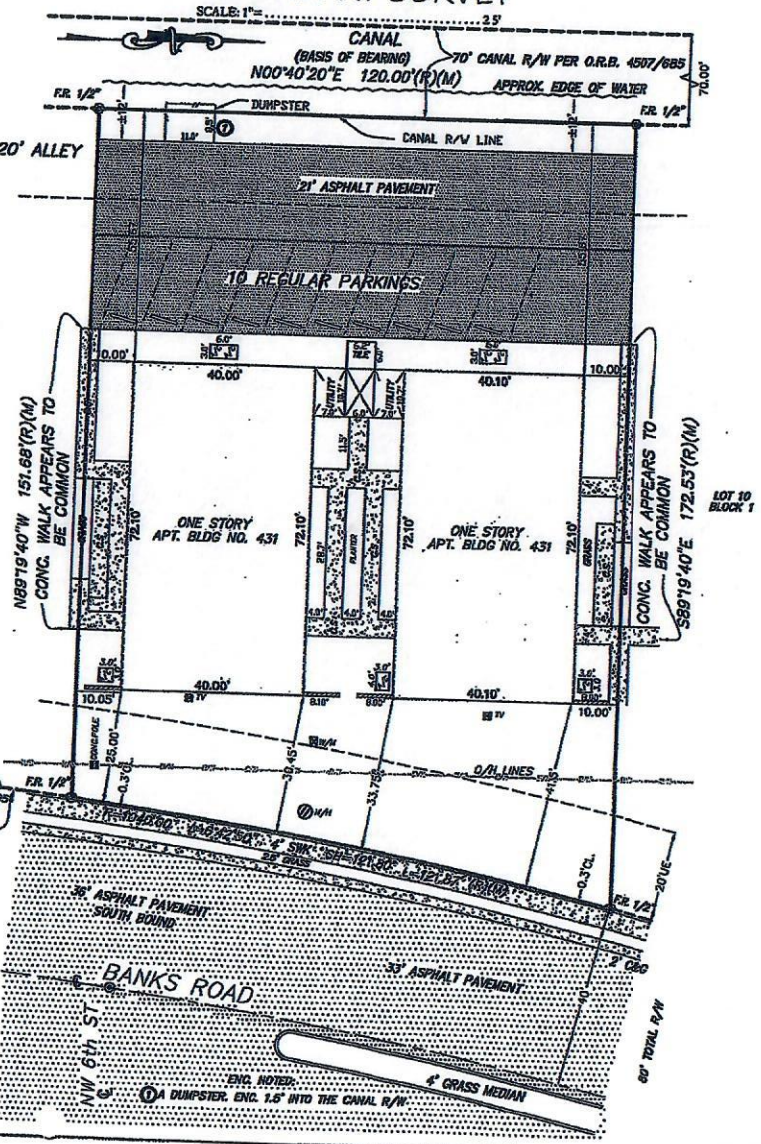
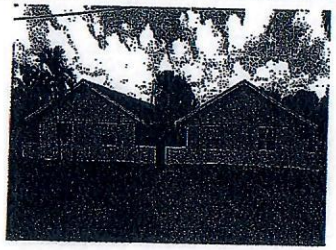
BOUNDARY SURVEY

THOMAS J KELLY
Land Surveyors

SCALE: 1"= 25'





VIEW OF SUBJECT PROPERTY

CERTIFY TO:
FELLOWSHIP LIVING FACILITIES,INC.
UDINE & UDINE PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AMERICAN NATIONAL BANK, ITS SUCCESSORS
AND/OR ASSIGNS, A.T.I.M.A.

