

FLOOD ZONE: AE
 MAP & PANEL= 12011C0377
 COMMUNITY No.: 120055
 SUFFIX: H
 DATE OF FIRM: 08-18-2014
 BASE ELEV.= +5.00 NAVD 1988

L.F. ELEV. = 3.24 / 3.51 / 3.90 NOTES LOWEST HABITABLE FLOOR ELEVATION.
 ELEVATIONS SHOWN REFER TO N.A.V.D. 1988.
 LOWEST ADJACENT GRADE = 3.00
 B.M. # 651 ELEV. = 3.56 = 2.05 NAVD. 1988 (BROWARD COUNTY)
 GARAGE ELEV.= N/A
 E.R.P.= 3.28

PROPERTY OF: SFLA HIBISCUS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

741 HIBISCUS AVENUE,
 POMPANO BEACH, FLORIDA 33062

CERTIFIED TO:

RON S. BILU, P.A, BILU LAW
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
 SFLA HIBISCUS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
 U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, ITS SUCCESSORS AND /OR ASSIGNS AS THEIR INTEREST MAY APPEAR AND PACIFIC COAST BANKERS, AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

UPDATE: 03/20/2020

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

HIBISCUS AVENUE

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOT 1, BLOCK 2, "LAKESIDE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: WESTERLY RIGHT OF WAY OF HIBISCUS AVENUE (S00°50'14"E)

LEGEND		SYMBOLS	
A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
AVE AVENUE	I.P. IRON PIPE	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PL PROPERTY LINE	
BM BENCH MARK	F.I.P. FOUND IRON PIPE	P.O.B. POINT OF BEGINNING	
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.C. POINT OF COMMENCEMENT	
C.B. CATCH BASIN	FND. FOUND	P.R.C. POINT OF REVERSE CURVATURE	
CBS CONCRETE BLOCK STRUCTURE	L ARC LENGTH	P.R.M. PERMANENT REFERENCE MONUMENT	
CHB CHORD BEARING	(L) LEGAL	P.T. POINT OF TANGENCY	
CH CHORD DISTANCE	L.P. LIGHT POLE	R RADIUS	
COR CORNER	LB LICENSED BUSINESS	(R) RECORD	
CT COURT	LS LAND SURVEYOR	R.E. RIM ELEVATION	
CL CLEAR	(M) MEASURED	R/W RIGHT-OF-WAY	
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY	
C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE	
E.B. ELECTRIC BOX	NO. NUMBER	S.I.R. SET IRON ROD	
ELEV. ELEVATION	NTS NOT TO SCALE	ST. STREET	
ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK	T TANGENT	
E.R.P. ELEVATION REFERENCE POINT	ON/PL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK	
F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE	
F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE	TYP. TYPICAL	
	P.C.C. POINT OF COMPOUND CURVATURE	U.E. UTILITY EASEMENT	
	P.C.P. PERMANENT CONTROL POINT	W.M. WATER METER	

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767.

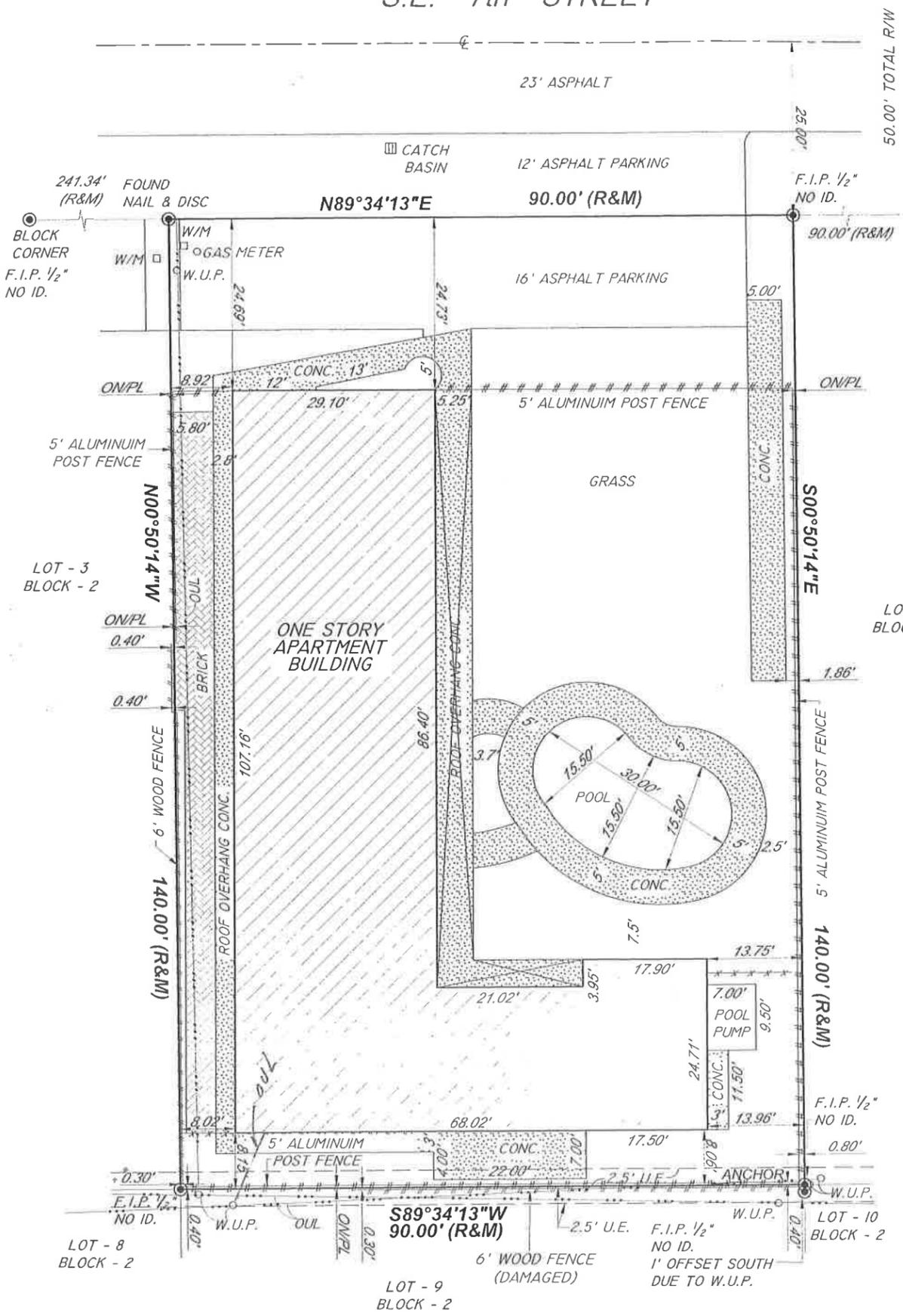


**PROFESSIONAL SURVEYING AND MAPPING
 LANNES & GARCIA, INC.**

LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 385 ALHAMBRA CIRCLE - SUITE C,
 CORAL GABLES, FLORIDA 33134
 PH (305) 666-7909 FAX (305) 559-3002

261704-A
 261704

S.E. 7th STREET



CERTIFIED TO:
 SFLA HIBISCUS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION,
 ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST
 MAY APPEAR AND PACIFIC COAST BANKERS BANK, AND ITS
 SUCCESSORS AND/OR ASSIGNS
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 RON S. BILU, P.A., BILU LAW

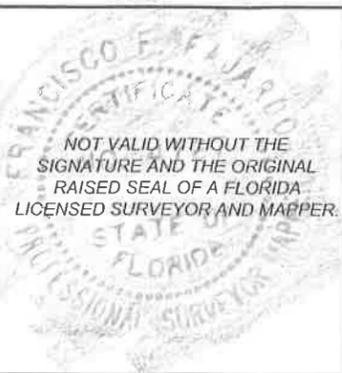
FLOOD ZONE: AE
 MAP & PANEL= 12011C0377
 COMMUNITY No.: 120055
 SUFFIX: H
 DATE OF FIRM: 08-18-2014
 BASE ELEV.= +5.00 NAVD 1988

L.F. ELEV. = 3.67 NOTES LOWEST HABITABLE FLOOR ELEVATION.
 ELEVATIONS SHOWN REFER TO N.A.V.D. 1988
 LOWEST ADJACENT GRADE = 2.80
 B.M. # 651 ELEV. = 3.56 = 2.05 (N.A.V.D. 1988)
 (BROWARD COUNTY)
 GARAGE ELEV.= N/A
 E.R.P.= 1.58

PROPERTY OF: SFLA HIBISCUS, LLC A FLORIDA LIMITED LIABILITY COMPANY

ADDRESS:
 3212 SE 7th STREET,
 POMPANO BEACH, FLORIDA 33062

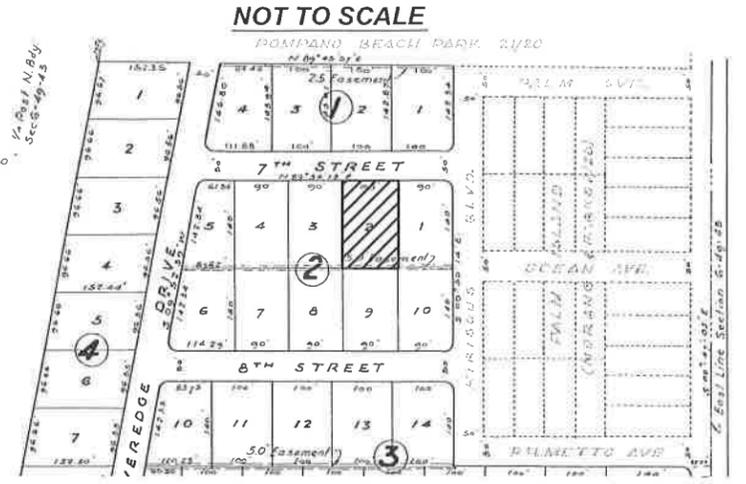
UPDATE:03/20/2020



A BOUNDARY SURVEY
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767.

LOCATION SKETCH



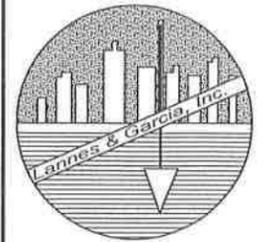
LEGAL DESCRIPTION:

LOT 2, BLOCK 2, "LAKESIDE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF SE 7th STREET = (N89°34'13"E)

LEGEND		SYMBOLS	
AVC AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	W/M WATER METER
AVE. AVENUE	I.P. IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BM BENCH MARK	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE	
CATV CABLE TELEVISION BOX	BM FOUND IRON ROD	P.O.B. POINT OF BEGINNING	
C.B. CATCH BASIN	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	
CBS CONCRETE BLOCK STRUCTURE (L) LEGAL	L ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	
CHB CHORD BEARING	L.P. LIGHT POLE	P.R.M. PERMANENT REFERENCE MONUMENT	
CH CHORD DISTANCE	LB LICENSED BUSINESS	P.T. POINT OF TANGENCY	
COR CORNER	LS LAND SURVEYOR	R RADIUS	
CT COURT	(M) MEASURED	(R) RECORD	
CL CENTERLINE	NAVD NORTH AMERICAN VERTICAL DATUM	R.E. RIM ELEVATION	
CL CLEAR	NGVD NATIONAL GEODETIC VERTICAL DATUM	R/W RIGHT-OF-WAY	
CONC. CONCRETE	NO ID. NOT IDENTIFIABLE	SAN. SANITARY	
C.O. CLEAN OUT	NO. NUMBER	S.I.P. SET IRON PIPE	
E.B. ELECTRIC BOX	NTS NOT TO SCALE	S.I.R. SET IRON ROD	
ELEV. ELEVATION	O.R.B. OFFICIAL RECORD BOOK	ST. STREET	
ENCR. ENCROACHMENT	ON/PL ON PROPERTY LINE	T TANGENT	
E.R.P. ELEVATION REFERENCE POINT	O.U.L. OVERHEAD UTILITY LINES	T.B.M. TEMPORARY BENCH MARK	
F.F. FINISH FLOOR	P.C. POINT OF CURVATURE	TEL. TELEPHONE	
F.H. FIRE HYDRANT	P.C.C. POINT OF COMPOUND CURVATURE	TYP. TYPICAL	
		U.E. UTILITY EASEMENT	



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LANNES & GARCIA, INC.

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 FRANCISCO F. FAJARDO PSM # 4767
 4967 SW 75th AVENUE
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 559-3002