

TYPE OF SURVEY: BOUNDARY
TOPOGRAPHIC, 20-0653

JOB NUMBER: SU-19-2708

LEGAL DESCRIPTION:

LOT 58, BLOCK 1 OF NORTH MARGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 5730 NW 27TH STREET MARGATE, FL 33063

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120047-12011C0165-H
EFFECTIVE: 8/18/2014 REVISED:

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

REFERENCE BENCH MARK: BROWARD COUNTY BENCHMARK #1442 ELEV: 11.11'NAVD

CERTIFY TO:

- YSIDORA T. MUERAS BOZA
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NOTES:

- THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
- 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
C/L = CENTERLINE
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
E = EAST
ELEC. = ELECTRIC
ELEV. = ELEVATION
ENCH. = ENCROACH/
ESMT. = EASEMENT

FND OR + = 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

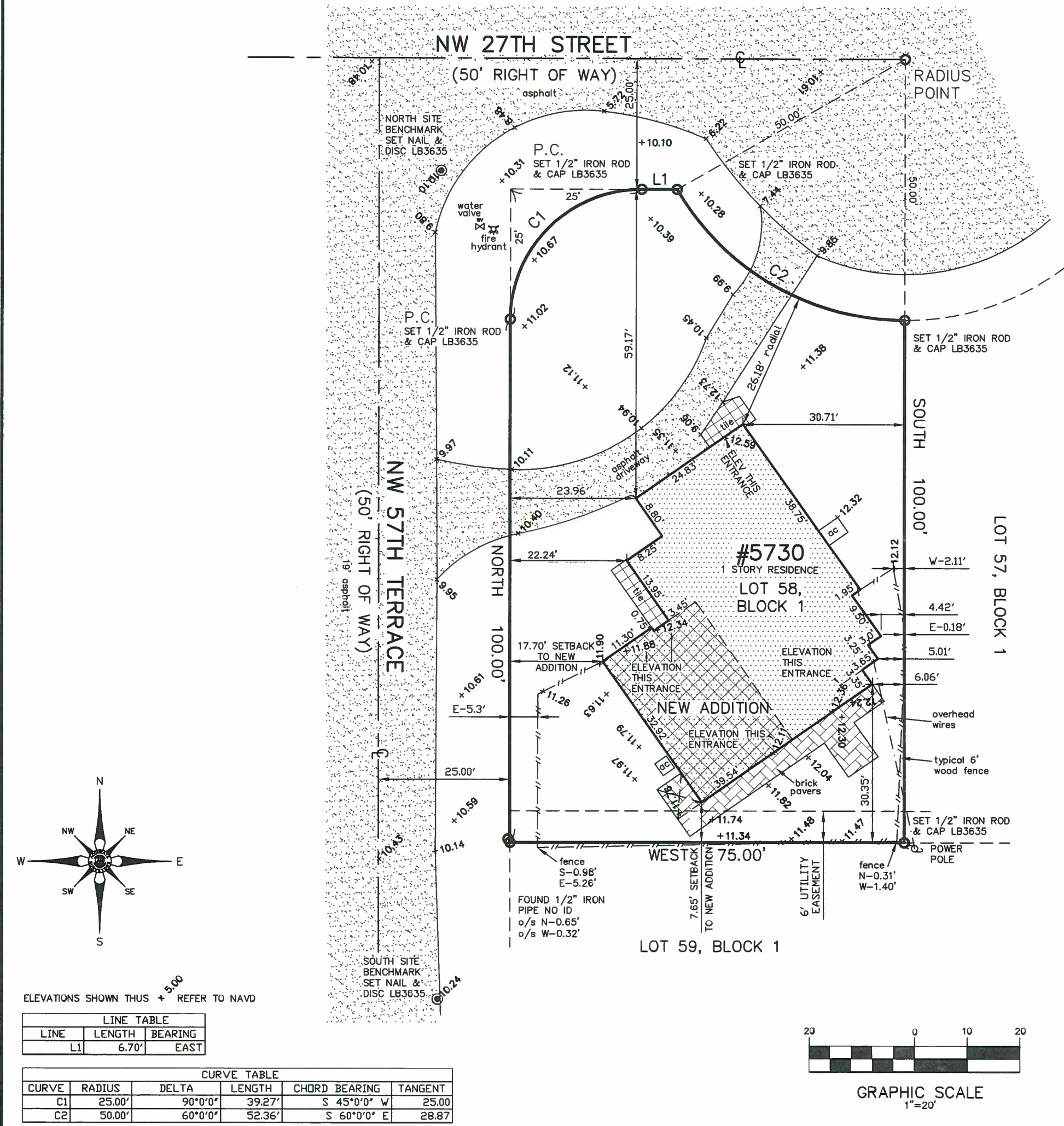
LEGEND OF ABBREVIATIONS:

ELEVATIONS BASED ON 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
X — X — X — X — = CHAIN LINK FENCE
— // — // — // — // = WOOD FENCE
— [] — [] — [] — [] = METAL FENCE
— [] — [] — [] — [] = PVC FENCE
— [] — [] — [] — [] = CONCRETE FENCE
— [] — [] — [] — [] = CONCRETE WALL
— [] — [] — [] — [] = WIRE FENCE

BROWARD COUNTY NAVD1988

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:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH ALONG THE EAST LINE OF BLOCK 5 OF NORTH MARGATE, P.B. 50, PG. 4, B.C.R.
- 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 NOT DETERMINED.
- 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.
- THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
- 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 4-06-2020
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

REVISIONS		DATE		BY	
SHOW NEW ADDITION		04-06-20		MLW	
DATE OF SURVEY		DRAWN BY		CHECKED BY	
11-22-2019		ER		RLT	
				FIELD BOOK	
				19-2708	

SCALE 1"=20'
SKETCH NUMBER SU-19-2708