


LEGEND

-  CABLE JUNCTION BOX
-  CATCH BASIN
-  CLEAN OUT
-  CONTROL VALVE
-  ELECTRIC SERVICE
-  FIRE HYDRANT
-  FP&L PAD
-  GUY ANCHOR
-  MANHOLE
-  POOL EQUIPMENT
-  POWER/LIGHT POLE
-  SPRINKLER SYSTEM
-  WATER METER
-  WATER VALVE
-  WELL

-
- BRICK PAVERS
CENTERLINE
CONCRETE/CHAT
CONCRETE WALL
ELEVATION
METAL FENCE
OVERHEAD WIRES
WOOD DECK/DOCK
WOOD FENCE

ABBREVIATIONS

- BC BUILDING CORNER
CB BACK OF WALK
CU CULWAT
M MEASURED
N.T.S. NOT TO SCALE
OP OFFICIAL RECORD
ORB OFFICIAL RECORDS BOOK
P CURVATURE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PAGE PAGE
PRC POINT OF REVERSE CURVE
R REFERENCE MONUMENT
PT POINT OF TANGENCY
END OF CURVE
E EDGE OF PAVEMENT
EW EDGE OF WATER
F FENCE
FC FENCE CORNER
F/L FENCE LINE
FI FOUND IRON PIPE
FIR FOUND IRON ROD
FN FOUND NAIL
FND FOUND NAIL & DISC
FPLK FLORING POWER AND LIGHT
RAD RECORD
RAD RADIAL
SET SET NAIL & DISC # 5495
SN&D SNEEDER PORT
SP&C SET PIN & CAP # 5495



PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

LEGAL DESCRIPTION

LOTS 3, BLOCK 1, "SUNSET PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
FEDERICO YANEZ

PROPERTY ADDRESS:
220 SW 4TH AVENUE
HALLANDALE BEACH, FL 33009

BOUNDARY SURVEY
JOB # 33684AU
SURVEY DATE 04/24/08
SURVEY DATE 07/26/16

FLOOD ZONE X / X0.2%
MAP DATE 08/14/18
MAP NUMBER 125110 0318F

BENCHMARK DESCRIPTION

NORTH RIM OF A MANHOLE AT THE INTERSECTION OF S.W.
6TH STREET AND S.W. 2ND AVENUE.
ELEVATION = 5.38' (NGVD 29)
ELEVATION = 3.79' (NAVD 88)

SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INTERESTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND AREAS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

(PLATTED AS PEIRSON AVENUE)
S.W. 2ND STREET
SOUTH RIGHT-OF-WAY LINE

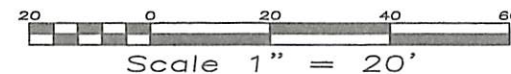
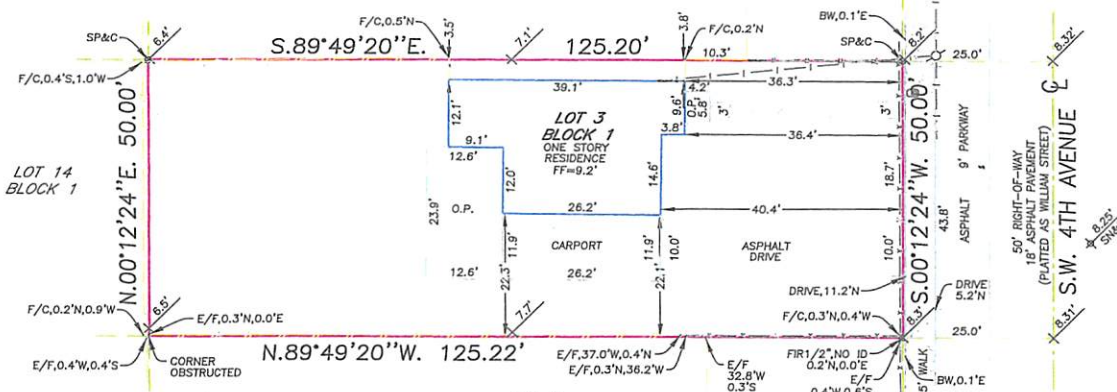
FIR5/8*,PLS #4054
AT BLOCK CORNER

