



NOT TO SCALE

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (1/4) (S1/4) OF SECTION 3, THENCE RUN N61°17'49.80"E ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (S1/4); THENCE RUN S61°17'49.80"E ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (S1/4); THENCE RUN S00°00'00"E ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (S1/4); THENCE RUN S00°00'00"E ALONG A DISTANCE OF 60.00 FEET; THENCE WEST ALONG A LINE 70.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S1/4); A DISTANCE OF 10.00 FEET; THENCE EAST ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S1/4); A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY RECORDS REFLECTED AN ELEVATION OF 10 FEET. THIS WAS CORRECTED TO 20.05394; MAP 2) FLOOD ZONE: X AND AH BASE FLOOD ELEVATION: NONE AND 7 FEET; PANEL: 20/0055 03594; MAP 3) BURNING ARE BASED ON AN ASSUMED MERIDIAN FOR THE NORTH LINE ON THE SOUTHEAST CORNER OF THE LOT. THIS WAS CORRECTED TO 20.05394; MAP 4) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. HOWEVER, THE LOCATION OF UNDERGROUND UTILITIES CANNOT BE DETERMINED BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 5) THE VERTICAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.007'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.007'$.
- 6) THE SITE CONTAINS 8 TOTAL PARKING SPACES (5 REGULAR & 3 DISABLED).
- 7) THERE IS NO RECORD OF ANY COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR NON-PLATTED ARE IDENTIFIED HEREON.



**BOUNDARY AND TOPOGRAPHIC SURVEY AND
ALTA/NSPS LAND TITLE SURVEY**

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DRAWN BY: M.D. SCALE: 1" = 20' FILE: SOUTHEASTERN FREIGHT LINES INC.

CERTIFICATION
TO SOUTHEASTERN FREIGHT LINES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9 AND 11 OF TABLE A. THEREO NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6272

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