

SCALE = 1" = 20'

LEGAL DESCRIPTION:

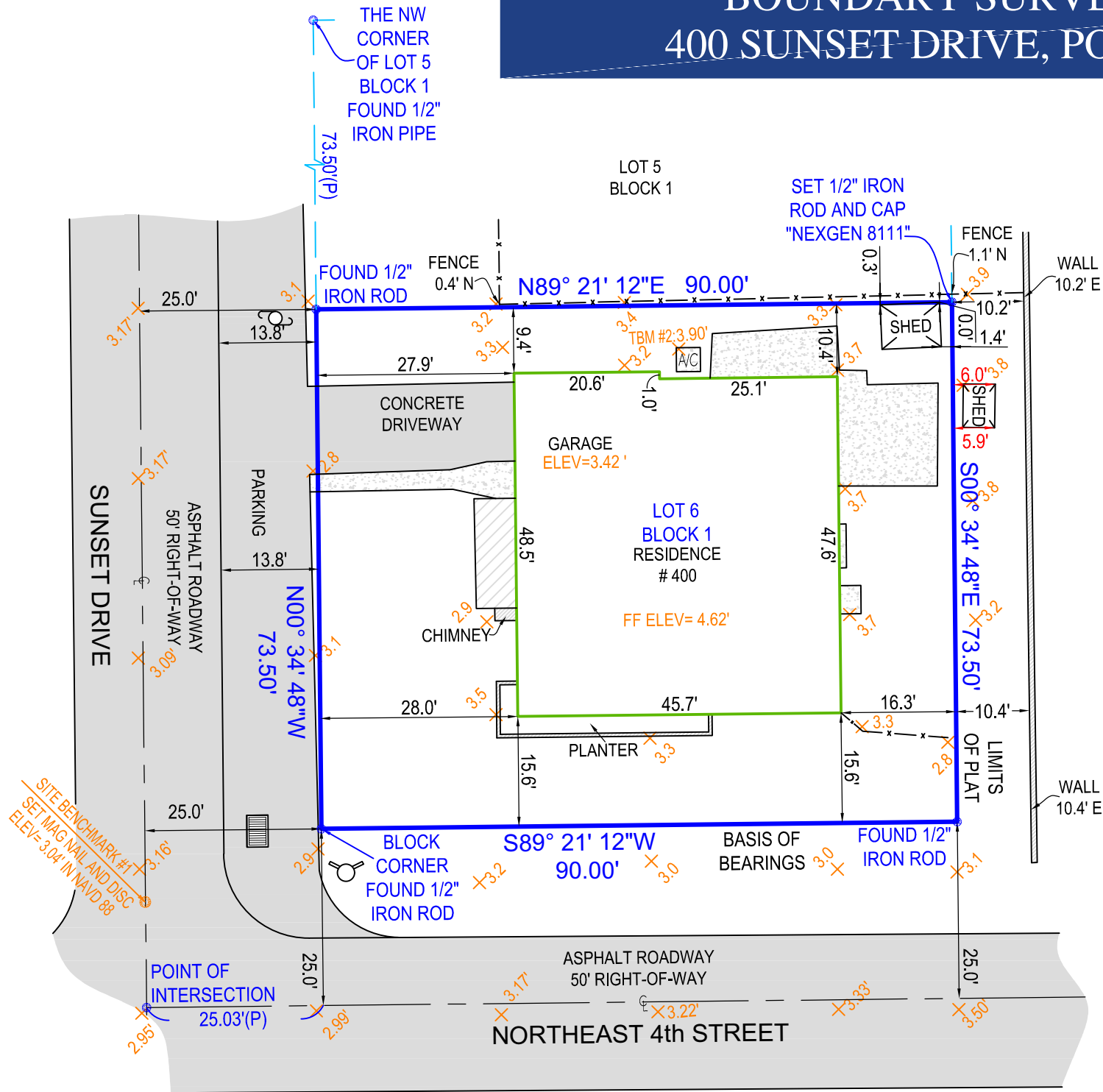
LOT 6, BLOCK 1, OF SURFSIDE VILLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE:

12011C0377H
ZONE: AE
ELEV: 05 FT
EFF: 08/18/2014

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) BENCHMARK REFERENCE: NGS PID #AD2595 DESCRIBED AS A BRONZE TRAVERSE DISK SET IN THE TOP OF A CONCRETE MONUMENT, STAMPED U 311 1970, ELEVATION: 10.76 FEET, NAVD1988.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)
- 10) I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



PARENT BENCHMARK
DESIGNATION= U 331
PID= AD2595
ELEV= 10.76' IN N.A.V.D. 1988
BROWARD COUNTY

LEGEND:	
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)	
A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT
AL-ARC LENGTH	P.B.-PLAT BOOK
(C)-CALCULATED	PG-PAGE
(M)-MEASURED	U.E.-UTILITY EASEMENT
(P)-PLAT	D.E.-DRAINAGE EASEMENT
EOW-EDGE OF WATER	P.U.E.-PUBLIC UTILITY EASEMENT
TOB-TOP OF BANK	L.A.E.-LIMITED ACCESS EASEMENT
OHL-OVERHEAD LINE	L.M.E.-LAKE MAINTENANCE EASEMENT
C/O-CLEAN OUT	O.H.E.-OVERHEAD EASEMENT
R-RADIUS(R)	O.R.B.-OFFICIAL RECORD BOOK
ELEV-ELEVATION	FF-FINISHED FLOOR
SQ.FT.-SQUARE FEET	LS-LICENSED SURVEYOR
AC-ACRES	LB-LICENSED BUSINESS
DB-DEED BOOK(D)-DEED	PSM-PROFESSIONAL SURVEYOR & MAPPER
#-NUMBER	WELL
ASPHALT	WATER VALVE
CONCRETE	CENTER LINE
PAVER/BRICK	CATCH BASIN
WOOD	FIRE HYDRANT
	FENCE
	PLUS OR MINUS
	POLE
	MANHOLE
	TOPOGRAPHIC ELEVATION

- SURVEY NOTES:

- DRIVEWAY AND CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- SHED LOCATED OUTSIDE OF BOUNDARY ALONG EASTERLY SIDE OF LOT AS SHOWN.

FIELD DATE: 01/31/2024

DRAWN BY: L.C.

ORDER NO: 233107

REVISIONS:

1547 PROSPERITY FARMS ROAD
WEST PALM BEACH, FL 33403
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. SMITH, PSM 2883, ON 2/17/2024

PZ24-12000007
04/17/2024