N.00°10'40"E 250.00'(R), (M)

LOT 4
BLOCK 1

LOT 3
BLOCK 1

LOT 2
BLOCK 1



LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- ⊗ CONTROL VALVE
- ⊗ ELECTRIC SERVICE
- ⊗ FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- ⊗ MANHOLE
- POOL EQUIPMENT
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- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

- ABBREVIATIONS
- BC BUILDING CORNER
 - EW BACK OF WALK
 - C CALCULATED
 - M MEASURED
 - N.T.S. NOT TO SCALE
 - OP OPEN PORCH
 - ORB OFFICIAL RECORDS BOOK
 - PC POINT OF CURVATURE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVE
 - PRM PERMANENT REFERENCE MONUMENT
 - ET END OF FENCE
 - EP EDGE OF PAVEMENT
 - EW EDGE OF WATER
 - F/C FENCE CORNER
 - F/L FENCE LINE
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN FOUND NAIL
 - FN&D FOUND NAIL & DISC
 - FP&L FLORIDA POWER AND LIGHT
 - R RECORD
 - RAD RADIAL
 - SN&D SET NAIL & DISC # 5495
 - SP SCREENED PORCH
 - SP&C SET 1/2" PIN & CAP # 5495

LEGAL DESCRIPTION

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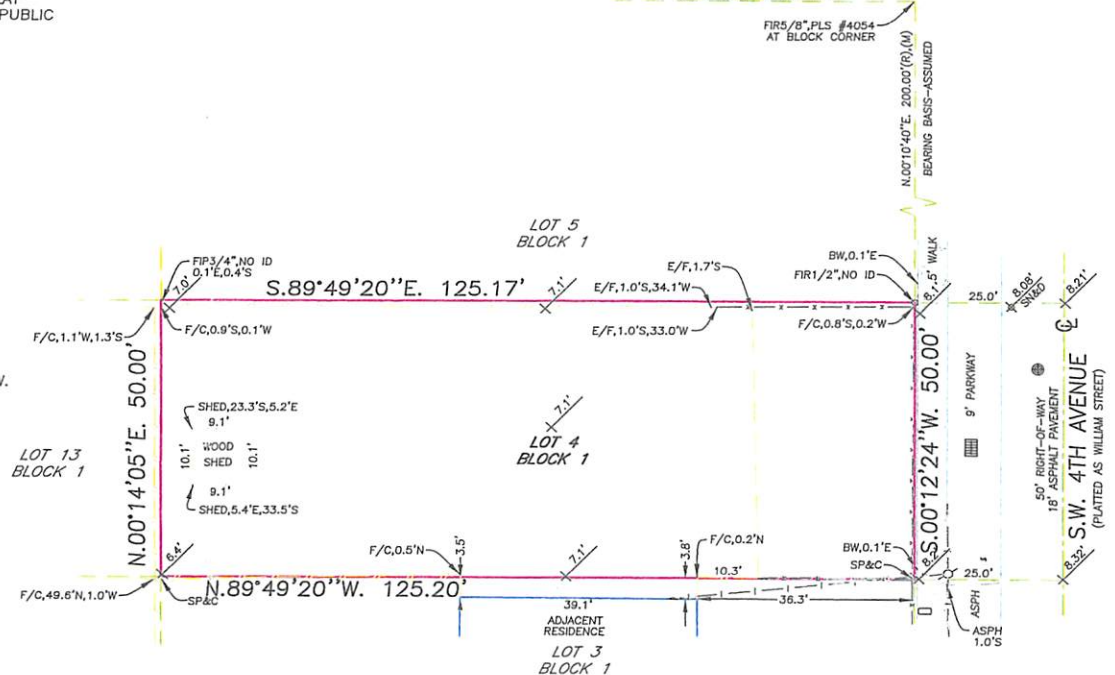
PROPERTY ADDRESS:
VACANT LOT NORTH OF
220 SW 4TH AVENUE
HALLANDALE BEACH, FL 33009

BOUNDARY SURVEY
JOB # 33684BU
SURVEY DATE 04/24/08
SURVEY DATE 07/26/16

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(PLATTED AS PEIRSON AVENUE)
S.W. 2ND STREET
SOUTH RIGHT-OF-WAY LINE



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