LEGAL DESCRIPTION:
LOT: 11
BLOCK: 1
SUBDIVISION: LAKEWOOD GARDENS
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 78 PAGE: 2
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS:
431 BANKS ROAD
MARGATE, FLORIDA 33063

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN
FLOOD ZONE: AE
BASE FLOOD: 10.00'
PANEL NO/SUFFIX: 355/H
COMMUNITY NO.: 120047
DATE OF FIRM: 08/18/2014
THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Clearances and / or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly Inc.
C) Code restriction and title search are not reflected on this survey.
D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
F) Underground Encroachments, if any, not located.
G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian (by plat)
I) If shown, elevations are referred to N.G.V.D. 1929
J) This is a boundary survey

JOSE A. PEREA, P.S & M # 4858 — 02/29/2016
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

LEGEND OF SURVEY ABBREVIATIONS

ADJ	ADJACENT	(M)	MEASURED
A/C	AIR CONDITIONER	NOR	NORTH
ASPH. PAV.	ASPHALT PAVEMENT	NGS	NGS AND DOC
B/BK	BLACK BORDER	NGVD	NATIONAL GEODETIC VERTICAL DATUM
BLDG	BUILDING	N.T.S.	NOT TO SCALE
BLK	BLOCK	O/H	OVER HANG
B.M.	BENCH MARK	O.R.B.	OFFICIAL RECORD BOOK
B.R.B.	BROWARD COUNTY RECORD	O.U.E.	OVERHEAD UTILITY LINE
C/G	CURB AND GUTTER	PB	PLAT
C.B.	CATCH BASIN	P.B.	PLAT BOOK
CL	CHORD DISTANCE	P.C.	POINT OF CURVATURE
CH.L.F.	CHAIN LINK FENCE	P.C.P.	POINT OF COMPOUND CURVATURE
C.P.	CONCRETE POLE	P.C.P.	PERMANENT CONTROL POINT
C.L.	CENTER LINE	PL	POLE
(C)	CALCULATED	P.I.	POINT of intersection
C.B.S.	CONCRETE BLOCK AND STUCCO	P.L.	PARCEL LABEL
C.L.	CHAIN LINK	PKWY	PARKWAY
C.U.E.	CABLE TELEVISION EASEMENT	P.L.S.	PROFESSIONAL LAND SURVEYOR
CONC	CONCRETE	P.U.	PROPERTY LINE
COR.	CORNER	P.O.B.	POINT OF BEGINNING
C.O.	CLEAN OUT	P.O.C.	POINT OF COMMENCEMENT
D.B.	DEED BOOK	P.R.C.	POINT OF REVERSE CURVATURE
D.C.R.	DADE COUNTY RECORD	P.U.E.	PERMANENT UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT	P.T.	POINT OF TANGENCY
D/H	DRILL HOLE	RD	ROAD
D/W	DRIVEWAY	RE-BAR	REINFORCEMENT BAR
E	EAST	(R)(R)	RECORD AND MEASURED
ENC.	ENCROACHMENT	(R)	RECORDED
E.O.W.	EDGE OF WATER	R/W	RIGHT-OF-WAY
F.	FENCE	S	SOUTH
FD	FOUND	SIG	SIGNAL
F.H.	FIRE HYDRANT	S.I.P.	SET IRON PIPE
F.I.P.	FOUND IRON PIPE	SQ	SQUARE
F.P.L.(F)	FORMS FLORIDA ELEVATION	(TYP.)	TYPICAL
F.P.L.	FLORIDA POWER AND LIGHT CO.	TOW	TOWNER
LNG	LENGTH	U.E.	UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT	U.P.	UTILITY POLE
M.E.	MAINTENANCE EASEMENT	W.F.	WOOD FENCE
M.F.	METAL FENCE	W.M.	WATER METER
M.S.S.E.	MARGATE SANITARY SEWER	W.	WEST
M/L	MONUMENT LINE	11.22	NGVD ELEVATION

THOMAS J. KELLY
SURVEYORS—MAPPERS
LAND PLANNERS
8127 SW 120 ST. PINECREST, FLORIDA 33156
TEL:(786) 242-7662 DADE: (954) 779-3260 BRWD
FAX:(786) 242-5494 DADE: (954) 779-3260 BRWD
E-MAIL: tjkurveys@gmail.com
L.B. # 6877

BOUNDARY SURVEY

DATE: 02/29/16
SCALE: 1"=25'
DRAWN BY: R.R.R
ORDER No. 16-0303
SHEET 1 OF 1