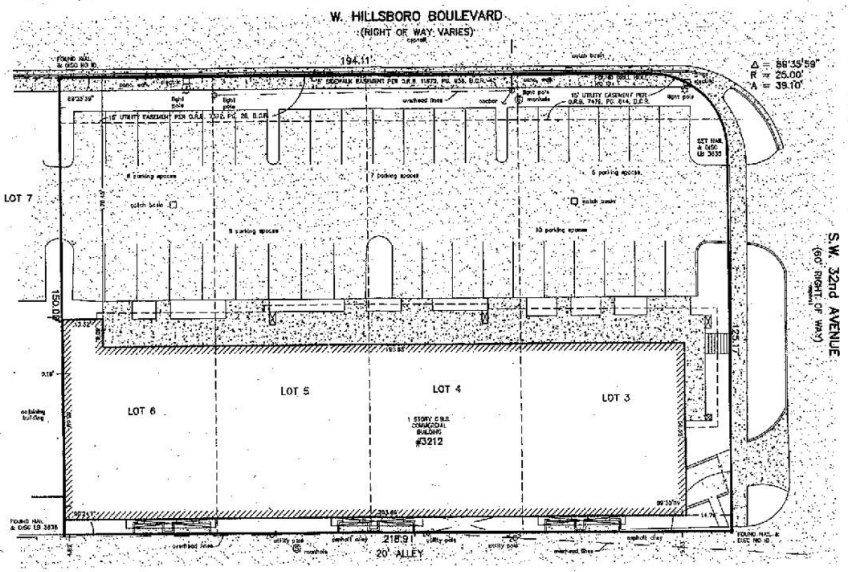

GRAPHIC SCALE
1"=20'

ACCURATE LAND SURVEYORS, INC.

L.B. #3835

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 3, 4, 5 AND 6, WEST DEERFIELD BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42 AT PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND OF ABBREVIATIONS:

Δ	= DELTA	(C)	= CALCULATED
A	= ARC LENGTH	ELEV.	= ELEVATION
C	= CHORD	B.M.	= BENCH MARK
T	= TANGENT	℄	= CENTERLINE
C.B.	= CHORD BEARING	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.C.P.	= PERMANENT CONTROL POINT
R/W	= RIGHT-OF-WAY	(P)	= PLAT
P.C.	= POINT OF CURVATURE	R	= RADIUS
N	= NORTH	A/C	= AIR CONDITIONER
S	= SOUTH	CH.LT.	= CHATTAHOOCHEE
E	= EAST	FPL	= FLORIDA POWER AND LIGHT
W	= WEST	P.T.	= POINT OF TANGENCY
CONC.	= CONCRETE		
(M)	= MEASURED		

STREET ADDRESS: 3212 W. HILLSBORO BLVD.
DEERFIELD BEACH, FLORIDA

CERTIFY TO:
1. THOMAS M. CLARK, P.A./CLARK & SCHOLNIK
2. ATTORNEYS' TITLE INSURANCE FUND, INC.
3. PICTURE TWO, LC, A FLORIDA LIMITED LIABILITY COMPANY
4. TURNBERRY BANK, ITS SUCCESSORS AND/OR ASSIGNS
5.

NOTES:
1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A ALONG THE _____ PLAT BOOK _____, PAGE _____ COUNTY RECORDS.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORD BY ACCURATE LAND SURVEYORS, INC.
4. THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.

EASEMENTS ACCORDING TO THE PLAT THEREOF:
1. 15' UTILITY EASEMENT ON NORTH SIDE PER O.R.B. 7572, PG. 28, B.C.R.
2. 15' UTILITY EASEMENT ON NORTH SIDE PER O.R.B. 7479, PG. 844, B.C.R.
3. 5' SIDEWALK EASEMENT ON NORTH SIDE PER O.R.B. 11972, PG. 956, B.C.R.

ENCROACHMENTS ACCORDING TO THE PLAT THEREOF:
1. DRIVE ENCROACHES INTO ROAD RIGHT OF WAY.
2. PARKING ENCROACHES INTO 15' UTILITY EASEMENT.

FLOOD ZONE DATA:
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 125101-0108-F
EFFECTIVE:
REVISED: 10/02/97

DATE OF FIELD SURVEY: 05-14-04	DRAWN BY: MLW
FIELD BOOK: FILE	CHECKED BY: MLW

REVISIONS	DATE	BY

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.

SEAL

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

5-17-04

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-04-2970