

BOUNDARY SURVEY

LEGEND OF ABBREVIATIONS:	
A	CENTRAL ANGLE
AB	ARC LENGTH
CB	CHORD BEARING
R	RADIUS
RW	RIGHT OF WAY
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
WM	WATER METER
OH	OVERHANG
N	NORTH
E	EAST
W	WEST
CONC.	CONCRETE
D.B.	DEED BOOK
CLT	CHAIN LINK FENCE
BLVD.	BOULEVARD
ENCH.	ENCL.
I.P.	IRON PIPE
P.R.M.	PERMANENT REFERENCE MONUMENT
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.E.	UTILITY EASEMENT
D.E.	DRILLAGE EASEMENT
M.E.	MAINTENANCE EASEMENT
ESMT.	EASEMENT
ELEV.	ELEVATION
B.M.	BENCHMARK
17.50'	SQ. FT.
P.C.P.	PERMANENT CONTROL POINT
P.B.C.R.	PALM BEACH COUNTY RECORDS
PLAT	PLAT
N&D	NAIL & DISC
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
AC	AIR CONDITIONER
FOUND	FOUND
CHATT.	CHATTAGOCHEE
F.L.	FLORIDA POWER & LIGHT
N.T.S.	NOT TO SCALE
B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
F.F.	FINISHED FLOOR
GAR.	GARAGE
CL	CENTERLINE
MH	MANHOLE
MEASURED	MEASURED
U	UTILITY
LI	LIGHT POLE
W.F.	WOOD FENCE
M.F.	METAL FENCE
P.V.C.	PVC FENCE
CONC.F.	CONCRETE FENCE
CONC.W.	CONCRETE WALL
W.F.	WIRE FENCE

STREET ADDRESS:
2406 Bay Drive, Pompano Beach, Florida, 33062

- NOTES:
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a bearing of North 41°49'54" East along the Northwestern line of Lot 24.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
 - This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.

FLOOD INFORMATION:
Community name and number: Pompano Beach 120055
Map and panel number: 12011C0119G
Index date: 10-02-97
Panel date: 10-02-97
Flood zone: "AE"
Base flood elevation: 8'NGVD1929
BENCHMARK INFORMATION: ALS-SU-11-2132 Elevation = 5.99'NGVD1929

CERTIFY TO:
Whitte & Craig, P.A.
Globalbrander.com TM, LLC
James Dinverno
Old Republic National Title Insurance Company

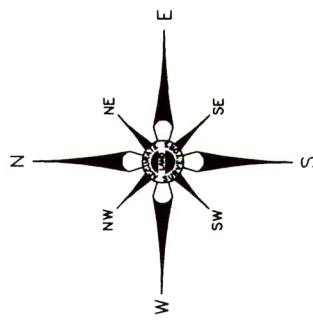
EASEMENTS ACCORDING TO THE AFOREMENTIONED PLAT:
None per Plat Book 21, page 14, of the Public Records of Broward County, Florida.

ENCROACHMENTS ACCORDING TO THE AFOREMENTIONED PLAT:
Drive encroaches into right of way on Southwest side of property.
Dock & boat lift encroach into Hillsboro Bay on Northeast side of property.

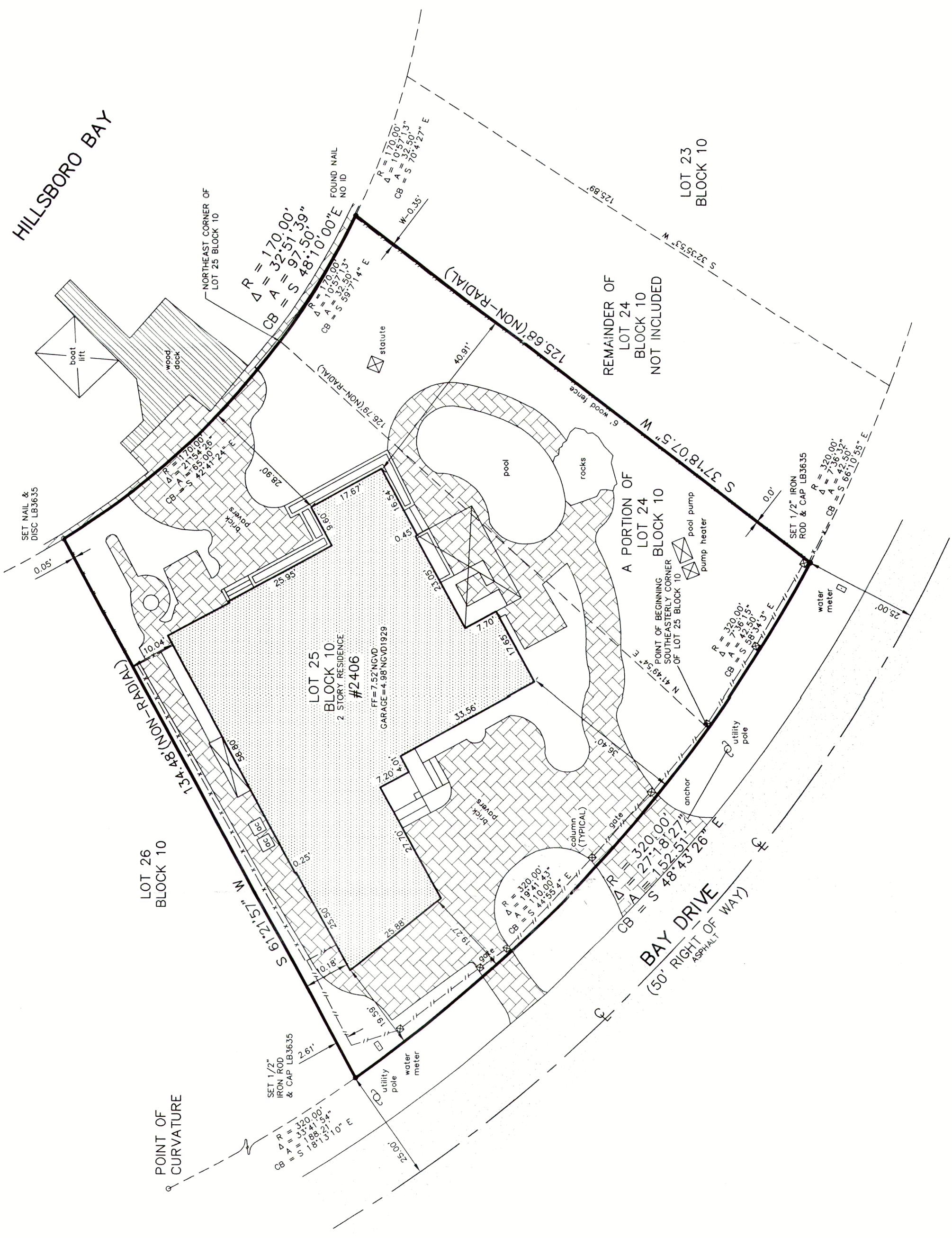
DATE OF FIELD SURVEY: 04-26-12	DRAWN BY: MLW
FIELD BOOK: ALS-SU-12-1207	CHECKED BY: MLW
REVISIONS	DATE
BY	DATE

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 ground 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 5J-17 adopted by the Florida Board of Land Surveyors, October 1st, 2009.

Not valid without the signature and the original raised seal of a Registered Professional Surveyor and Mapper.
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA



HILLSBORO BAY



LEGAL DESCRIPTION:

THE NW 1/4 OF LOT 24, BLOCK 10 OF HILLSBORO SHORES SECTION A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 25 OF SAID BLOCK 10; THENCE NORTHEASTERLY ON A BEARING OF NORTH 41°49'54" EAST, A DISTANCE OF 126.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE ON A CIRCULAR CURVE TO THE LEFT WHICH RADIUS IS 170.00 FEET WITH DELTA OF 10°57'13" AND AN ARC DISTANCE OF 32.50 FEET TO A POINT; THENCE ON A BEARING OF SOUTH 37°18'07.5" WEST, A DISTANCE OF 125.68 FEET TO A POINT; THENCE ON A CIRCULAR CURVE TO THE RIGHT WHICH RADIUS IS 320 FEET, WITH DELTA OF 07°36'35" AND AN ARC DISTANCE OF 42.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND ALL OF LOT 25, BLOCK 10 OF HILLSBORO SHORES, SECTION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

GRAPHIC SCALE

