ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:
LOTS 1, 2, 3 AND 4, BLOCK 12, STURDEVANTS 2ND ADDITION TO WEST HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS OF WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAYBE NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAYBE NOT BE COMPLETE.
4. ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5,000', (SUBURBAN) 1' IN 7,500', (COMMERCIAL) 1' IN 10,000'.
5. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO ANY THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. THIS SKETCH IS THE PROPERTY OF TERRY L. MACDEVITT, PROFESSIONAL SURVEYOR AND MAPPER AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF TERRY L. MACDEVITT, PROFESSIONAL MAPPERS AND SURVEYORS IN WRITING.
8. FENCE OWNERSHIP NOT DETERMINED.
9. DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT REPRESENTATIVE.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE PLAN INFORMATION PRIOR TO CONSTRUCTION.
11. UNLESS OTHERWISE SPECIFIED THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
12. ELEVATIONS SHOWN HEREON ARE N.A.V.D. 1988.
13. BEARINGS ARE RELATIVE TO THE EAST RIGHT OF WAY LINE OF SW 57th AVENUE AS SHOWN ON THE PLAT OF RECORD.

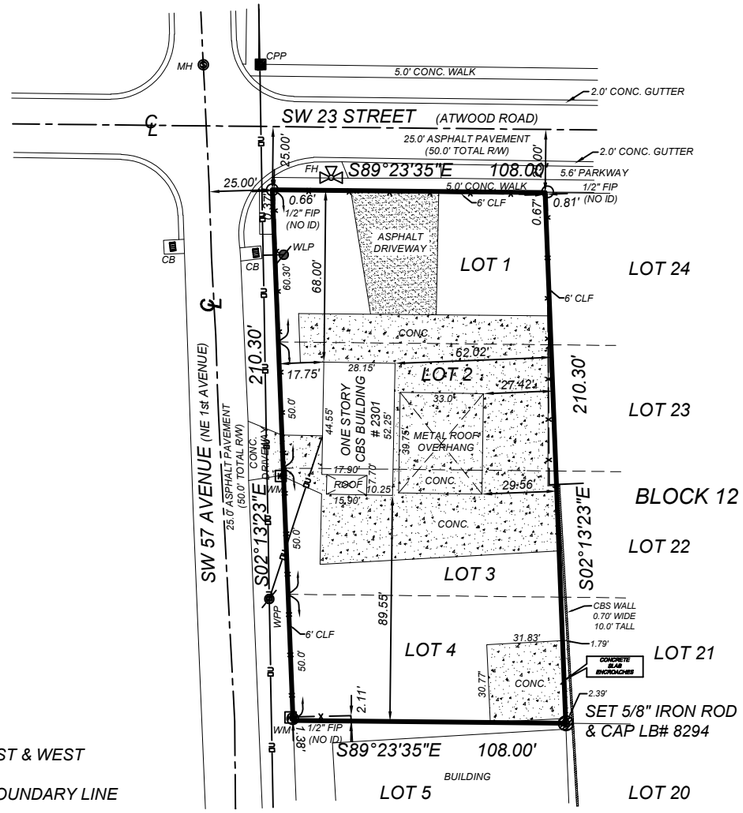
FLOOD ZONE INFORMATION:
COMMUNITY NAME & NUMBER: CITY OF WEST PARK - 120222
MAP & PANEL: 12011C 0727 H
FIRM PANEL DATE: 08/18/2014
FLOOD ZONE: X

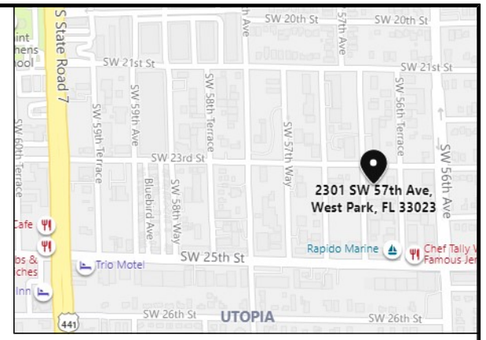
CERTIFIED TO:
PRIORITY TITLE INC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
2301 SW 57TH AVE LLC

PROPERTY ADDRESS:
2301 SW 57th AVENUE
WEST PARK, FLORIDA 33023

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2020.

