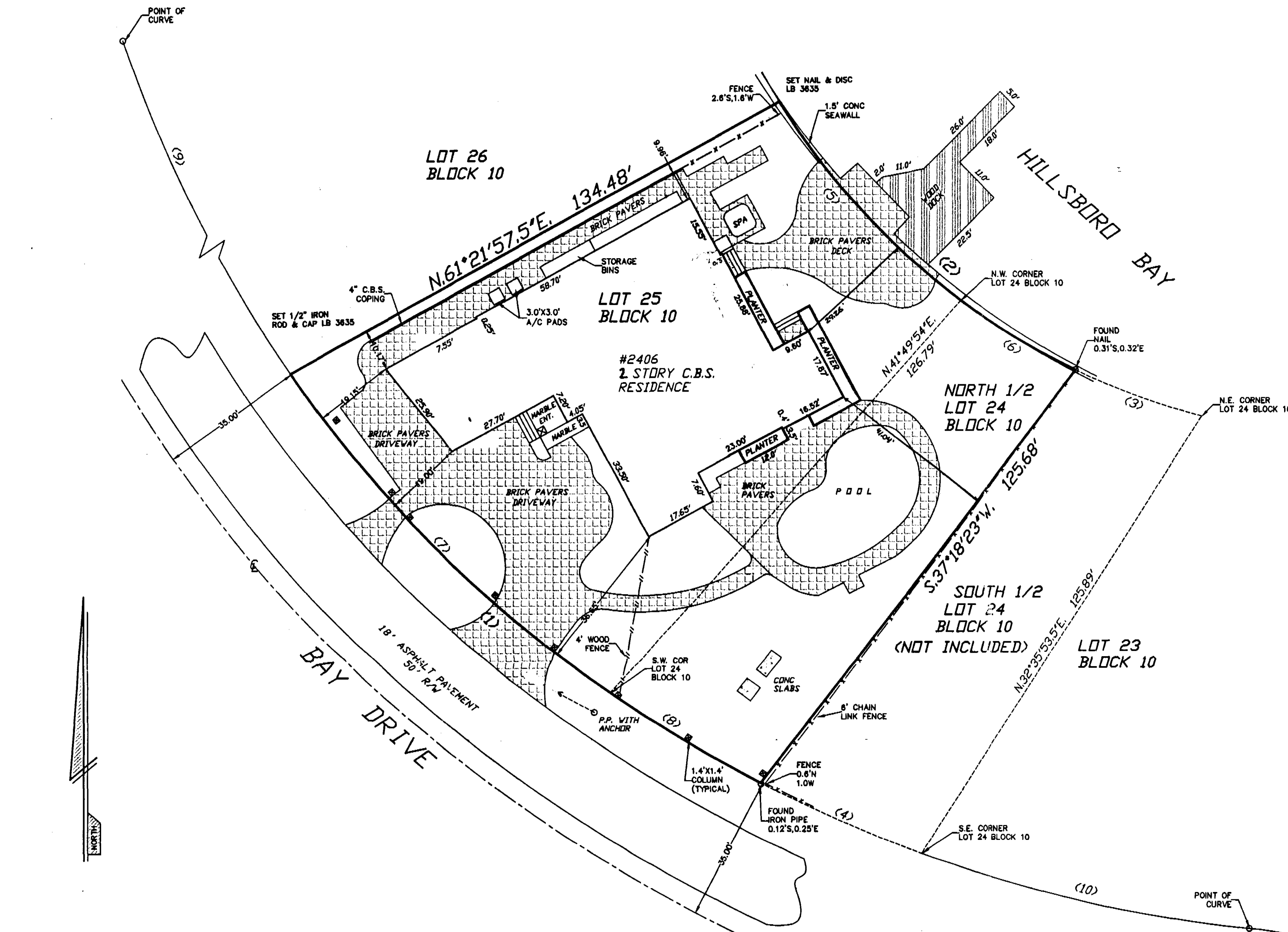


03-4065
Rec'd 1-6-04
(77)



