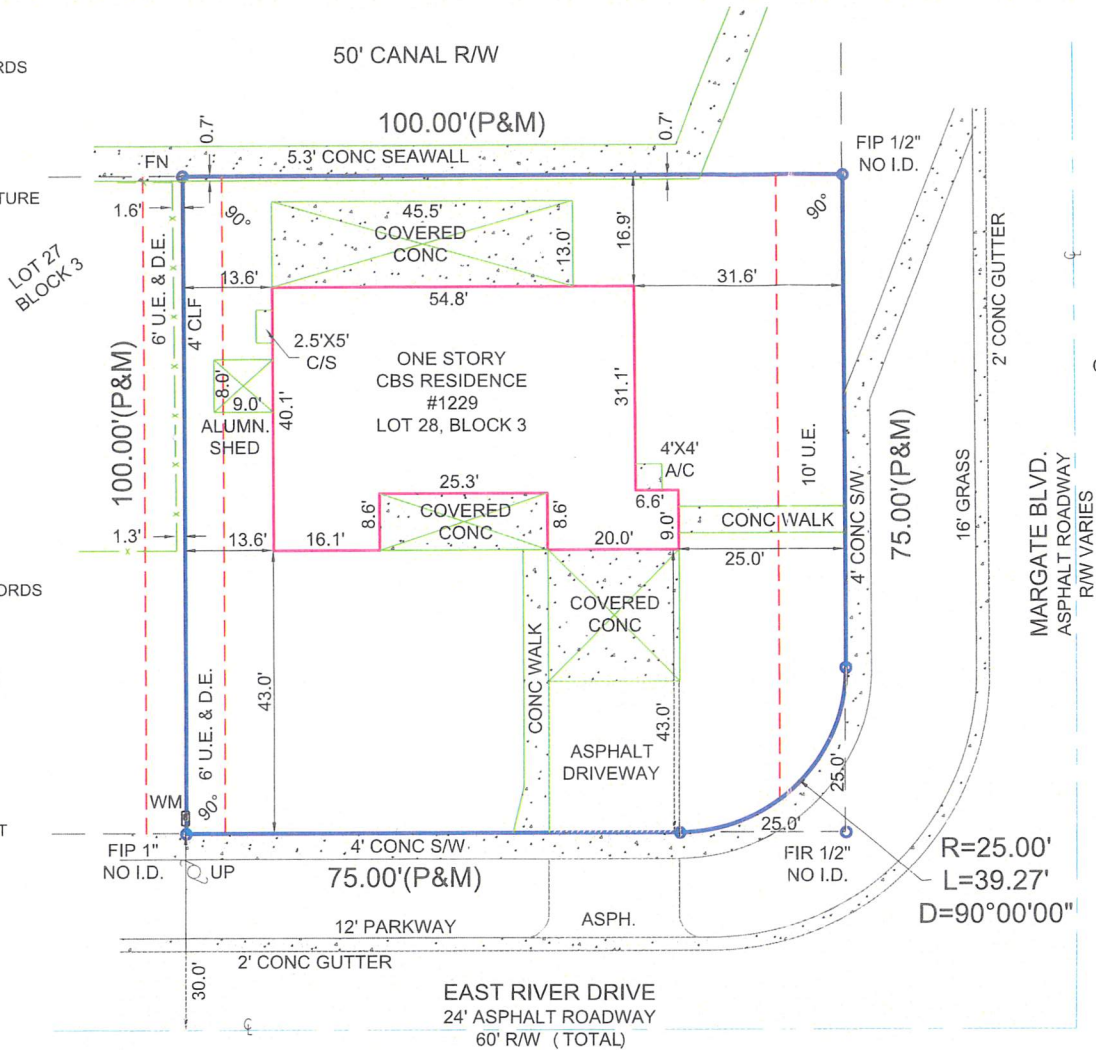


GENERAL LEGEND:

AF = ALUMINUM FENCE
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
C/L = CENTERLINE
CLF = CHAINLINK FENCE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELEV. = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER

NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
THE FLOOD ZONE DATUM SHOWN BELOW IS REFERENCED TO 1988



NOTE:
4' CLF IN 6' U.E. & D.E.
CONC WALK OVER 10' U.E.

LEGAL DESCRIPTION:

LOT 28, BLOCK 3, OF "MARGATE THIRD ADDITION"
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

SCOTT GINSBERG

JOSEPH L. KOHN, P.A.
WESTCOR LAND TITLE INSURANCE COMPANY
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC
IT'S SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTEREST MAY APPEAR

SURVEYORS NOTES:

ANGLES IF SHOWN ARE REFERENCED TO THE RECORD
PLAT AND ARE AS MEASURED.

LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS
OTHERWISE NOTED.

NO UNDERGROUND IMPROVEMENTS LOCATED
EXCEPT AS SHOWN.

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.

THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY

THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION
PURPOSES AND/OR NEW DESIGN.

Boundary Survey

PROPERTY ADDRESS:

1229 E. RIVER DRIVE,
MARGATE, FL. 33063

FLOOD ZONE DATA:

ZONE: X N/A
COMMUNITY #: 120047
PANEL & SUFFIX: 0355 H
DATE OF FIRM: 8/18/14

REVISIONS:

FIELD LOCATION OF IMPROVEMENTS
DATE: 09/18/2016

DATE:

09/18/2016

SCALE: 1" = 20'

CADD: LJ

CHECKED BY: JSP

INVOICE #: 16-44061

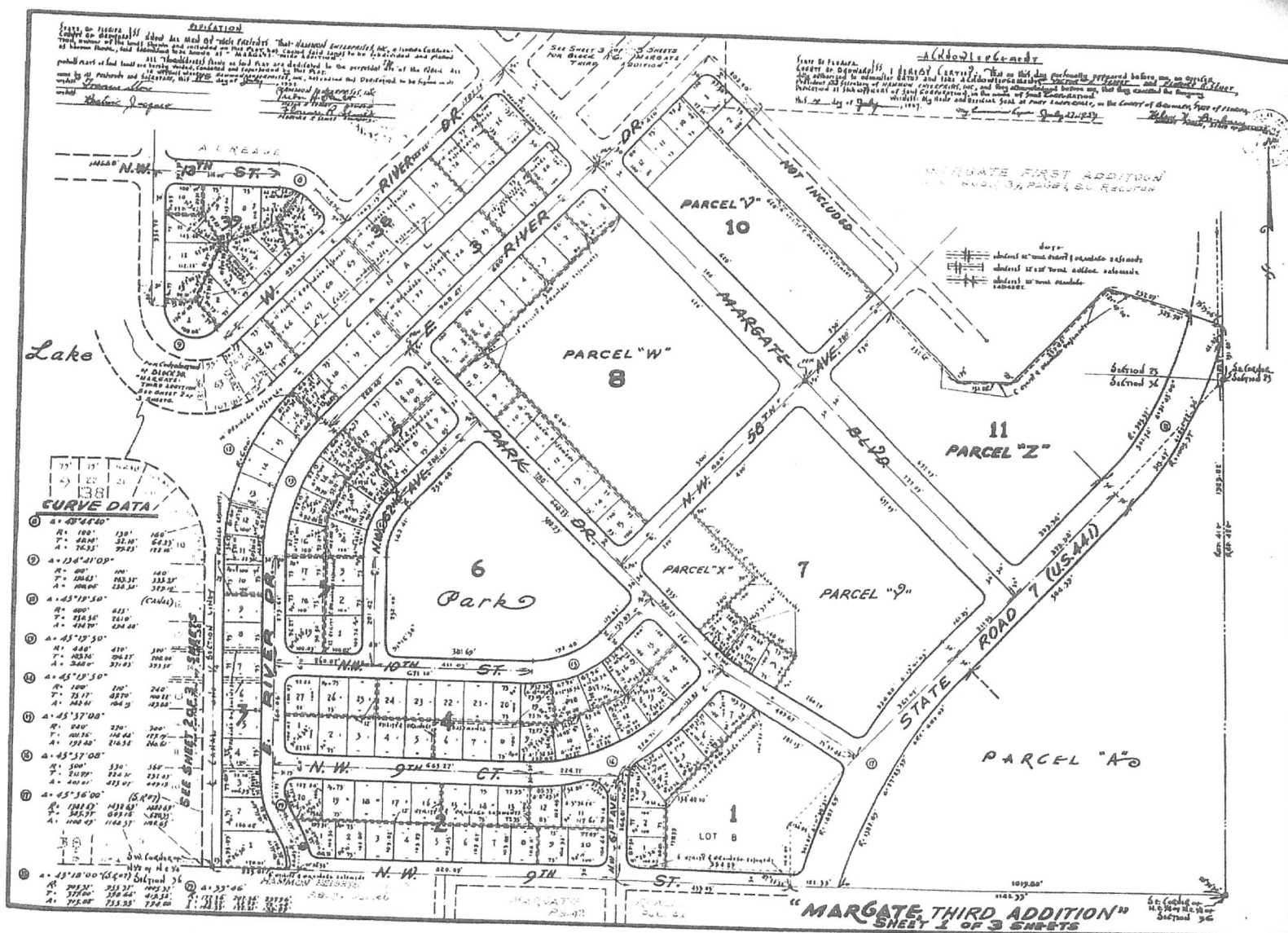
SHEET # 1 OF 1

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.

JULIE S. PITA, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5789
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL
SURVEYORS AND MAPPERS
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216

[illegible]

MARGARET THIRD ADDITION
PLAT BOOK 44 PAGE 48
SHEET 1 of 3 SHEETS
BROWARD COUNTY RECORDS