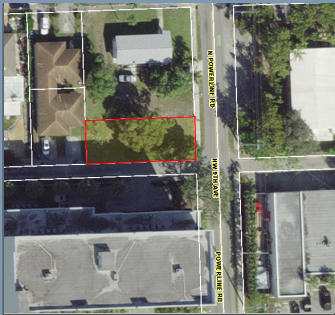


ORDERED BY:



PROPERTY ADDRESS: NW 9 AVE, FORT LAUDERDALE, FLORIDA 33311

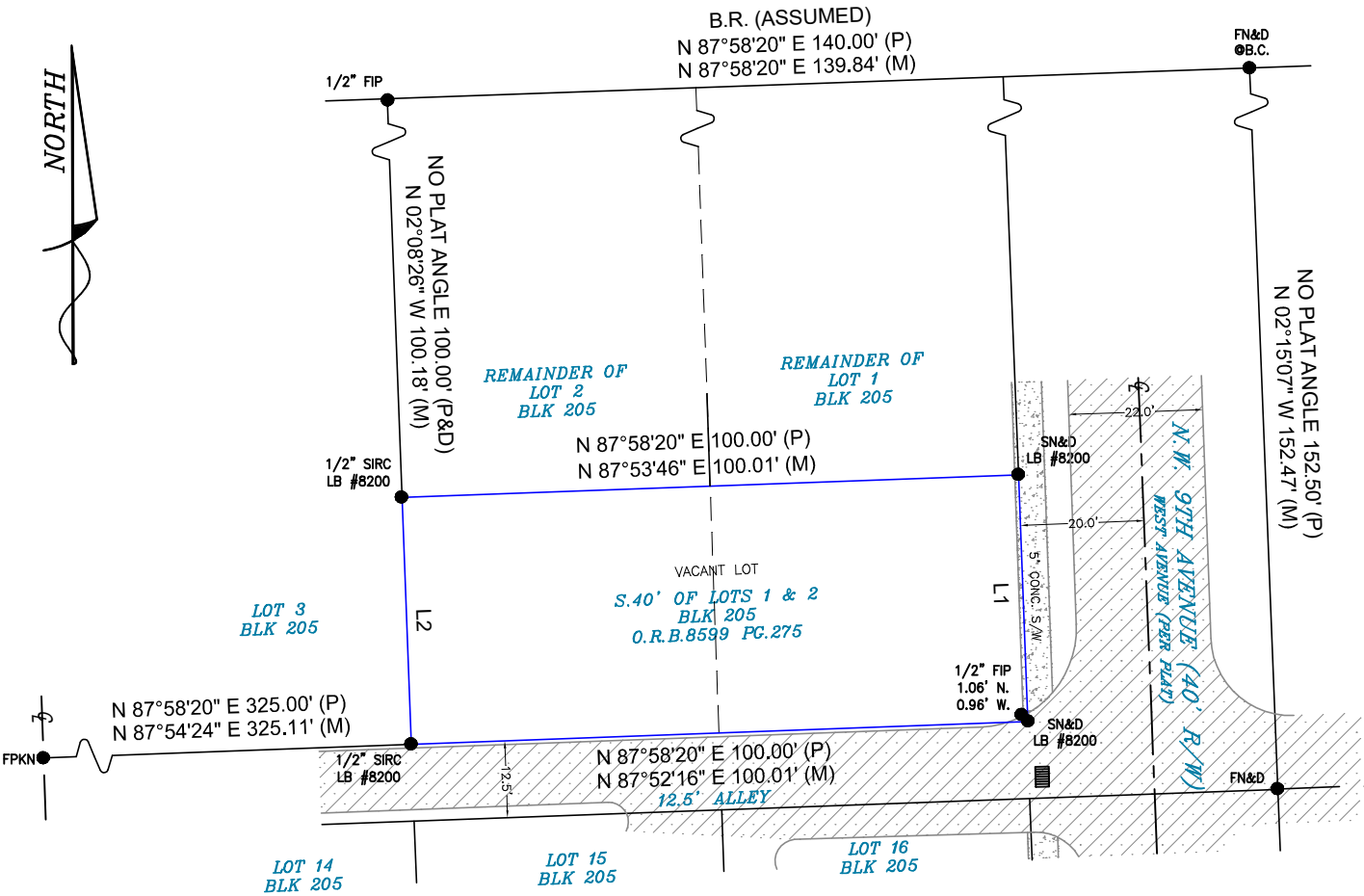
SURVEY NUMBER: 2203.0128

FIELD WORK DATE: 3/18/2022

REVISION DATE(S): (REV.1 3/24/2022)

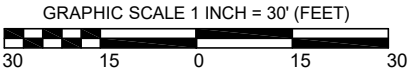
2203.0128
BOUNDARY SURVEY
BROWARD COUNTY

SEMINOLE ADDITION F. R. OLIVERS AMENDED PLAT
P.B. 1, PG. 88



LINE TABLE:

L1	NO PLAT ANGLE 40.00' (P&D)
	N 02°08'27" W 40.02' (M)
L2	NO PLAT ANGLE 40.00' (P&D)
	N 02°08'34" W 40.06' (M)



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FORT LAUDERDALE, COMMUNITY NUMBER 125105, DATED 08/18/2014.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 221291 DATE: 03/24/22

BUYER: SJW INVESTMENT TRUST IRREOCABLE

SELLER: HENRY BRAGDON

CERTIFIED TO: SJW INVESTMENT TRUST IRREOCABLE; ASSURE AMERICA TITLE; OLD REPUBLIC ;

This is page 1 of 2 and is not valid without all pages.