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	320.00'	27°18'18"	152.50'	77.73'	151.06'	N48°43'17"W
2	170.00'	32°51'37"	97.50'	50.13'	96.17'	N48°09'54"W
3	170.00'	10°57'07"	32.50'	16.30'	32.45'	N70°04'16"W
4	320.00'	07°36'35"	42.50'	21.28'	42.47'	N66°10'43"W
5	170.00'	21°54'26"	65.00'	32.90'	64.61'	N42°41'21"W
6	170.00'	10°57'07"	32.50'	16.30'	32.45'	N59°07'09"W
7	320.00'	19°41'43"	110.00'	55.55'	109.46'	N44°55'00"W
8	320.00'	07°36'35"	42.50'	21.28'	42.47'	N58°34'08"W
9	320.00'	33°41'52"	188.20'	96.91'	185.50'	N18°13'12"W
10	320.00'	14°37'55"	81.72'	41.08'	81.50'	N77°17'58"W

LEGAL DESCRIPTION: THE NORTH 1/2 OF LOT 24 AND ALL OF LOT 25, BLOCK 10 OF HILLSBORO SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8'NGVD
CONTROL PANEL NUMBER: 120055-0119-G
EFFECTIVE: REVISED: 10/2/97

LOWEST FLOOR ELEVATION: 7.55'NGVD
GARAGE FLOOR ELEVATION: 4.62'NGVD
LOWEST ADJACENT GRADE: 3.99'NGVD
HIGHEST ADJACENT GRADE: 5.09'NGVD
REFERENCE BENCH MARK: SU#98-1899 ELEV: 5.99'NGVD

ADDRESS: 2406 BAY DR POMPANO BEACH, FL

BOUNDARY SURVEY:

LEGEND OF ABBREVIATIONS:

PH FIRE HYDRANT A ALUM. C CHORD CH CHORD BEARING C.B.S. CONCRETE BLOCK STRUCTURE R/W RIGHT-OF-WAY P.C. POINT OF CURVATURE PP POWER POLE WM WATER METER O.H. OVERHANG NGVD NORTH CONC. CONCRETE ASPH. ASPHALT MSL MEAN SEA LEVEL WH WINDHOLE (M) MEASURED LP LIGHT POLE	D.B. DEED BOOK C.L.F. CHAIN LINK FENCE (C) CALCULATED ALUM. ALUMINUM BOULV. BOULEVARD ENCR. ENCROACHMENT IR IRON PIPE P.R.M. PERMANENT REFERENCE MONUMENT NGVD NATIONAL GEODETIC VERTICAL DATUM U.E. UTILITY EASEMENT D.E. DRAINAGE EASEMENT A.E. ANCHOR EASEMENT MAINT. MAINTENANCE ESMT. EASEMENT ELEV. ELEVATION B.M. BENCH MARK SEC. SECTION TWP. TOWNSHIP RGE. RANGE C. CENTERLINE	SQ. FT. SQUARE FEET P.C.P. PERMANENT CONTROL POINT PAR. PARCEL PL PLAT N&D NAIL AND DISC P.O.B. POINT OF BEGINNING A/C AIR CONDITIONER FND. FOUND P.O.C. POINT OF COMMENCEMENT CHATT. CHATTAHOOCHEE STA. STATION FLA. FLORIDA POWER AND LIGHT N.T.S. NOT TO SCALE B.C.R. BROWARD COUNTY RECORDS D.C.R. DADE COUNTY RECORDS P.B.C.R. PALM BEACH COUNTY RECORDS PT. POINT OF TANGENCY P.B. PLAT BOOK O.R.B. OFFICIAL RECORDS BOOK F.F. FINISH FLOOR ELEC. ELECTRIC
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NOTES:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N61°18'37"E ALONG THE WESTERLY LINE LOT 25 BLOCK 10 PLAT BOOK 21, PAGE 14 BROWARD COUNTY RECORDS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORD BY ACCURATE LAND SURVEYORS, INC.
- THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.

REVISIONS	DATE	BY
UPDATE SURVEY 03-8689	12-2-3	MLW
UPDATE SURVEY (02-0531)	1/30/02	R.S.B.
DATE OF SURVEY	DRAWN BY	CHECKED BY
1/25/01	QUICK DRAW INC	MLW
		FIELD BOOK
		FILE

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G12-2.01, ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.

ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SCALE 1"=20' SKETCH NUMBER SU-01-0328