

# BOUNDARY SURVEY

## LEGEND OF ABBREVIATIONS:

$\Delta$ = CENTRAL ANGLE A = ARC LENGTH CB = CHORD BEARING R = RADIUS R/W = RIGHT OF WAY P.O.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY WM = WATER METER OH = OVERHANG N = NORTH S = SOUTH E = EAST W = WEST CONC = CONCRETE D.B. = DEED BOOK CLF = CHAIN LINK FENCE BLVD. = BOULEVARD ENCH. = ENCH. I.P. = IRON PIPE I.R. = IRON ROD P.R.M. = PERMANENT REFERENCE MONUMENT N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT A.E. = ANCHOR EASEMENT MAINT. = MAINTENANCE ESMT. = EASEMENT ELEV. = ELEVATION B.M. = BENCHMARK	+1.00' = ELEVATIONS BASED ON N.G.V.D. 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 STA = STATION F.P.L. = FLORIDA POWER & LIGHT N.T.S. = NOT TO SCALE 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 GAR. = GARAGE ELEC. = ELECTRIC SEC. = SECTION TWP. = TOWNSHIP RGE. = RANGE C/L = CENTERLINE ASPH. = ASPHALT MH = MANHOLE (M) = MEASURED LP = LIGHT POLE
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## LEGAL DESCRIPTION:

LOTS 9, 10 AND 11, BLOCK 1 OF MARGATE REALTY NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DEEDED TO BROWARD COUNTY BY WARRANTY DEED RECORDED DECEMBER 27, 1979, IN O.R. BOOK 8638, PAGE 397, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## STREET ADDRESS:

6460 W ATLANTIC BOULEVARD MARGATE, FL 33063

## CERTIFY TO:

- ISA ACADEMY, INC.
- ROSALBA CARUCCILO
- COMMUNITY DEVELOPMENT IMAGINATION STATION, INC. (D/B/A FANTASY STATION ACADEMY)
- UNITED STATES SMALL BUSINESS ADMINISTRATION
- FRANK WEINBERG & BLACK, P.A.
- STEWART TITLE INSURANCE COMPANY
- GRAYROBINSON, P.A.
- BANKUNITED, N.A., ITS SUCCESSORS AND/OR ASSIGNS, ATIMA

## NOTES:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH ALONG THE CENTERLINE OF RIGHT OF WAY OF NW 65TH AVENUE, PLAT BOOK 50, PAGE 40, BROWARD COUNTY PUBLIC RECORDS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS OF WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
- OWNERSHIP OF FENCES AND WALLS, IF ANY, ARE NOT DETERMINED.
- THIS SURVEY IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 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.
- THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT, ONE IS NOT VALID WITHOUT THE OTHER.
- THIS IS TO CERTIFY THAT ALL RECORDED RIGHT OF WAYS & EASEMENTS ARE SHOWN HEREON AS PER SCHEDULE B-II OF STEWART TITLE COMMITMENT NO. 20120281 EFFECTIVE DATE OF 01/10/2013 AT 8:00 AM

## EASEMENTS ACCORDING TO THE PLAT THEREOF:

1. 10' DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 6350, PAGE 43, BROWARD COUNTY RECORDS, ALONG THE WEST BOUNDARY

## ENCROACHMENTS ACCORDING TO THE PLAT THEREOF:

- FENCE IN 10' DRAINAGE EASEMENT ALONG THE WEST BOUNDARY
- DRIVEWAY IN ROAD RIGHT OF WAY ALONG THE EAST BOUNDARY
- SIDEWALK ALONG THE NORTH BOUNDARY

## FLOOD ZONE DATA:

FLOOD ZONE: AH  
BASE FLOOD ELEVATION: 11'NGVD  
CONTROL PANEL NUMBER: 120047-0115-F  
EFFECTIVE:  
REVISED: 10/2/1997

## ELEVATIONS:

REFERENCE BENCHMARK: BCBM#1571 ELEV: 13.14'NGVD  
LOWEST FLOOR ELEVATION: 13.71'NGVD  
GARAGE FLOOR ELEVATION: N/A  
LOWEST ADJACENT GRADE: 12.95'NGVD  
HIGHEST ADJACENT GRADE: 13.40'NGVD

DATE OF FIELD SURVEY:	01/29/13	DRAWN BY:	SP
FIELD BOOK:	13-0222	CHECKED BY:	RLT
REVISIONS		DATE	BY
REMOVE ABANDONED EASEMENT(O.R.B. 6350, PAGE 43, B.C.R.) PER CLIENT REQUEST	02-25-13	AL/RLT	

## CERTIFICATION:

This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found monuments as indicated on this sketch and that said above ground survey and sketch are accurate and correct to the best of my knowledge and belief. I further certify that this survey meets Minimum Technical Standards under Rule 5J-17, adopted by Florida Board of Land Surveyors, October 1st, 2009.

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

SEAL  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

