



LOCATION MAP  
NOT TO SCALE

SCALE: 1" = 50'

**LEGAL DESCRIPTION:**

PARCEL A, CASA LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 318, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFIED TO:**  
CASA LAKE, LLC

**FLOOD ZONE:**

MAP NO. 12011C0354H  
ZONE: X  
EFF: 08/18/2014

**SURVEY NOTES:**

- COMMUNITY ROADWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCE CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- WALL CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- W.U.E, WATER AND SEWER EASEMENT.

**LEGEND:**

- (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)
- AG-#R CONDORNER
  - MINUTE METER
  - AL-# LENGTH
  - CH-CALCULATED
  - BE-BEARING
  - PL-PLAT BOOK
  - PS-SPACE
  - AC-ACRES
  - BA-WALKWAY
  - PI-PILOT
  - EW-EDGE OF WATER
  - TO-TOP OF BANK
  - OH-OVERHEAD BANK
  - CO-CLEAN OUT
  - PC-POINT OF BEGINNING
  - UE-UTILITY EASEMENT
  - GR-GRAND OFFICIAL RECORDS BOOK
  - SQ-SQ. FEET
  - DR-DRIVES/DOCK/DOED
  - SE-SEWER EASEMENT
  - PU-PUBLIC UTILITY EASEMENT
  - LAE-LIMITED ACCESS EASEMENT
  - LS-LICENSED SURVEYOR
  - UN-UNLICENSED BUSINESS
  - PSM-PROFESSIONAL SURVEYOR & MAPPING
  - W-METER
  - PC-POINT OF BEGINNING
  - UE-UTILITY EASEMENT
  - GR-GRAND OFFICIAL RECORDS BOOK
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  - PSM-PROFESSIONAL SURVEYOR & MAPPING
  - W-METER

FIELD DATE: 08/07/2023

DRAWN BY: A.K.

ORDER NO: 100220972

REVISIONS:

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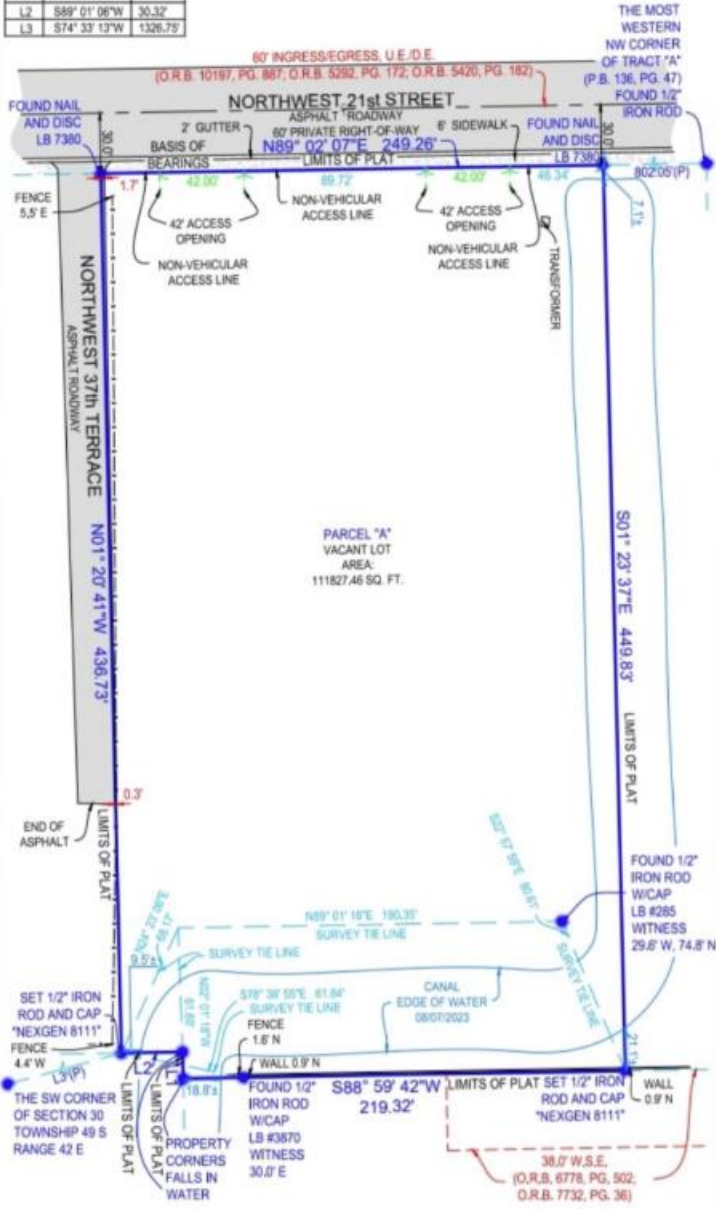
1547 PROSPERITY FARMS ROAD,  
WEST PALM BEACH, FL 33403  
NEXGENSURVEYING.COM  
PHONE: 561.508.6272  
FAX: 561.508.6309  
LB 8111

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.

THE SEAL APPEARED ON THIS DOCUMENT WAS AUTHORIZED BY:  
**CLYDE O. MCNEAL**  
PSM 2883  
ON 08/07/2023

# BOUNDARY NORTHWEST 37TH TERRACE, FORT LAUDERDALE, FL 33309

LINE TABLE	
BEARING	LENGTH
L1 N61° 20' 41"W	13.26'
L2 S89° 01' 06"W	30.32'
L3 S74° 33' 13"W	1326.75'



**GENERAL NOTES:**

- THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THE OFFICE UNLESS OTHERWISE NOTED.
- 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 UNLESS 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.
- IF ANY FENCES SHOWN HEREON ARE ILLUSTRATIONS 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 MENTIONED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1988 OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- BOUNDARIES SHOWN AS 'SET' ARE BY IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED 'S' (LICENSED SURVEYOR).