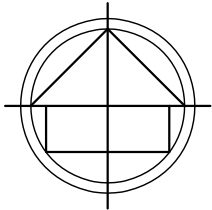


SKETCH OF SURVEY



LEGEND:

- CKD

CHECKED BY
- CONC

CONCRETE
- DWN

DRAWN BY
- FB/Pg

FIELD BOOK AND PAGE
- SIR

SET IRON ROD & CAP #6448
- SNC

SET NAIL AND CAP #6448
- FIR

FOUND IRON ROD
- FIP

FOUND IRON PIPE
- FNC

FOUND NAIL AND CAP
- FND

FOUND NAIL & DISC
- P.B.

PLAT BOOK
- B.C.R.

BROWARD COUNTY RECORDS
- WPP

WOOD POWER POLE
- X-

CHAIN LINK/ WOOD FENCE
- ELEV

ELEVATION
- E-

OVERHEAD UTILITY WIRES
- A/C

AIR CONDITIONER
- R

RADIUS
- A

ARC DISTANCE
- Δ

CENTRAL ANGLE
- 139°

ELEVATION
- FNT

FOUND NAIL AND TAB
- LB

LICENSE BUSINESS
- P.O.C.

POINT OF COMMENCEMENT
- P.O.B.

POINT OF BEGINNING
- FPL

FLORIDA POWER & LIGHT
- REF

REFERENCE
- BLDG

BUILDING
- ORB

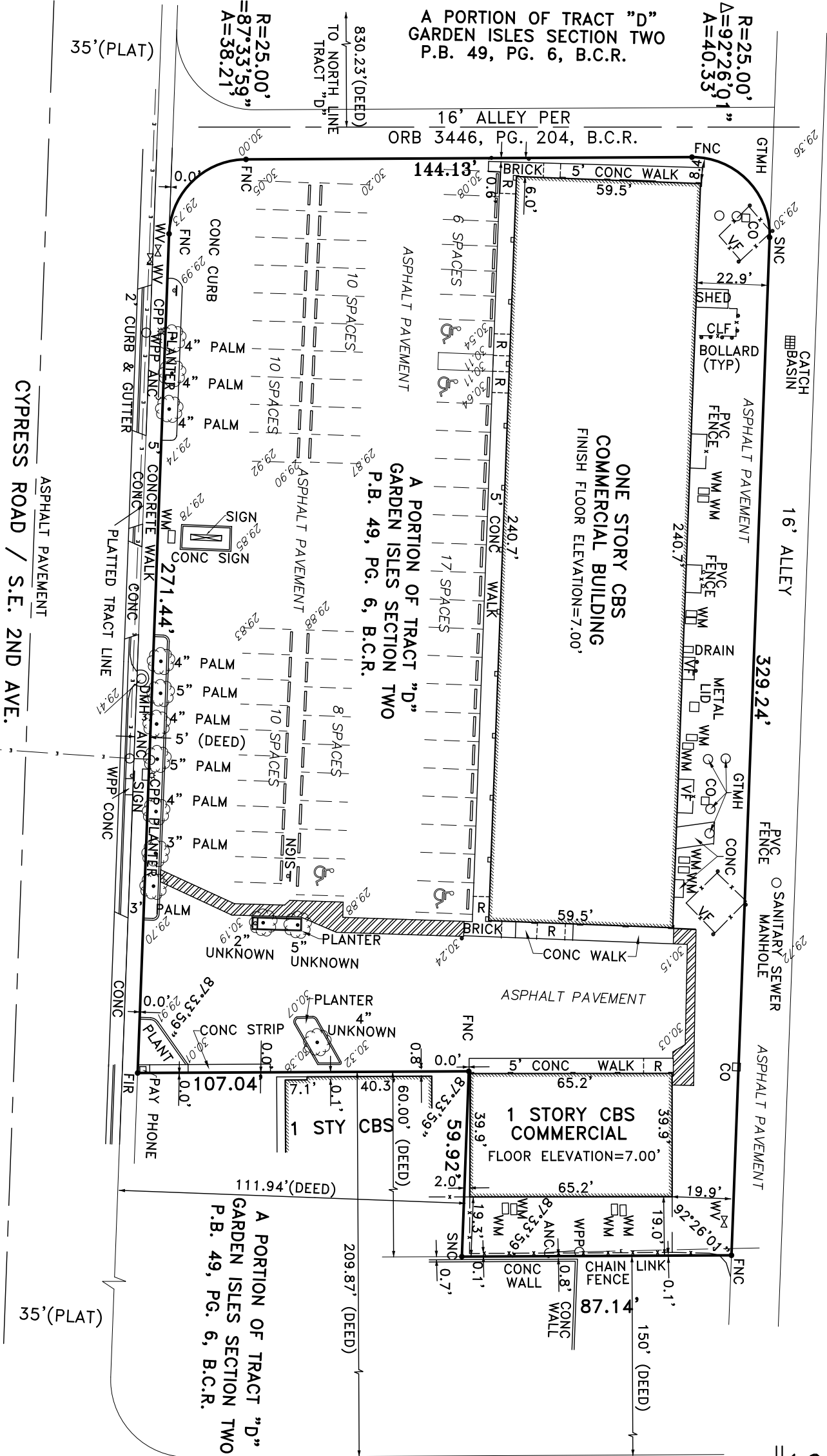
OFFICIAL RECORDS BOOK
- CPP

CONCRETE POWER POLE
- WV

WATER VALVE
- RAMP

RAMP
- R

VINYL FENCE



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK # 752 ELEVATION = 4.64'

LAND DESCRIPTION:

ALL OF TRACT "D" OF "GARDEN ISLES, SECTION TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 830.23 FEET THEREOF, AND ALSO LESS THE SOUTH 150 FEET THEREOF, AND ALSO LESS THE WEST 5 FEET THEREOF, AND ALSO LESS THE WEST 111.94 FEET OF THE NORTH 60 FEET OF THE SOUTH 209.87 FEET THEREOF, AND ALSO LESS ANY PORTION OF SAID TRACT "D" CONVEYED TO THE CITY OF POMPAHO BEACH BY WILLIAM PELSKI AND EVA PELSKI PURSUANT TO THAT CERTAIN WARRANTY DEED DATED MAY 18, 1967, AND RECORDED IN O.R.B. 3446, PAGE 204, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA CONTAINING 1.43 ACRES, MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011  
DAVE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 2660-99

CLIENT :

ALEC BLOTNICK

REVISIONS

BOUNDARY & IMPROVEMENTS SURVEY	DATE	FB/Pg	DWN	CKD
UPDATE SURVEY	03/04/99	SKETCH	RMC	REC
	05/03/16	SKETCH	CS	REC

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	120055
PANEL NUMBER	0376 H
ZONE	AH
BASE FLOOD ELEVATION	7
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :  
440-470 S. CYPRESS RD

SCALE: 1" = 40'

SHEET 1 OF 1

FOR THE FIRM, BY:

*Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 05/02/16