DATE OF PLAT OR MAP: SEPTEMBER 14, 2020.





VICINITY MAP

60 0 30 60

1 inch = 60 ft.

NORTH

SURVEY NOTES:
FENCES NEAR THE NORTH, EAST & WEST BOUNDARY OF PROPERTY
CONC. SLAB CROSSES EAST BOUNDARY LINE

LEGEND:
- FOUND 1/2" IRON PIPE
- SET 5/8" IRON ROD & CAP LB# 8294

LINETYPES:
- OVERHEAD UTILITY
- METAL FENCE LINE
- PVC FENCE LINE
- CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- EASEMENT LINE
- BOUNDARY LINE
- STRUCTURE LINE
- CENTERLINE
- OLD LOT LINE

RAPID ELEVATION CERTIFICATES INC.
LICENSED BUSINESS NO. 8294
3874 SHERIDAN STREET
HOLLYWOOD, FLORIDA 33021
PHONE: 954-529-0465

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO ANY THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED

	DESCRIPTION:		DATE:	BY:
REVISION:				
REVISION:				
DATE IN FIELD:	08/18/2020	FIELD BOOK:	DIGITAL FILE	
DRAWN BY:	HZ	DATE DRAWN:	09/14/2020	
CHECKED BY:	TLM	JOB NUMBER:	2009-1446s	

rapidec123@gmail.com

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TERRY L. MACDEVITT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4557

SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
A= ARC
BLDG = BUILDING
BM= BENCHMARK
C= CURVE
CATV = CABLE T.V. RISER
CB= CATCH BASIN
CBS = CONCRETE BLOCK STRUCTURE
CHB = CHORD BEARING
CL = CENTERLINE
CLI = CENTERLINE INTERSECTION
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CONC = CONCRETE
C/O= CLAEN OUT
D= DELTA
D.E.= DRAINAGE EASEMENT
ELEV = ELEVATION
EM = ELECTRIC METER
EOW = EDGE OF WATER
EP = EDGE OF PAVEMENT
F= FIELD
FCM = FOUND CONCRETE MONUMENT
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIPC = FOUND IRON PIPE & CAP
FIR = FOUND IRON ROD
FIRC = FOUND IRON ROD & CAP
FN = FOUND NAIL
FN&D = FOUND NAIL & DISC
FPKN = FOUND PK NAIL
GAR = GARAGE
HYD = FIRE HYDRANT
ID = IDENTIFICATION
L= LENGTH
LB# = LICENSED BUSINESS
LS# = LICENSED SURVEYOR
L.M.E.= LAKE MAINTENANCE EASEMENT
M= MEASURED
MH = MANHOLE
MLP = METAL LIGHT POLE
N.A.V.D. 1988 - NORTH AMERICAN VERTICAL DATUM OF 1988
N.G.V.D. 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.E. = OVERHANG EASEMENT
OHW = OVERHEAD WIRES
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = PONT OF COMPOUND CURVATURE
PCP= PERMANENT CONTROL POINT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP= POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RNG = RANGE
R/W = RIGHT OF WAY
R.D.E.=ROAD DRAINAGE EASEMENT
S= SEPTIC
SEC = SECTION
SIR = SET IRON ROD AND CAP
SPKD = SET PK NAIL & DISC
SV= SEWER VALVE
TOB = TOP OF BANK
TWP = TOWNSHIP
TR = TELEPHONE RISER
TYP = TYPICAL
U.D.E.= UTILITY & DRAINAGE EASEMENT
U.E.= UTILITY EASEMENT
WLP = WOOD LIGHT POLE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE

SYMBOLS:
- FIRE HYDRANT
- WATER METER
- POWER POLE
- GAS SERVICE
- LIGHT POLE
- WELL
- BENCHMARK
- CATCH BASIN
- SANITARY SERVICE
- CABLE T.V. SERVICE
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- DRAINAGE MANHOLE
- SANITARY MANHOLE