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE
MARGATE, FL 33063

LB#8200
gtt@geotopteam.com



LEGAL DESCRIPTION:

THE SOUTH 40 FEET OF LOTS 1 AND 2, BLOCK 205, OF F.R. OLIVER'S AMENDED PLAT AT SEMINOLE ADDITION TO FT. LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 88, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 87 DEGREES 58 MINUTES 20 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 2ND STREET (N. 5TH STREET AS PER PLAT) LOCATED WITHIN F.R. OLIVER'S AMENDED PLAT AT SEMINOLE ADDITION TO FT. LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 88, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

LEGEND:

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE

STRUCTURE

CENTERLINE

CHAIN-LINK or WIRE FENCE

EASEMENT

EDGE OF WATER

IRON FENCE

OVERHEAD LINES

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT

CONCRETE

WATER

BRICK or TILE

COVERED AREA

WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK

CENTERLINE

CENTRAL ANGLE or DELTA

COMMON OWNERSHIP

CONTROL POINT

CONCRETE MONUMENT

CATCH BASIN

ELEVATION

FIRE HYDRANT

FND OR SET MONUMENT

GUYWIRE OR ANCHOR

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

A/C	AIR CONDITIONING	ID.	IDENTIFICATION
B.R.	BEARING REFERENCE	ILL.	ILLEGIBLE
B.C.	BLOCK CORNER	INST.	INSTRUMENT
B.F.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION
BLK.	BLOCK	L	LENGTH
BLDG.	BUILDING	LB#	LICENSE #- BUSINESS
BM	BENCHMARK	LS#	LICENSE #- SURVEYOR
B.R.L.	BUILDING RESTRICTION LINE	(M)	MEASURED
BSMT.	BASEMENT	M.B.	MAP BOOK
B/W	BAY/BOX WINDOW	M.E.S.	METERED END SECTION
(C)	CALCULATED	M.F.	METAL FENCE
C	CURVE	N.R.	NON RADIAL
CATV	CABLE TV RISER	N.T.S.	NOT TO SCALE
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB
CHIM.	CHIMNEY	O.G.	ON GROUND
C.L.F.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL
C.O.	CLEAN OUT	OH.	OVERHANG
CONC.	CONCRETE	OHL	OVERHEAD LINES
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL
CS/W	CONCRETE SIDEWALK	O.R.B.	OFFICIAL RECORD BOOK
C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME
C/L	CENTER LINE	O/A	OVERALL
C/P	COVERED PORCH	O/S	OFFSET
C/S	CONCRETE SLAB	(P)	PLAT
(D)	DEED	P.B.	PLAT BOOK
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE
D.H.	DRILL HOLE	P.C.C.	POINT OF COMPOUND CURVATURE
D/W	DRIVEWAY	P.C.P.	PERMANENT CONTROL POINT
ELEV.	ELEVATION	P/E	POOL EQUIPMENT
ENCL.	ENCLOSURE	P.G.	PAGE
ENT.	ENTRANCE	PI.	POINT OF INTERSECTION
EM	ELECTRIC METER	PLS	PROFESSIONAL LAND SURVEYOR
F.O.P.	EDGE OF PAVEMENT	PLT	PLANTER
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
ELUB	ELECTRIC UTILITY BOX	P.O.C.	POINT OF COMMENCEMENT
(F)	FIELD	PP	PINCHED POPE
FCM	FND. CONCRETE MONUMENT	PR.C.	POINT OF REVERSE CURVATURE
F/DH	FOUND DRILL HOLE	PR.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FIP	FOUND IRON PIPE		
FIPC	FOUND IRON PIPE & CAP	PT.	POINT OF TANGENCY
FIR	FOUND IRON ROD	R	RADIUS or RADIAL
FIRC	FOUND IRON ROD & CAP	R	RECORD
FN	FOUND NAIL	(R)	RANGE
FN&D	FOUND NAIL AND DISC	RGE.	RANGE
FND.	FOUND	RES.	RESIDENCE
FPKN	FOUND PARKER-KALON NAIL	R/W	RIGHT OF WAY
FPKN&D	FOUND PK NAIL & DISC	(S)	SURVEY
FRSPK	FOUND RAILROAD SPIKE	S.B.L.	SET BACK LINE
GAR.	GARAGE	S.C.L.	SURVEY CLOSURE LINE
GM	GAS METER	SCR.	SCREEN

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
A.N.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.

3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.

4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.

5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
- TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

POWERED BY:

