

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W = RIGHT OF WAY	N = NORTH	S = SOUTH	E = EAST	W = WEST	D.B. = DEED BOOK	ENCH. = ENCROACH	F.F. = FINISHED FLOOR	GAR. = GARAGE	CL. = CENTERLINE	MH. = MANHOLE	(M) = MEASURED	P.B. = PLAT BOOK	A/C = AIR CONDITIONER	P = PLAT	X7.00' = ELEVATIONS BASED ON N.A.V.D	(AE) = APPARENT ENCROACHMENT	P.B.C.R. = PALM BEACH COUNTY RECORDS	M.D.C.R. = MIAMI-DADE COUNTY RECORDS	P.O.C. = POINT OF COMMENCEMENT	P.O.B. = POINT OF BEGINNING	CHATT. = CHATTAHOOCHEE	F.P.L. = FLORIDA POWER & LIGHT	B.C.R. = BROWARD COUNTY RECORDS	O.R.B. = OFFICIAL RECORDS BOOK	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION	D.N.R. = DEPARTMENT OF NATURAL RESOURCES	P.R.M. = PERMANENT REFERENCE MONUMENT	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM		
⊕ VALVE	⊠ UTILITY BOX	⊠ PARKING STRIPE	⊕ MANHOLE	⊕ HYDRANT	⊕ OVERHEAD UTILITY LINES	⊕ BASIN	⊕ UTILITY POLE	⊕ WELL	⊕ VAULT	⊕ COVERED AREA	⊕ WATER METER	⊕ LIGHT	⊕ CONCRETE	⊕ MONITORING WELL	⊕ BOLLARD	⊕ BRICK PAVERS	⊕ TILE	⊕ ASPHALT	⊕ AIR CONDITIONER												

STREET ADDRESS:
 90 Compass Lane, Fort Lauderdale, Florida 33308

LEGAL DESCRIPTION:
 Lot 93, BAY COLONY SECTION OF THE LANDINGS, according to the Plat thereof as recorded in Plat Book 62, Page 34, of the Public Records of Broward County, Florida.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a Plat bearing of North 69°30'00" West along the South line of Lot 93, Plat Book 62, Page 34, of the Public Records of Broward County, Florida.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
 Community name and number: City of Fort Lauderdale 125105
 Map and panel number: 12011C0378H
 Panel date: 08-18-2014
 Index date: 08-18-2014
 Flood zone: AE X X(0.2%)
 Base flood elevation: 5' N/A N/A

BENCHMARK INFORMATION:
 City of Fort Lauderdale Benchmark # NE 954
 Elevation = 4.798' NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 03-01-2024	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-24-0271	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

CERTIFY TO:
 Robert Brauser

SEAL


CERTIFICATION:
 This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 03-06-2024
 ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=10' SKETCH NUMBER SU-24-0271

