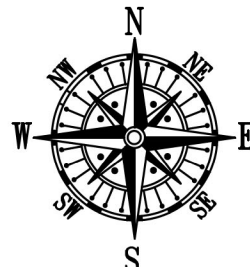


Aerial Photograph

May not show latest improvements. Not-to-scale.



SCALE: 1"=20'



Survey Related Information

LEGAL DESCRIPTION:
PARCEL A, LETO SQUARE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 166, PAGE(S) 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS: THE WEST 244.07 FEET OF THE NORTH 200 FEET OF THE SOUTH 400 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE WEST 49 FEET FOR ROAD RIGHT OF WAY PURPOSES.

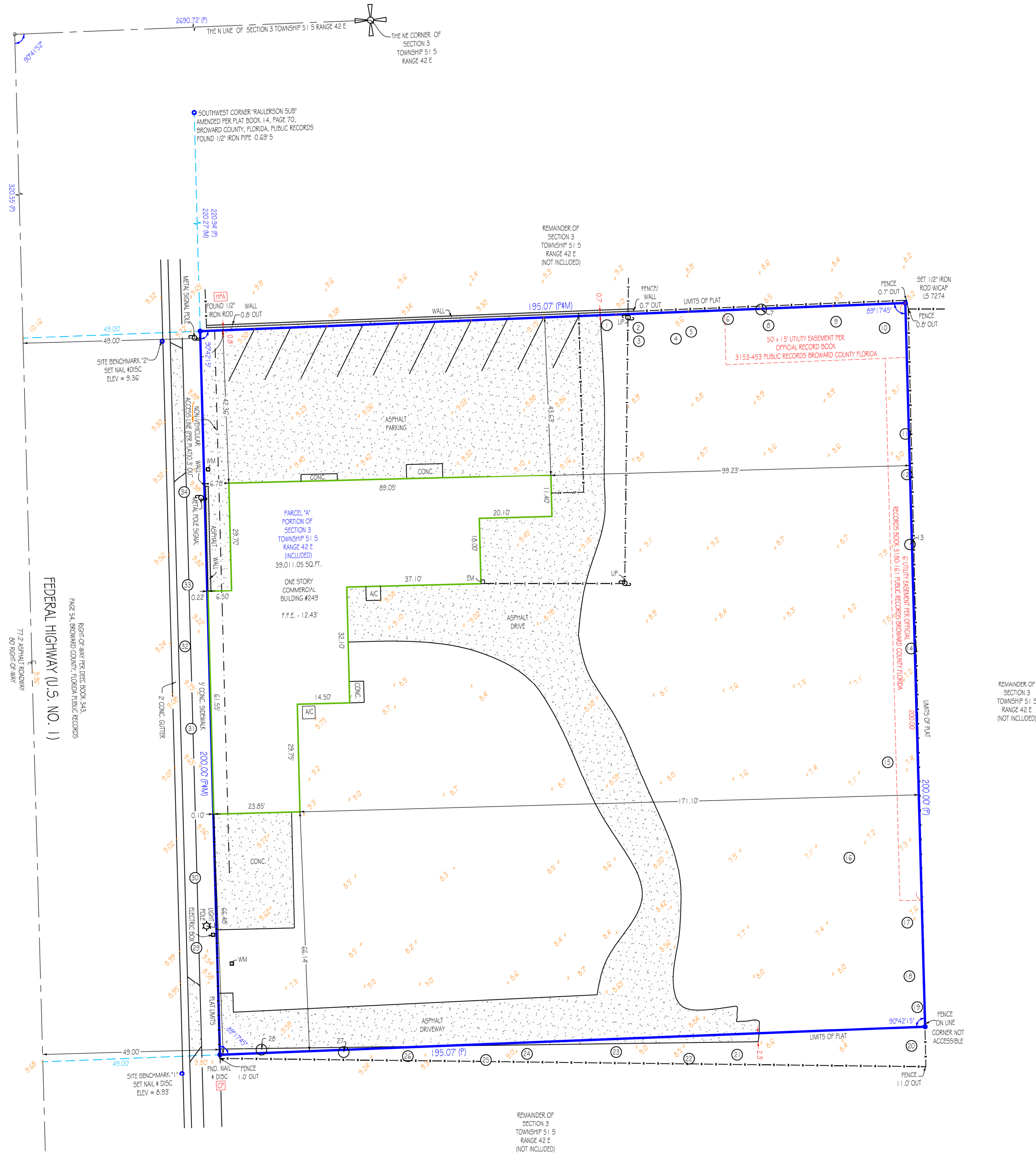
PROPERTY ADDRESS:
249 SOUTH FEDERAL HIGHWAY
DAWNA BEACH, FL 33004

INVOICE NUMBER: 167034-SE
DATE OF FIELD WORK: 03/17/2023

CERTIFIED TO
249 SOUTH FEDERAL HWY LLC

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0567
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 120034



1"=100'

| # | TREE | TYPE | DBH | HEIGHT | CANOPY |
|----|------------------|------|-----|--------|--------|
| 1 | PALM | 3" | 20' | 12' | |
| 2 | PALM | 1" | 20' | 12' | |
| 3 | PALM | 1.8" | 20' | 12' | |
| 4 | PALM | 1" | 20' | 12' | |
| 5 | GREY FIG | 1.5" | 30' | 15' | |
| 6 | PALM | 1" | 20' | 12' | |
| 7 | PALM | 1" | 20' | 12' | |
| 8 | PALM | 1" | 15' | 12' | |
| 9 | DODONAEA | 1.5" | 30' | 30' | |
| 10 | CAT TAIL | 4" | 30' | 30' | |
| 11 | PALM | 1" | 20' | 12' | |
| 12 | ORANGE ORANGE | 5" | 20' | 18' | |
| 13 | GOLDEN SHOWER | 2" | 25' | 18' | |
| 14 | COCAINOS | 2" | 25' | 18' | |
| 15 | BRAZILIAN PEPPER | 0.5" | 25' | 15' | |
| 16 | CASSIA | 18" | 60' | 50' | |
| 17 | PALM | 1" | 15' | 6' | |
| 18 | KIGLIA | 3" | 25' | 30' | |
| 19 | KIGLIA | 1" | 25' | 30' | |
| 20 | KIGLIA | 4" | 25' | 30' | |
| 21 | COCCOLOBA | 3" | 25' | 30' | |
| 22 | MANGO | 0.7" | 25' | 20' | |
| 23 | PALM | 1" | 15' | 8' | |
| 24 | COCCOLOBA | 1.2" | 25' | 20' | |
| 25 | COCCOLOBA | 8" | 25' | 20' | |
| 26 | CORDA | 1.3" | 35' | 20' | |
| 27 | PALM | 1" | 15' | 6' | |
| 28 | PALM | 1" | 15' | 8' | |
| 29 | PALM | 1" | 30' | 14' | |
| 30 | PALM | 1" | 30' | 14' | |
| 31 | PALM | 1" | 30' | 14' | |
| 32 | PALM | 1" | 30' | 14' | |
| 33 | PALM | 1" | 30' | 14' | |
| 34 | PALM | 1" | 30' | 14' | |

Surveyors Certificate

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 54-17.001 & 54-17.002 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 54-17.002, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Date of Plat or Map: 3-21-2023

SIGNED: DATE: 3-21-2023

PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.)

Elevations, if shown: Benchmark: BCD 2686 Instrument: SP80 Benchmark Elev.: 13.98' Benchmark Datum: N.G.V.D. 29 Elevations on Drawing are in: N.G.V.D. 29 or N.A.V.D. 88

*CP = CONTROLLING POINT (POINT OF ROTATION) *H&A = HELD FOR ALIGNMENT *ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Surveyor's Notes

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED IS (LICENSED SURVEYOR) #7274.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 8' U.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- 50' x 15' U.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
- ASPHALT PARKING CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- ASPHALT ROADWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

Bearing Basis

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

Symbols (Some items in legend may not appear on drawing - Not to Scale)

- UTILITY POLE
- LIGHT POLE
- CATCH BASIN
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- WATER METER
- WELL
- CENTER LINE
- PARTY WALL
- AIR CONDITIONER
- SEPTIC LID
- ELEV. SHOT
- HANDICAP SPACES
- SEC. QTR. CORNER
- SECTION CORNER

Line types

- BOUNDARY
- BUILDING
- EASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- PLASTIC FENCE
- OVERHEAD CABLE

Abbreviation Legend (Some items in legend may not appear on drawing)

- A OR AL = ARC LENGTH
- CA = CENTRAL ANGLE
- CATV = CABLE TV RISER
- CH = CHORD DISTANCE
- CONC. = CONCRETE
- CR = CALCULATED FROM RECORD
- DE = DRAINAGE EASEMENT
- EL OR ELEV = ELEVATION
- EM = ELECTRIC METER
- F.F.E. = FINISHED FLOOR ELEVATION
- FIR = FOUND IRON ROD
- FN = FOUND NAIL
- FND = FOUND
- G.F.F. = GARAGE FINISHED FLOOR
- L = LEGAL DESCRIPTION
- M = MEASURED
- OHC = OVERHEAD CABLE
- P = PLAT
- PC = POINT OF CURVE
- PCC = POINT OF COMPOUND CURVE
- PH = POOL HEATER
- PI = POINT OF INTERSECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POOL PUMP
- PRC = POINT OF REVERSE CURVE
- PT = POINT OF TANGENCY
- QTR = QUARTER
- R = RADIUS
- RNG = RANGE
- SEC = SECTION
- TR = TELEPHONE RISER
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE

Job Number: 76568-SE

Field:

Drawn By: A.M.

Date of Field Work: 01/28/2019

Date

Revision

Tech

Job Nr:

167034-SE

Date of Revision:

03/17/2023

Revision by:

E.I. - 03/20/2023

Printing Instructions

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

This survey has been issued by the following Landtec Surveying office:

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Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

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