



McLAUGHLIN ENGINEERING COMPANY
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 ENGINEERS - SURVEYORS
 (LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

Indicates Marker
 Scale 1" = 40'

TREE SYMBOLS



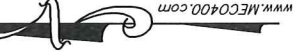
Legend
 M.C. Cap. = McLaughlin Cap
 Elev. = Elevation
 W/ = With
 O/S = Offset
 Conc. = Concrete
 M. = Measured
 P. = Plat
 C.B.S. = Concrete, Block, Stucco
 ± = Plus/Minus

PRM = Permanent Reference Monument
 LOMA = Letter of Map Amendment
 (S) = Approximate Location of Sewer Lateral (as Supplied by Others)

LEGAL DESCRIPTION

Lot 1, 3850 FEDERAL, according to the Plat thereof, as recorded in Plat Book 181, Pages 137, 138, 139, 140 and 141, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 21,471 square feet or 0.4929 acre, more or less.



PLAT LIMIT A C R E A G E
 S89°16'39"E 126.30'

LANDSCAPE, MAINTENANCE & IRRIGATION EASEMENT (INSTRUMENT #113404852)
 10' AT&T, COMCAST & FPL UNDERGROUND EASEMENT (INSTRUMENT #112939018)
 10' UTILITY EASEMENT
 5' CONCRETE WALK
 2' CONC. CURB
 ASPHALT PAVEMENT
 CORAL RIDGE VIEW DRIVE
 CONCRETE LIGHT POLE
 HAND HOLE
 UNDERGROUND GAS MARKER
 FIRE HYDRANT
 CANTON
 WATER VALVE
 UNDERGROUND GAS MARKER
 MONITORING WELL
 FOUND 5/8" IRON ROD W/MCL. CAP
 4" CONCRETE ELECTRIC LIGHT POLE
 4" CONCRETE ELECTRIC HAND HOLE
 10' UTILITY EASEMENT
 5' CONCRETE WALK
 2' CONC. CURB
 ASPHALT PAVEMENT
 CORAL RIDGE VIEW DRIVE
 CONCRETE LIGHT POLE
 HAND HOLE
 UNDERGROUND GAS MARKER
 FIRE HYDRANT
 CANTON
 WATER VALVE
 UNDERGROUND GAS MARKER
 MONITORING WELL

