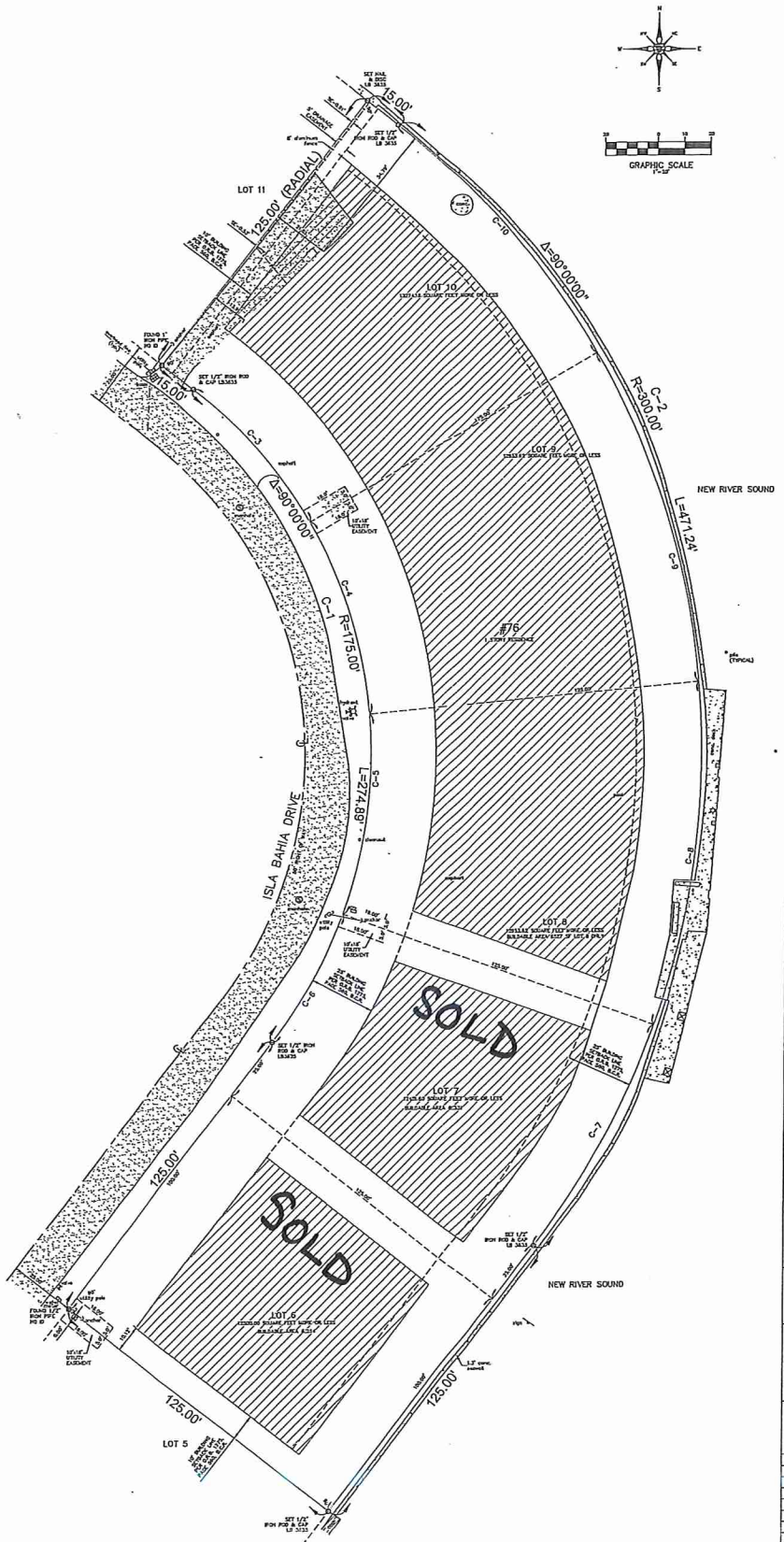

C-1	C-2	C-3	C-4	C-5
Δ=90°00'00"	Δ=90°00'00"	Δ=22°0'0"	Δ=25°0'0"	Δ=25°0'0"
R=175.00'	R=300.00'	R=175.00'	R=175.00'	R=175.00'
L=274.89'	L=471.24'	L=67.20'	L=76.36'	L=76.35'

C-6	C-7	C-8	C-9	C-10
Δ=18°0'0"	Δ=18°0'0"	Δ=25°0'0"	Δ=25°0'0"	Δ=22°0'0"
R=175.00'	R=300.00'	R=300.00'	R=300.00'	R=300.00'
L=54.98'(C) 55.98'(P)	L=94.25'	L=130.90'	L=130.90'	L=115.19'

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

*1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

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

BOUNDARY SURVEY

LEGEND OF ABBREVIATIONS:

Δ	=	CENTRAL ANGLE	SQ.FT.	=	SQUARE FEET
A	=	ARC LENGTH	P.C.P.	=	PERMANENT CONTROL POINT
CB	=	CHORD BEARING	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
R	=	RADIUS	F	=	FLAT
R/W	=	RIGHT OF WAY	N&D	=	NAIL & DISC
P.C.	=	POINT OF CURVATURE	P.O.C.	=	POINT OF COMMENCEMENT
P.T.	=	POINT OF TANGENCY	P.O.B.	=	POINT OF BEGINNING
WM	=	WATER METER	A/C	=	AIR CONDITIONER
OH	=	OVERHANG	FND.	=	FOUND
N	=	NORTH	CHATT.	=	CHATTAHOOCHEE
S	=	SOUTH	F.P.L.	=	FLORIDA POWER & LIGHT
E	=	EAST	N.T.S.	=	NOT TO SCALE
W	=	WEST	B.C.R.	=	BROWARD COUNTY RECORDS
CONC.	=	CONCRETE	D.C.R.	=	DADE COUNTY RECORDS
B.B.	=	BEED BOOK	P.B.	=	PLAT BOOK
C.L.F.	=	CHAIN LINK FENCE	O.R.B.	=	OFFICIAL RECORDS BOOK
BLVD.	=	BOULEVARD	F.F.	=	FINISHED FLOOR
ENCHL.	=	ENCHL	GAR.	=	GARAGE
I.P.	=	IRON PIPE	CL	=	CENTERLINE
I.R.	=	IRON ROD	MH	=	MANHOLE
P.R.M.	=	PERMANENT REFERENCE MONUMENT	(M)	=	MEASURED
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT		=	CHAIN LINK FENCE
D.E.	=	DRAINAGE EASEMENT		=	WOOD FENCE
A.E.	=	ANCHOR EASEMENT		=	METAL FENCE
MAINT.	=	MAINTENANCE		=	PVC FENCE
E'MT.	=	EASEMENT		=	CONCRETE FENCE
ELEV.	=	ELEVATION		=	CONCRETE WALL
B.M.	=	BENCHMARK		=	WIRE FENCE

STREET ADDRESS:

76 ISLA BAHIA DRIVE FORT LAUDERDALE, FL 33301

LEGAL DESCRIPTION:

LOTS 6, 7, 8, 9 AND 10, IN ISLA BAHIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SQUARE FOOTAGE PER LOT:

LOT 6=12500.00 SQUARE FEET MORE OR LESS
LOT 7=13451.69 SQUARE FEET MORE OR LESS
LOT 8=12953.62 SQUARE FEET MORE OR LESS
LOT 9=12953.62 SQUARE FEET MORE OR LESS
LOT 10=13274.18 SQUARE FEET MORE OR LESS

TOTAL=64133.02 SQUARE FEET MORE OR LESS

CERTIFY TO:

1. 76 ISLA BAHIA, LLC
2. BERKLEY MORGAN
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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
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 NOT DETERMINED.
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.
6. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
7. THIS SURVEY WAS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
8. THIS IS TO CERTIFY THAT ALL RECORDED, LEGIBLE, PLOTTABLE AND OBTAINABLE MATTERS OF SURVEY ARE SHOWN HERE ON AS PER SCHEDULE B OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. OFS-4141693 EFFECTIVE 6-11-15 AT 2:12 PM
9. AS PER CLIENTS REQUEST:
TOTAL LINEAR FEET OF THE EASTERLY BOUNDARY IS 611.24' (WATER FRONT).
TOTAL LINEAR FEET OF THE WESTERLY BOUNDARY IS 414.89' (STREET SIDE).

EASEMENTS ACCORDING TO THE AFORESAID PLAT:

1. 5' DRAINAGE EASEMENT ALONG THE NORTHEAST LINE OF LOT 10
2. 5' X 18' UTILITY EASEMENT CENTERED ON LOTS 9 & 10, CENTERED ON LOTS 7 & 8 AND CENTERED ON LOTS 5 & 6.

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:

1. DRIVEWAYS IN ROAD RIGHT-OF-WAY ALONG WESTERLY BOUNDARY OF LOTS 8, 9 & 10.
2. DOCK IN NEW RIVER SOUND ALONG THE EASTERLY BOUNDARY OF LOTS 7 & 8.
3. SEAWALL IN NEW RIVER SOUND ALONG THE EASTERLY BOUNDARY OF LOTS 6, 7, 8, 9 & 10

FLOOD ZONE DATA:
FLOOD ZONE:X
BASE FLOOD ELEVATION:N/A
CONTROL PANEL NUMBER:125105-0576-H
EFFECTIVE:8/18/2014
REVISED:

ELEVATIONS:
REFERENCE BENCHMARK:N/A

DATE OF FIELD SURVEY: 08-03-16 | DRAWN BY: MLW
FIELD BOOK: ALS-SU-16-2687 | CHECKED BY: MLW

REVISIONS	DATE	BY

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS 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 STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SEAL
not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3964 - STATE OF FLORIDA

SHEET 1 OF 1 | SCALE 1"=20' | SKETCH NUMBER SU-16-2687

8/26/2018 5:56:03 PM