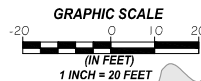


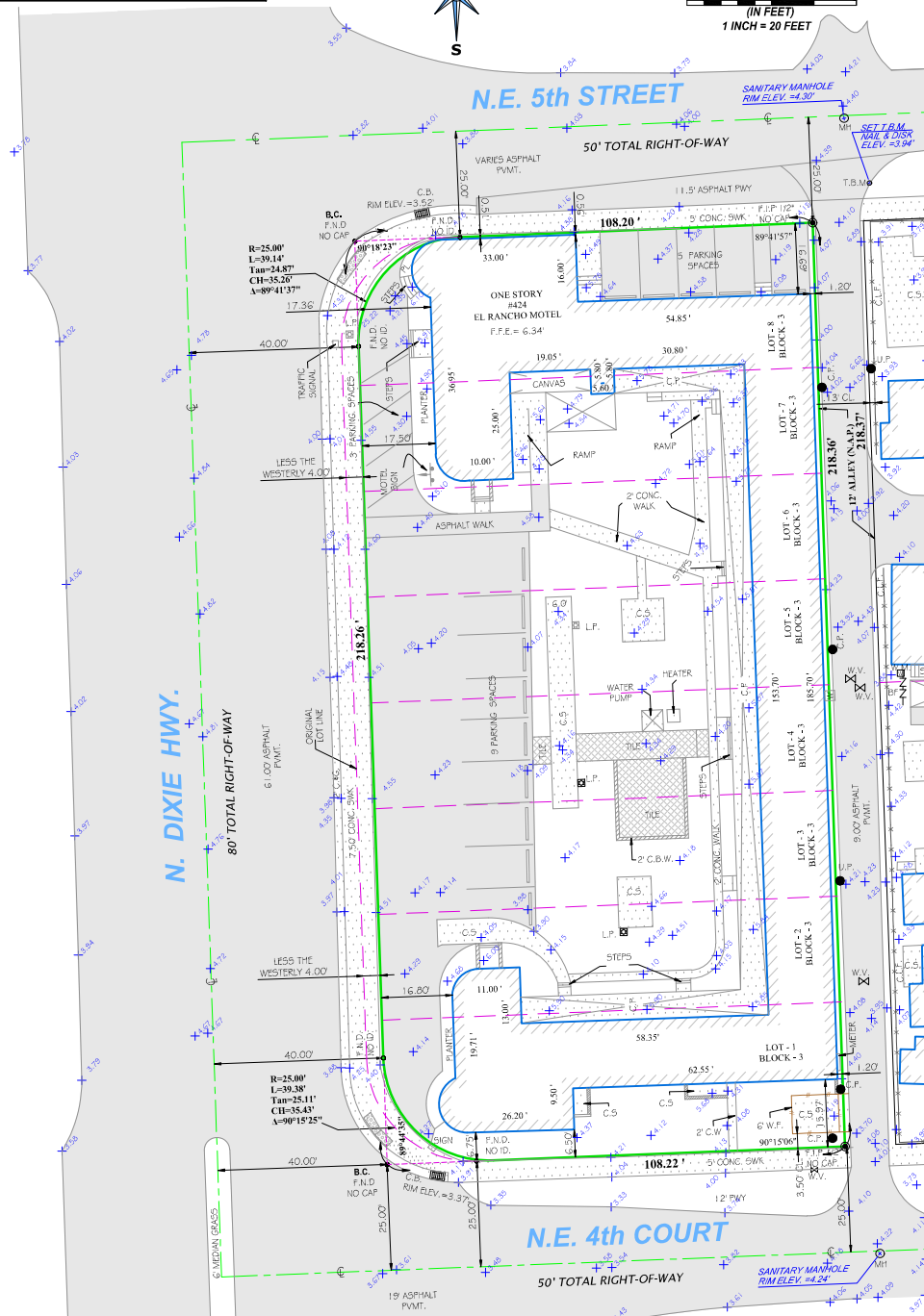
MAP OF BOUNDARY SURVEY



3725 DEL PRADO BLVD, S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

[illegible]

CENTERLINE
 MONUMENT WALK
 OVERHEAD UTILITY LINES
 CHAIN LINK FENCE
 IRON FENCE
 WOOD FENCE
 BUILDING SETBACK LINE
 LIMITED ACCESS RW
 VEHICULAR ACCESS RW
 DISTING ELEVATION
 DRAINAGE MANHOLE
 SANITARY MANHOLE
 FIRE HYDRANT
 ELECTRIC BOX
 TRAFFIC SIGNAL BOX
 LIGHT POLE
 SIGN
 CURB INLET
 GATE VALVE
 SEWER VALVE



LOTS 1 THROUGH 8, INCLUSIVE, LESS THE WESTERLY 4 FEET THEREOF, IN BLOCK 3 OF ATLANTIC SHORES, DIXIE HIGHWAY SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (THE "PROPERTY").

PROPERTY ID. NO. 514222-13-0360

424 N FEDERAL HWY, HALLANDALE BEACH, FL 33009

THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. THE SURVEYOR HAS CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS FOR SUCH INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.

THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS, IF ANY, OF RECORD.

LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.

BOLDED SURVEY MAPS A DRAWING AND/or A GRAPHIC REPRESENTATION OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS FOR SUCH INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THE SURVEYOR HAS NOTICED THAT THE SURVEY MAPS MAY BE EXAGGERATED FOR CLARITY PURPOSES.

EASEMENTS AS SHOWN ON THIS SURVEY MAY BE SUBJECT TO EASEMENTS OTHERWISE.

THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

ARCHITECTS SHALL VARY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING ANY NECESSARY APPLICATIONS FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.

UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR POLES.

FENCE OWNERSHIP NOT DETERMINED.

THIS PLAN AND REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTIRED PARTY.

THE CERTIFICATE SHOULD BE EXTENDED TO ANY UNNAMED PARTY.

THE NFP FLOOD MAPS HAVE DESIGNATED THE HEREW DESCRIBED (AND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 7 FT
COMMUNITY: 125110
PANEL: 0732
SUFFIX: J
DATE OF FIRM: 07/31/2024

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988. BROADWAY COUNTY BENCHMARK # BM 1080, @ IN FRONT OF RESIDENCE #405 NORTHWEST DIXIE HIGHWAY, HALLANDALE, FL.; ELEVATION IS 9.13 FEET OF N.G.V.D. OF 1929; CONVERTED TO NAVD (88) USING CORPSCON (9.13 - 1.59 = 7.54) ELEVATION IS 7.54 FEET OF N.A.V.D. OF 1988.

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
CARLOS M IBARRA
Date: 2025.04.23
15:50:44 -0400


04/22/2025

BY:  **CARLOS IBARRA** (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER).

REVISED ON: _____

REVISED ON: _____

DRAWN BY:	KLP	 Digitally signed by CARLOS M. BARBA Date: 2025.04.23 15:53:03 -0400
SURVEY DATE:	04/22/2025	
SURVEY NO:	25-000577-1	
SHEET:	1 OF 1	