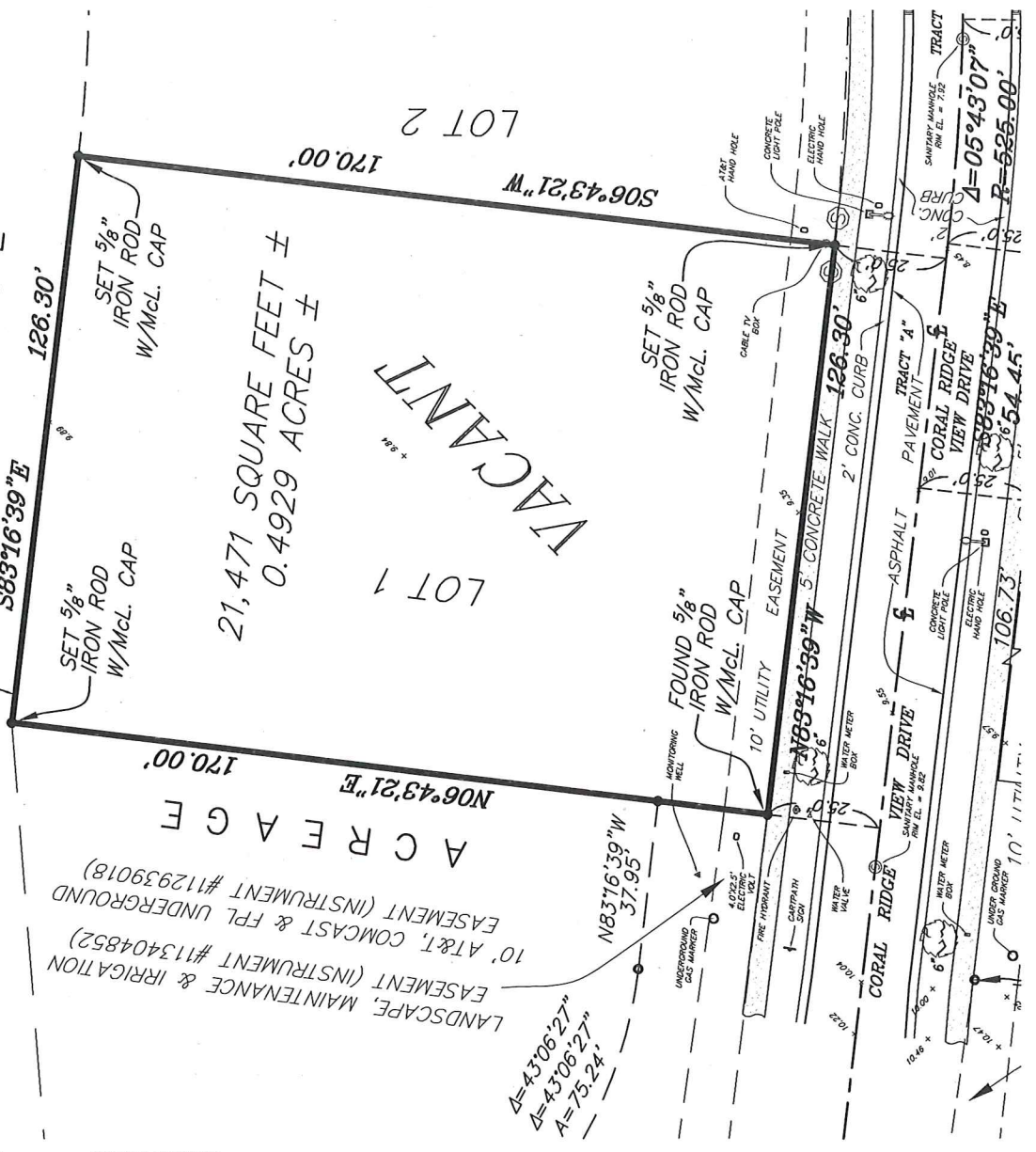
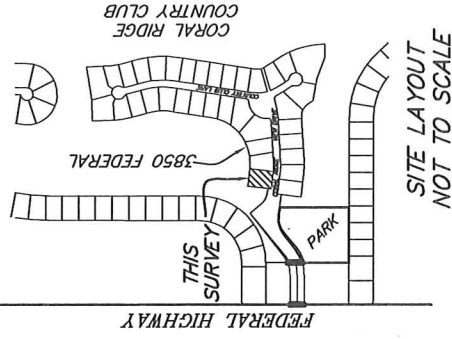
21,471 SQUARE FEET ±
 0.4929 ACRES ±

VACANT

LOT 2

LOT 1

RECORD LAND SURVEY LOT 1



NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, Benchmark # 0571, Elev.= 7.440 (NGVD29) converted 5.850 (NAVD88) and are indicated thus: 8.85 Elev. =8.88
- 7) Elevations shown refer to North American Vertical Datum (1988).
- 8) This property lies in Flood Zone "X", Area Minimal of Flood Hazard Per Flood Insurance Rate Map No. 12011C0386 H, Dated: August 18, 2014. Community Panel No. 125105.
 FEMA NOTE: This property is subject to LOMA, per FEMA Case No. 16-04-3881A dated April 22, 2016 and has been removed from the flood zone.
- 9) Bearings shown hereon refer to record plat (36/30) and assume the North line of Block G (S. line of N 1/2 Section 24-49-42 as North 88°09'25" East.

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 11th day of January, 2016.
 Adjacent Easement added this 7th day of April, 2016.
 Tree located this 29th day of June, 2016.

McLAUGHLIN ENGINEERING COMPANY

 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

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

FIELD BOOK NO. LB# 348/3-7
 JOB ORDER NO. V1015, V1151

DRAWN BY: KT
 CHECKED BY: