



**LOCATION SKETCH**

**SCALE = N.T.S.**

**VIEW OF SUBJECT PROPERTY**  
3050 NE 50th STREET, FT LAUDERDALE, FL 33308

## **ABBREVIATIONS**

A	= ARG.	A.P.	= AIR CONDITIONER PAD	O.R.B.	= OFFICIAL RECORDS BOOK
A.C.	= ANCHOR EASEMENT	ELEV.	= ELEVATION	O.V.H.	= OVERHANG
A.E.	= ANCHOR EASEMENT	ENCR.	= ENCROACHMENT	P.A.M.T.	= PAVEMENT
A.R.	= ALUMINUM ROOF	F.H.	= FIRE HYDRANT	P.L.	= PLANTER
A.S.H.	= ASPHALT	F.I.P.	= FOUND IRON PIPE	P.L.	= PROPERTY LINE
B.C.	= BLOCK CORNER	F.F.E.	= FOUND IRON ROD	P.C.C.	= POINT OF CURVATURE
B.D.G.	= BUILDING	F.F.E.	= FINISHED FLOOR ELEVATION	P.C.T.	= POINT OF CURVATURE
B.M.	= BENCH MARK	F.T.	= FOUND TAIL & DISK	P.O.T.	= POINT OF TANGENCY
B.O.R.	= BOUNDARY COUNTY RECORDS	F.N.P.	= FEET	P.O.C.	= POINT OF COMMENCEMENT
B.O.B.	= BASIS OF BEARING	F.N.P.	= FEDERAL NATIONAL INSURANCE PROGRAM	P.O.B.	= POINT OF BEGINNING
(C)	= CALCULATED	H.	= FOUND MAIL	P.R.C.	= POINT OF REVERSE CURVATURE
C.B.	= CATCH BASIN	H.	= HIGH OR (HEIGHT)	P.M.V.	= PARKWAY
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.N.E.G.	= INGRESS AND EGRESS EASEMENT	P.P.M.	= PERMANENT REFERENCE MONUMENT
C.B.W.	= CONCRETE BLOCK WALL	I.C.V.	= IRRIGATION CONTROL VALVE	P.P.S.	= PROFESSIONAL LAND SURVEYOR
CH.	= CHORD	I.F.	= IRON FENCE	P.P.S.	= POWER POLE
CH.B.	= CHORD BEARING	L.B.	= LICENSED BUSINESS	P.P.S.	= POOL PUMP SLAB
CH.L.	= CHORD LENGTH	L.P.	= LIGHT POLE	P.U.E.	= PUBLIC UTILITY EASEMENT
CL.	= CLEAR	L.F.E.	= LOWEST FLOOR ELEVATION	(R)	= RECORD DISTANCE
C.O.	= CLEAN OUT	L.M.E.	= LAKE MAINTENANCE EASEMENT	R.R.	= RAIL ROAD
C.L.F.	= CHAIN LINK FENCE	(M)	= MEASURED DISTANCE	RES.	= RESIDENCE
C.M.F.	= CANAL MAINTENANCE EASEMENT	M.B.	= MAIL BOX	R.W.	= RIGHT-OF-WAY
C.O.P.	= CONCRETE UTILITY POLE	M.D.C.R.	= MISSOURI DEPT. COUNTY RECORDS	RAD.	= RADIUS OR RADIAL
C.P.	= CONCRETE PORCH	M.E.	= MAINTENANCE EASEMENT	R.O.E.	= ROOF OVERHANG EASEMENT
C.S.	= CONCRETE SLAB	M.H.	= MANHOLE	SEC.	= SECTION
C.W.	= CONCRETE WALK	M.A.P.	= NOT A PART OF	STY.	= STORY
D.E.	= DRAINAGE EASEMENT	M.G.D.	= NATIONAL GEODETIC VERTICAL DATUM	S.W.K.	= SIDEWALK
D.E.	= DRAINAGE MAINTENANCE EASEMENT	N.T.S.	= NOT TO SCALE	S.I.P.	= SET IRON PIPE
D.R.V.E.	= DRIVEWAY	# OR NO.	= NUMBER	S.	= SOUTH
D.	= DEGREES	O.S.	= OFFSET	S.P.	= SCREENED PORCH
E.B.	= ELECTRIC BOX	O.H.L.	= OVERHEAD UTILITY LINES	S.V.	= SEWER VALVE
					= SECONDS

**LEGEND**

	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
	= CHAIN LINK FENCE
	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS R.W.
	= NON-VEHICULAR ACCESS R.W.
	= EXISTING ELEVATIONS

T	= TANGENT
T.B.	= TELEPHONE BOOTH
T.M.	= TEMPORARY BENCH MARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
T.S.B.	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
T.M.P.	= TOWNSHIP
U.L.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.P.	= WATER POLE
W.F.	= WOOD FENCE
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
W.	= WOOD FENCE
M	= MONUMENT LINE
C	= CENTER LINE
Δ	= DELTA

0.00

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.  
• THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.  
• EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.  
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.  
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
• BOUNDARY SURVEY MEANS A DRAINING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.  
• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DENOTED OTHERWISE.  
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.  
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INCORPORATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.  
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
• FENCE OWNERSHIP NOT DETERMINED.  
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**SURVEYOR'S NOTES:**

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

3. CERTIFICATE OF AUTHORIZATION LB # 7806

### **SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

**FLOOD ZONE INFORMATION:**

THE NHP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: X<sub>se</sub>  
BASE FLOOD ELEVATION: N/A  
COMMUNITY: 125105  
PANEL: 0209  
SUFFIX: F  
DATE OF FIRM: 08/18/1992  
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

# TITLE COMPANY

**LENDER**

**ALTO PROPERTY MANAGEMENT LLC AND BRUCE  
MARKS AND PAUL FIUMEDORA**

**DRAWN BY: NGH**

FIELD DATE: 03/12/2014

**JOB NO:** 14-000822-1

**SHEET:** **1 OF 2**

## UNDERWRITER



**First American  
Title Insurance Company**



**SEAL**  
**L.B.# 7806**