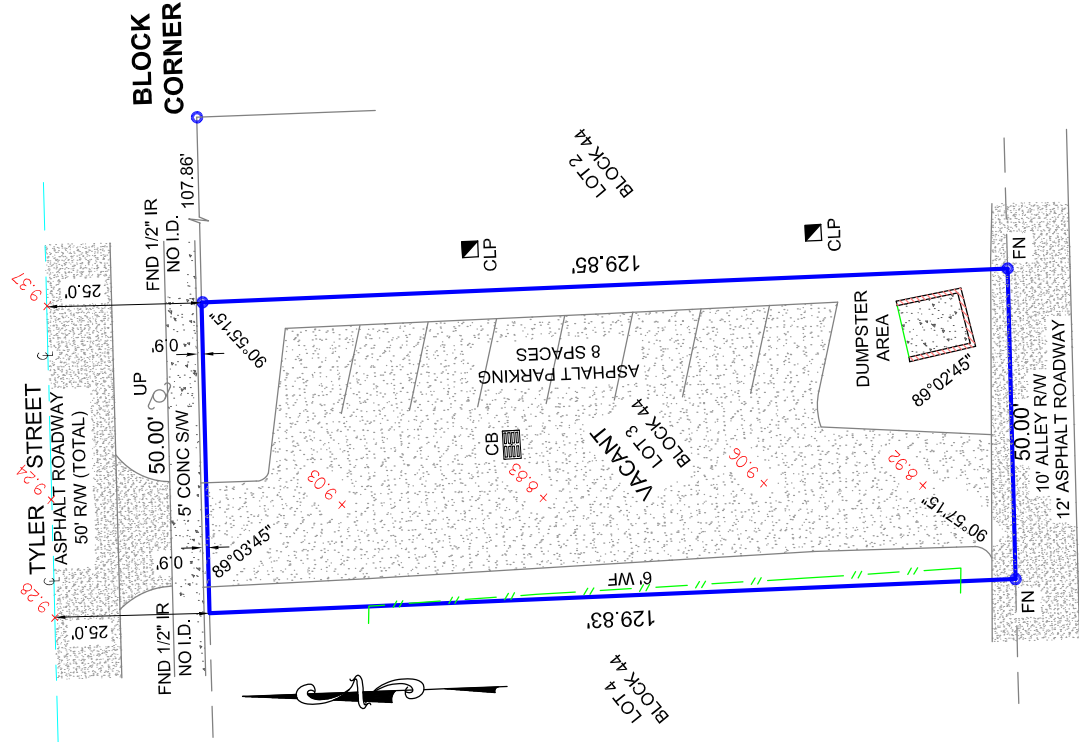


GENERAL LEGEND:

- AC = AIR CONDITIONER
- ALF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CE = CONCRETE EASEMENT
- CLF = CENTERLINE
- CLF = CHAIN LINK FENCE
- CBS = CONCRETE BLOCK STRUCTURE
- CHATT = CHATTahoochee
- CHC = CHAIN LINK FENCE
- CO = CLEAN OUT
- D = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- E = ELEVATION
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X 0.00' = EDGE OF PAVEMENT
- EDP = EDGE OF PAVEMENT
- EW = EASEMENT
- FE = FINISHED FLOOR
- FDH = FOUND DRILL-HOLE
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FO = FOUND OUT
- IR = IRON PIPE
- IRV = IRON ROD
- IN = INVERT
- LA = LAKE
- LA.E. = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N.A. = NO BASE FLOOD (FOR FLOOD ZONE X)
- NSD = NAIL & DISC
- NF = NOTIFICATION
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OS = OFFSET
- OS = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- P.C. = POINT OF CURVATURE
- PL = PLANTER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PP = POOL PUMP
- PM = POLYMER MEASURED
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- RW = RIGHT OF WAY
- S = SOUTH
- SAW = SET
- SIR = SET IRON ROD #6877
- SND = SET NAIL & DISC
- TYP = TYPICAL
- U.E. = UTILITY EASEMENT
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- * = DEGREE SYMBOL
- WATER METER
- UTILITY POLE
- AT&T BOX
- UTILITY POLE



LEGAL DESCRIPTION:
LOT 3, BLOCK 44 OF "HOLLYWOOD BEACH GARDENS CORRECTED PLAT FIRST ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

ETHAN JAMES REALTY INC

SURVEYORS NOTES:

- (1.) ANGLES AS SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) 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.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR BOUNDARY
- (7.) **THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.**
- (8.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1852, ELEVATION = 10.17' (NGVD 1929)

BOUNDARY SURVEY

PROPERTY ADDRESS:

TYLER STREET
HOLLYWOOD, FL. 33021

FLOOD ZONE: AH

BASE FLOOD: 10

COMMUNITY #: 125113

PANEL & SUFFIX: 0564 H

DATE OF FIRM: 8/18/2014

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS

6/26/2023

SCALE: 1" = 20'

CADD: LJ

CHECKED BY: EWD

INVOICE #: 23-59084

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Ernest W Duncan

Digitally signed by Ernest W Duncan
Date: 2023.07.05 08:38:54 -0400

ERNEST W DUNCAN PSM, 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

