARK REFERENCE: CITY OF HOLLYWOOD #0086 ELEV 7.93 (NAVD 1988)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.