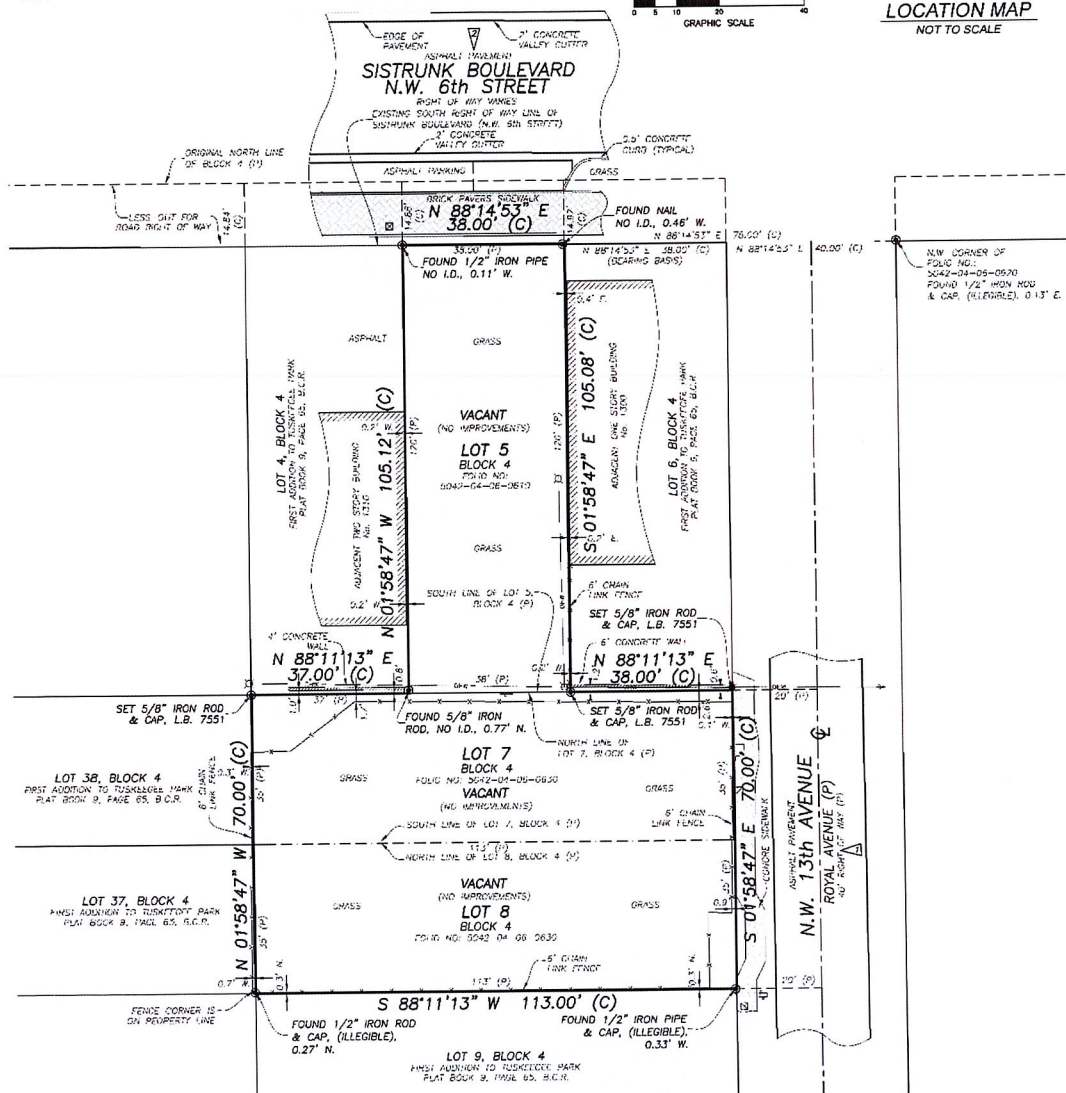
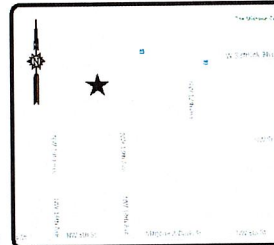
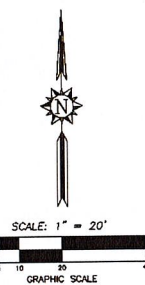


Survey

SKETCH OF BOUNDARY SURVEY OF: **VACANT LAND, N.W. 13TH AVENUE & 1306 SISTRUNK BOULEVARD, FORT LAUDERDALE, FL.**

- LEGEND:**
- L.B. LICENSED BUSINESS
 - B.C.R. BROWARD COUNTY RECORDS
 - ID. IDENTIFICATION
 - P.B. PLAT BOOK
 - P.C. PAGE
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
 - (C) DENOTES BEARING AND DISTANCE BASED ON CALCULATED INFORMATION.
 - CENTERLINE
 - WATER METER
 - SIGN
 - OVERHEAD WIRES
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - MAILBOX
 - VIEW 1



LEGAL DESCRIPTION:

LOT 5, BLOCK 4, FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (LESS ROAD RIGHT OF WAY).

AND

LOTS 7 AND 8, BLOCK 4, FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY SHOWN HEREON CONTAINS 0.27 ACRES (11,904 SQUARE FEET), MORE OR LESS.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.88°14'53"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SISTRUNK BOULEVARD (N.W. 6TH STREET), AND REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS, IRRIGATION EQUIPMENT, TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEY NOTES (CONT.):

- IRRIGATION EQUIPMENT, TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS OUR POSSESSION). THE SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY-PANEL NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY FLORIDA. EFFECTIVE DATE AUGUST 18, 2014.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, FLA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSLANDSURVEYORS.COM

TELEPHONE NO. 861-314-0769 FAX NO. 861-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY

A PORTION OF LOT 5 & ALL
LOTS 7 AND 8, BLOCK 4
FIRST ADDITION TO TUSKEGEE PARK
PLAT BOOK 9, PAGE 65, B.C.R.

VACANT LAND N.W. 13TH AVENUE &
1306 SISTRUNK BOULEVARD, FORT LAUDERDALE, FL.

CITY OF FORT
LAUDERDALE, FLA.

DATE: 11/28/19

DRIVEN BY: J.E.C.

CHD BY: JDLR

LAST FILED DATE: 11/13/19

REVISIONS

JOB NO.
ECS2054

SHEET NO.
01

01