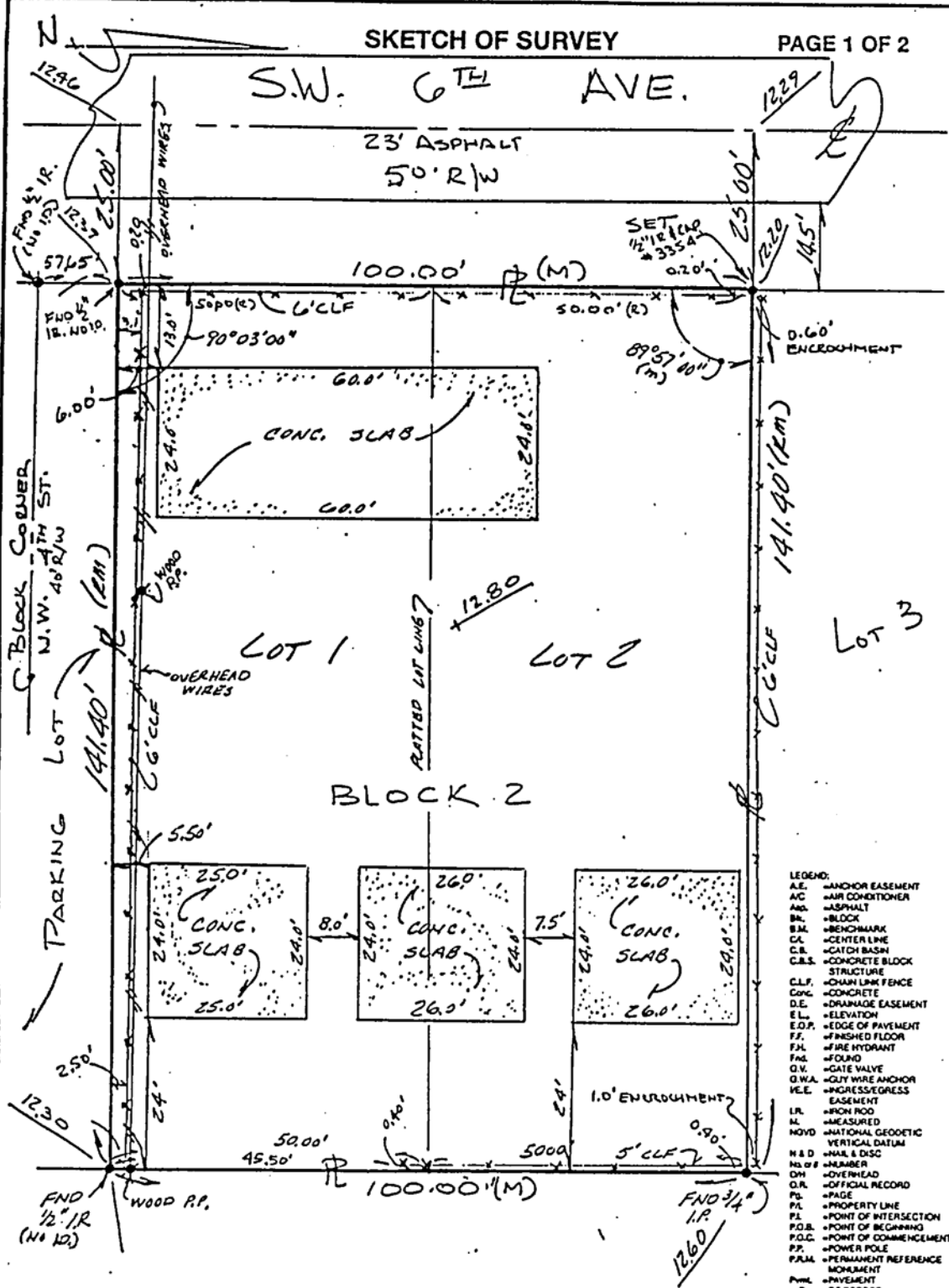


SKETCH OF SURVEY

PAGE 1 OF 2



- LEGEND:
- A.E. = ANCHOR EASEMENT
 - A/C = AIR CONDITIONER
 - ASPH. = ASPHALT
 - BLK. = BLOCK
 - B.M. = BENCHMARK
 - CL. = CENTER LINE
 - C.B. = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CL.F. = CHAIN LINK FENCE
 - CONC. = CONCRETE
 - D.E. = DRAINAGE EASEMENT
 - E.L. = ELEVATION
 - E.O.P. = EDGE OF PAVEMENT
 - F.F. = FINISHED FLOOR
 - F.H. = FIRE HYDRANT
 - FND. = FOUND
 - G.V. = GATE VALVE
 - Q.W.A. = QUARTER WIRE ANCHOR
 - W.E. = WOOD EASEMENT
 - L.R. = LUMBER
 - M. = MEASURED
 - NOVD. = NATIONAL GEODETIC VERTICAL DATUM
 - N & D = NAIL & DISC
 - NO. OF = NUMBER
 - OH. = OVERHEAD
 - O.R. = OFFICIAL RECORD
 - P. = PAGE
 - P.L. = PROPERTY LINE
 - P.I. = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.W. = PAVEMENT
 - R. = RECORD
 - R.W. = RIGHT-OF-WAY
 - S.P. = STEEL PIPE
 - S.E.L. = SOUTHERN BELL EASEMENT
 - S.W. = SIDEWALK
 - T.O.B. = TOP OF BANK
 - T. = TAB
 - U.E. = UTILITY EASEMENT
 - W. = WALKER
 - Y.D. = DENOTES EXISTING ELEVATION

ELEVATION NOTES:

- *LIVING AREA LOWEST FLOOR EL. = N/A
- *LOWEST GRADE ADJACENT TO BLDG. = N/A
- *APPLICABLE DIAGRAM # IS 1

I D = IDENTIFICATION
W F = WOOD FENCE
TURN TO PAGE 2 OF 3 FOR LEGAL DESCRIPTION AND CERTIFICATION

SCALE: 1"=20'

DRAWN BY: FFW

CHECKED BY: FFA

F.B. PG. 101/098

JOB NO. 98-791



ASSOCIATED ENGINEERS & SURVEYORS
OF SOUTH FLORIDA CORPORATION
CONSULTING ENGINEERS-LAND PLANNERS-SURVEYORS

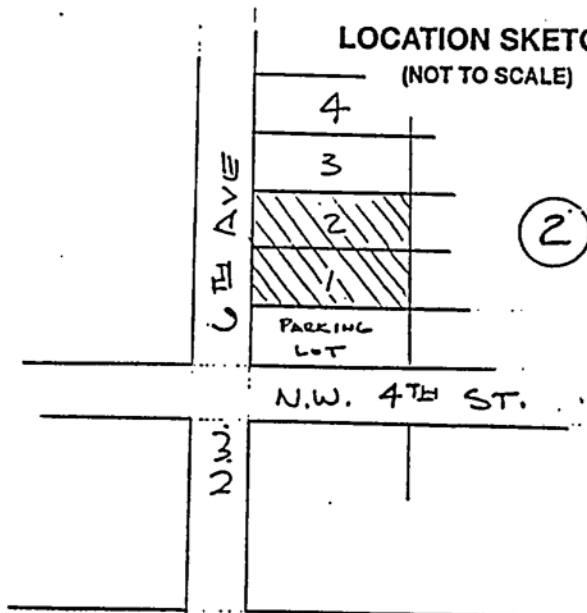
7320 GRIFFIN ROAD, SUITE 103, DAVIE, FLORIDA 33314
TELEPHONE (954) 791-2110 FAX (954) 791-1352

FOR ELLSWORTH/Emily
AUSTIN

PROJECT
SKETCH OF SURVEY
WITH
EXISTING
STRUCTURES

LOCATION SKETCH (NOT TO SCALE)

PAGE 2 OF 2



HAMMONDVILLE RD. (OLD MARTIN LUTHER KING (FIELD))

PROPERTY ADDRESS VACANT LOT - S.W. 6TH AVE. POMPAHO BEACH.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION
120055	0120	F	8-18-98	AH	8.00

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D.)
- BEARINGS, IF SHOWN, ARE RELATIVE TO THE ONE SHOWN AS BASIS OF BEARINGS
- THE REFERENCE BENCH MARK (B.M.) IS #997 - 6d NAIL & W.H.S. DISC.
LOCATED AT: POWER POLE WEST SIDE OF N.W. 6TH AVE. AND APPROXIMATELY
75' SOUTH OF WEST HAMMONDVILLE ROAD.

LEGAL DESCRIPTION:

LOT(S) 1 & 2 BLOCK 2 OF J.J. HOGAN'S SUBDIVISION
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY TO: ELLSWORTH & EMILY AUSTIN

THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION AND THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS SHOWN THEREON.

I FURTHER CERTIFY: THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE;

DATED AT DAVIE, THIS 13TH DAY OF AUG., 1998, BROWARD COUNTY, FLORIDA.

ASSOCIATED ENGINEERS AND SURVEYORS
OF SOUTH FLORIDA CORPORATION L.B. # 0006827

FRANCISCO A. AGUIRRE, P.E., P.L.S.

REGISTERED LAND SURVEYOR #3354
STATE OF FLORIDA

UPDATED:

NOTE: EXCEPT WHERE SPECIFIED HEREON SHOWN ON THE RECORDED PLAT IDENTIFIED IN THE LEGAL DESCRIPTION OF THE PROPERTY FOR THIS SURVEY, NO SEARCH FOR EASEMENTS, ENCUMBRANCES NOR RIGHT-OF-WAY OF RECORD HAS BEEN MADE. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE, TO THE LAND DESCRIBED, IS MADE.

LAST DAY OF
FIELD WORK: 8-12-98

Not valid without the original raised
seal and signature of a Florida licensed
surveyor and mapper.

JOB NO. 98-791



ASSOCIATED ENGINEERS & SURVEYORS
OF SOUTH FLORIDA CORPORATION
CONSULTING ENGINEERS-LAND PLANNERS-SURVEYORS

7320 GRIFFIN ROAD, SUITE 103, DAVIE, FLORIDA 33314
TELEPHONE (954) 791-2110 FAX (954) 791-1352

FOR ELLSWORTH & EMILY
AUSTIN

PROJECT
SKETCH OF SURVEY
WITH
EXISTING
STRUCTURES