



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SCALE: 1"=40'

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT
AL-ARC LENGTH	U.E.-UTILITY EASEMENT
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK
(M)-MEASURED	SQ.FT.-SQUARE FEET
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED
PG-PAGE	D.E.-DRAINAGE EASEMENT
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT
EW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT
TOB-TOP OF BANK	ELEV-ELEVATION
OHL-OVERHEAD LINE	FF-FINISHED FLOOR
C/O-CLEAN OUT	LS-LICENSED SURVEYOR
	LB-LICENSED BUSINESS
	PSM-PROFESSIONAL SURVEYOR & MAPPER

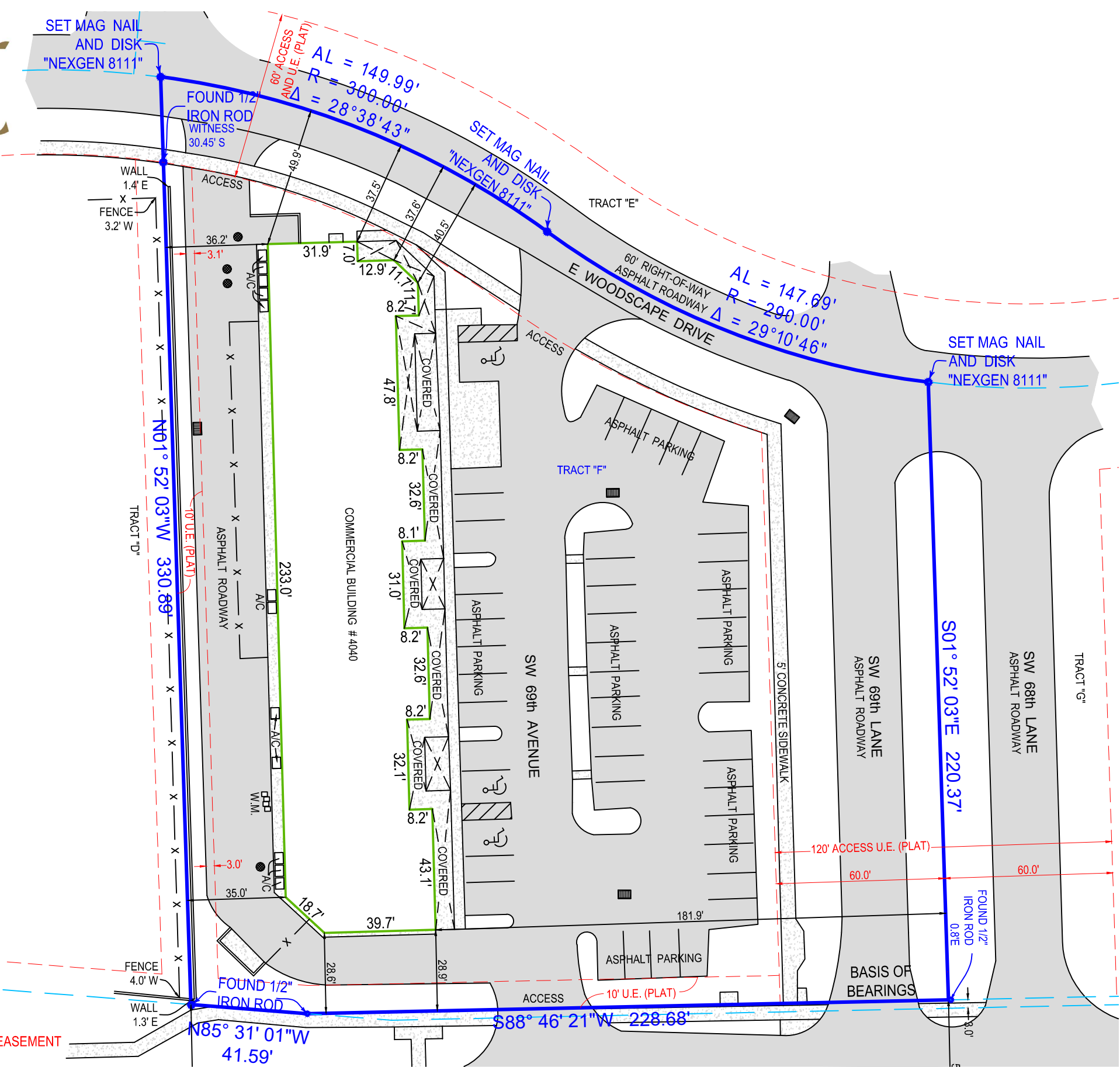
☆ -LIGHT POLE	⊙ -WELL	-FENCE
# -NUMBER	⊗ -WATER VALVE	-PLUS OR MINUS
▒ -ASPHALT	⊕ -CENTER LINE	-POLE
▒ -CONCRETE	⊕ -CATCH BASIN	-MANHOLE
▒ -PAVER/BRICK	⊕ -FIRE HYDRANT	XX -TOPOGRAPHIC ELEVATION
▒ -WOOD		

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

SURVEY NOTES:

- ASPHALT DRIVEWAY CROSSES BOUNDARY
- ASPHALT ROADWAY EXTENDS THROUGH UTILITY EASEMENT



BOUNDARY SURVEY
4040 SW 69TH AVE
MIRAMAR, FLORIDA
33023

LEGAL DESCRIPTION:

TRACT F OF KENILWORTH TOWNHOUSES,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 86, PAGE 8, OF
THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA..

CERTIFIED TO:

FLOOD ZONE:

12011C0726H
ZONE: X
EFF: 08/18/2014



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LB#8111

I HEREBY CERTIFY THAT THIS SURVEY MEETS
OR EXCEEDS THE STANDARDS OF PRACTICE
SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS
PER CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA
STATUTES.

