

ACCURATE LAND SURVEYORS, INC.

1600 S. FEDERAL HIGHWAY SUITE 600 POMPANO BEACH, FLORIDA 33062

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BOUNDARY & TOPOGRAPHIC SURVEY

I			<u>SY</u>	MBOLS	&	LEGEN	OF.	ABBREVIATIONS	<u>:</u>
	R/W	=	RIGHT OF W	AY		×7.00'	=	ELEVATIONS BASED O	
	N	=	NORTH			(AE)	=	APPARENT ENCROACH	
	S	=	SOUTH			P.B.C.R.	=	PALM BEACH COUNTY	
1	E '	=	EAST			M.D.C.R.	=	MIAMI-DADE COUNTY F	
	W	=	WEST			P.O.C.	=	POINT OF COMMENCE	MENT
	D.B.	=	DEED BOOK			P.O.B.	=	POINT OF BEGINNING	
	ENCH.	= .	ENCROACH			CHATT.	=	CHATTAHOOCHEE	
	F.F.	=	FINISHED FL	OOR		F.P.L.	=	FLORIDA POWER & LIG	HT
	GAR.	_ =	GARAGE			B.C.R.	=	BROWARD COUNTY RE	CORDS
	C/L	· · · · =	CENTERLINE			O.R.B.	=	OFFICIAL RECORDS BO	ок
1	MH	=	MANHOLE			F.D.O.T.	=	FLORIDA DEPARTMENT	T OF TRANSPORTATION
	(M)		MEASURED			D.E.P.	=	DEPARTMENT OF ENVI	RONMENTAL PROTECTION
	P.B.	=	PLAT BOOK			D.N.R.	=	DEPARTMENT OF NATU	JRAL RESOURCES
	A/C	=	AIR CONDITI	ONER		P.R.M.	=	PERMANENT REFEREN	
	P	=	PLAT			N.A.V.D.	=	NORTH AMERICAN VER	RTICAL DATUM
	•		· ·			14.7 (. 4.2.			
	×	VALVE		⊡	UTILI	TY BOX			PARKING STRIPE
	S	MANHOL	E	**	HYDF	TNAS			OVERHEAD UTILITY LINES
	===	BASIN		0	UTILI	TY POLE	77/77/1/1/		6' CONCRETE WALL
	(W)	WELL		\boxtimes	VAUL	_T			COVERED AREA
		WATER N	METER	\Rightarrow	LIGH	Т	Å	D D	CONCRETE
	•	MONITER	ING WELL	•	BOLL	.ARD			BRICK PAVERS
	0	PROPERTY CORNER		ac AIR	CON	CONDITIONER			TILE
									ASPHALT

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:

1. Unless otherwise noted field measurements are in agreement with record measurements. 2. 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. 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.

4. Ownership of fences and walls if any are not determined.

5. 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. 6. Any and all underground features such as foundations, utility lines, Ext. were not located on

this survey. This is an above ground survey only.

7. The flood zone information shown hereon is for the dwellable structure only unless otherwise

8. 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. 9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN

LINEAR: 1 FOOT IN 7,500 FEET. 10. Printed copies of this survey are not valid without the signature and the original raised seal of

a Florida Licensed Surveyor and Mapper.

11. 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

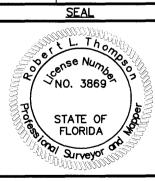
BENCHMARK INFORMATION: City of Fort Lauderdale Benchmark # NE 954

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	ВҮ		

CERTIFY TO:

Robert Brauser



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 (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=10"

SKETCH NUMBER SU-24-0271