

TYPE OF SURVEY: BOUNDARY
TOPOGRAPHIC,20-1237

JOB NUMBER: SU-18-3384

LEGAL DESCRIPTION:

LOT 18, BLOCK 102 OF OAKLAND PARK SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 3557 N DIXIE HIGHWAY (LOT-18) OAKLAND PARK, FL 33334

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120050/12011C0367-H
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: SEE SHEET 2 OF 2
GARAGE FLOOR ELEVATION: SEE SHEET 2 OF 2
LOWEST ADJACENT GRADE : SEE SHEET 2 OF 2
HIGHEST ADJACENT GRADE : SEE SHEET 2 OF 2

REFERENCE BENCH MARK: BCBM#579 ELEV: 6.41'NAVD

CERTIFY TO:

- 1. WOOD-DWG LLC
- 2.
- 3.
- 4.
- 5.
- 6.








NOTES:

- 1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- 2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
- 3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

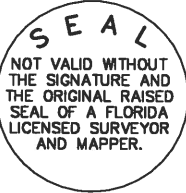
Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTAHOOCHEE
CLF	=	CHAIN LINK FENCE
CL	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH/ENCROACHMENT
ESMT.	=	EASEMENT

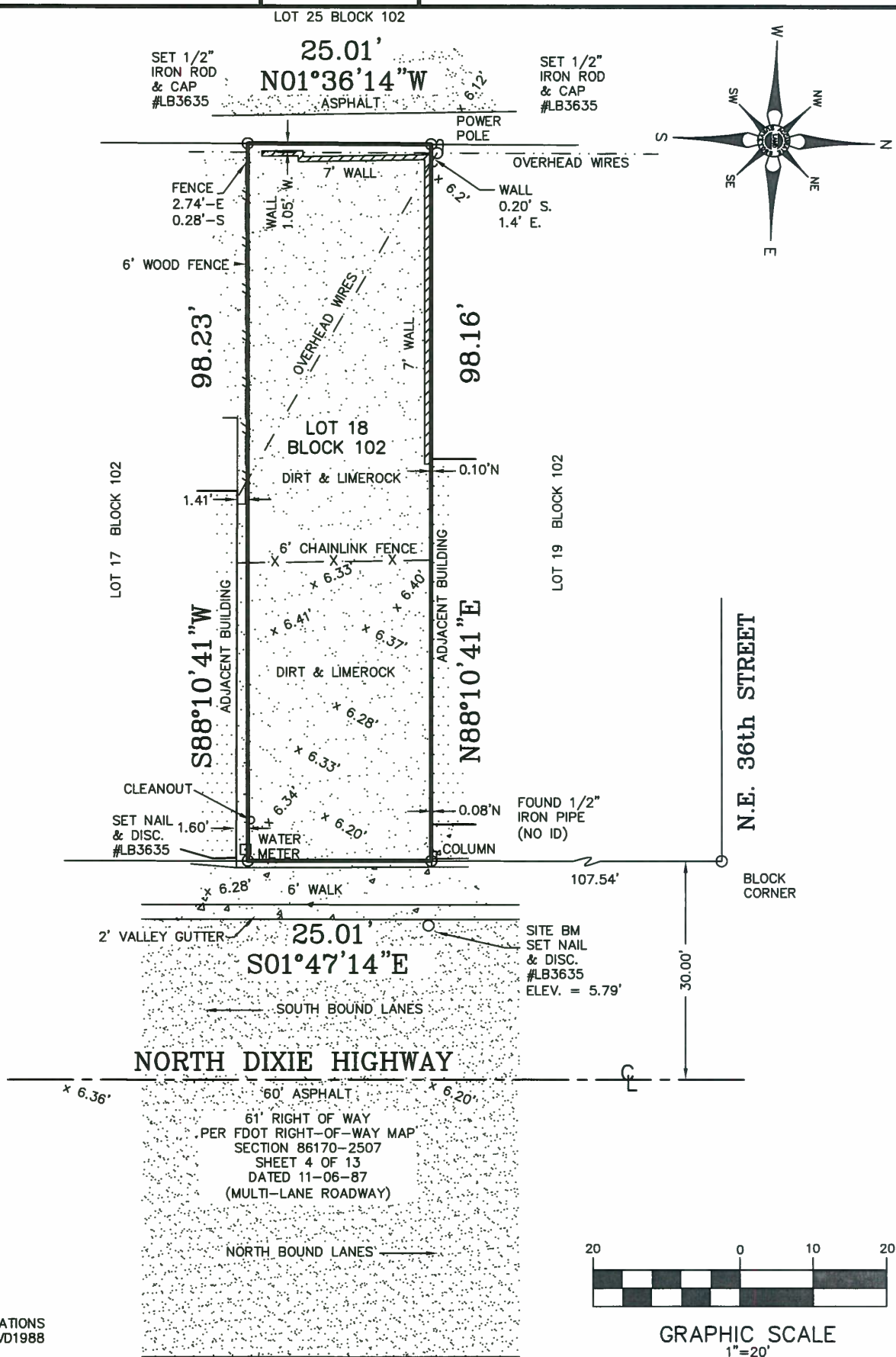
FND	=	FOUND
FF	=	FINISHED FLOOR
FH	=	FIRE HYDRANT
F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE
I.D.	=	IDENTIFICATION
I.P.	=	IRON PIPE
I.P.C.	=	IRON PIPE & CAP
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD & CAP
LP	=	LIGHT POLE
(M)	=	MEASURED
M.D.R.	=	MIAMI DADE COUNTY RECORDS
MAINT.	=	MAINTENANCE
MF	=	METAL FENCE
MH	=	MANHOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
N&D	=	NAIL & DISC

ABBREVIATIONS:

NAVD 1988	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
	O/S	=	OFFSET
	O.R.B.	=	OFFICIAL RECORDS BOOK
	OH	=	OVERHANG
	(P)	=	PLAT
	P.B.	=	PLAT BOOK
	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
	P.C.	=	POINT OF CURVATURE
	P.C.P.	=	PERMANENT CONTROL POINT
		=	CHAIN LINK FENCE
		=	WOOD FENCE
		=	METAL FENCE
		=	PVC FENCE
		=	CONCRETE FENCE
		=	CONCRETE WALL
		=	WIRE FENCE

P.G.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE
R	=	RADIUS
RNG.	=	RANGE
R/W	=	RIGHT OF WAY
S	=	SOUTH
SEC.	=	SECTION
SQ. FT.	=	SQUARE FEET
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W	=	WEST
WF	=	WOOD FENCE
WM	=	WATER METER



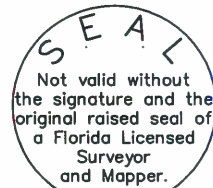


NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S01°47'14"E ALONG THE EAST LINE OF BLOCK 102, MISC. MAP BOOK 5, PAGE 3, BCR.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE AND QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
10. THIS SURVEY MEETS OR EXCEEDS SUBURBAN LINEAR DATE OF SURVEY YEAR.


CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF
BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND
IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT
STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA
STATUTES.



Rev Z Zhr 7-10-2020

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

REVISIONS & SURVEY UPDATES		REVISIONS	BY	
		07-07-2020		
UPDATE SURVEY SU-20-1237			AL/RLT	
DATE OF SURVEY 11/13/18	DRAWN BY SP	CHECKED BY SP	FIELD BOOK 18-3384	SCALE 1" = 20' SKETCH NUMBER SU-18-3384