

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 1 OF 2

TEL. (954) 782-1441
FAX. (954) 782-1442

TYPE OF SURVEY: BOUNDARY

JOB NUMBER: SU-17-2740

LEGAL DESCRIPTION:

LOT 16, BLOCK 102 OF OAKLAND PARK SECOND ADDITION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 3553 N DIXIE HIGHWAY OAKLAND PARK, FL 33334

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120050-0367-H
EFFECTIVE: 08/18/2014 REVISED: 08/18/2014

LOWEST FLOOR ELEVATION: N/A
GARAGE FLOOR ELEVATION: N/A
LOWEST ADJACENT GRADE : N/A
HIGHEST ADJACENT GRADE : N/A

REFERENCE BENCH MARK: N/A

CERTIFY TO:

- 1. 3553, 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
CB = CHORD BEARING
R = RADIUS
R/W = RIGHT OF WAY
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
WM = WATER METER
OH = OVERHANG
N = NORTH
S = SOUTH
E = EAST
W = WEST
B.M. = BENCHMARK
FH = FIRE HYDRANT
o/s = OFFSET
SEC. = SECTION
TWP. = TOWNSHIP
RGE. = RANGE

7.00
OR 7.00
SQ. FT. = SQUARE FEET
P.C.P. = PERMANENT CONTROL POINT
P.B.C.R. = PALM BEACH COUNTY RECORDS
P = PLAT
N&D = NAIL & DISC
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
A/C = AIR CONDITIONER
FND. = FOUND
CHATT. = CHATTAHOOCHEE
F.P.L. = FLORIDA POWER & LIGHT
ELEV. = ELEVATION
MH = MANHOLE
ESMT. = EASEMENT
ELEC. = ELECTRIC

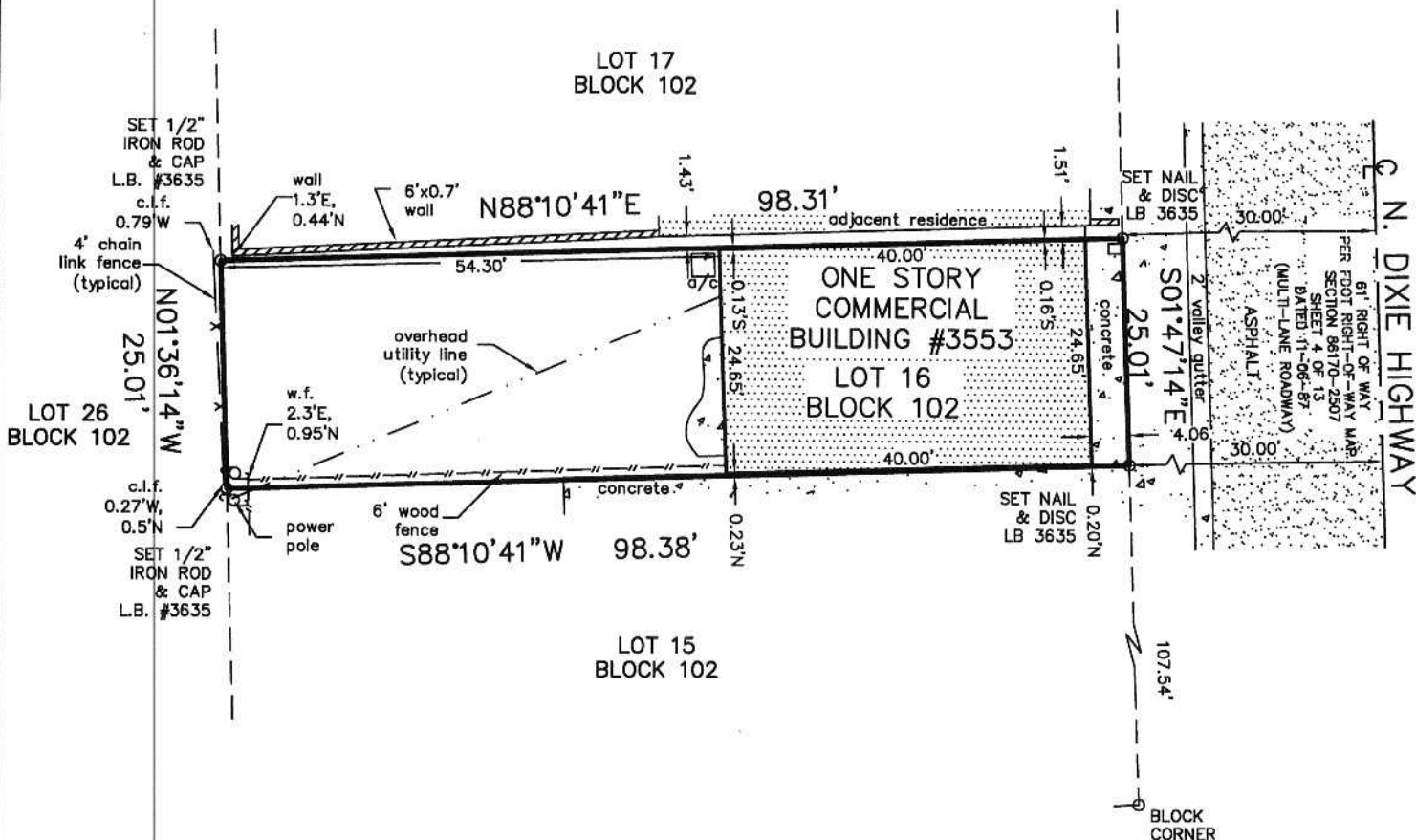
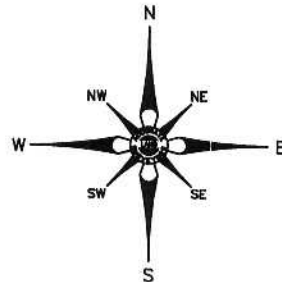
LEGEND OF ABBREVIATIONS:

ELEVATIONS BASED ON NAVD 1988
MAINT. = MAINTENANCE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
F.F. = FINISHED FLOOR
ENCH. = ENCROACH
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
PVC FENCE
CONCRETE FENCE
CONCRETE WALL
WIRE FENCE

BROWARD COUNTY NAVD1988

D.B. = DEED BOOK
CLF = CHAIN LINK FENCE
WF = WOOD FENCE
BLVD. = BOULEVARD
AD = ASSUMED DATUM
I.M. = IRON PIPE
I.R. = IRON ROD
GAR. = GARAGE
CL = CENTERLINE
(M) = MEASURED
LP = LIGHT POLE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ANCHOR EASEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM 1988





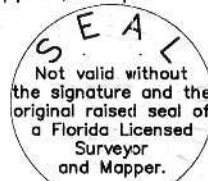
GRAPHIC SCALE
1"=20'

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 LOT 16, 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.

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 Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



Robert L. Thompson 09-18-17
ROBERT L. THOMPSON (PRESIDENT)

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

REVISIONS		DATE	BY
DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK
08-14-17	O.I.W.	C.C.C.	17-2740

SCALE 1"= 20'

SKETCH NUMBER SU-17-2740