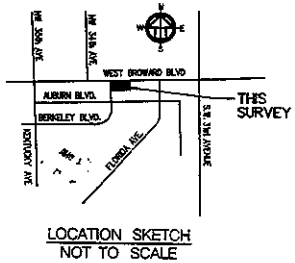
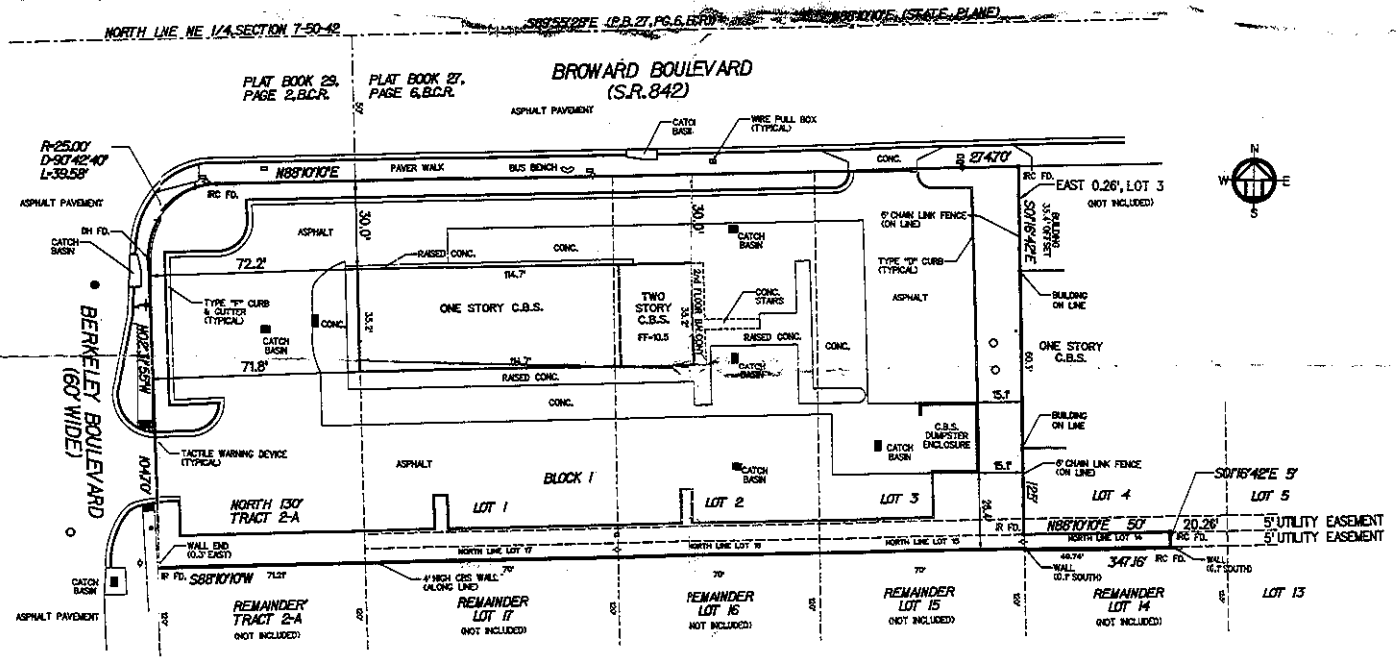


LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

THE NORTH 130.0 FEET OF TRACT 2-A, MELROSE PARK - SEC. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
TOGETHER WITH:
LOTS 1, 2 AND 3, BLOCK 1, MELROSE PARK - SECT. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 27, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 0.26 FEET THEREOF,
TOGETHER WITH:
THE NORTH 5.0 FEET OF LOTS 14, 15, 16 AND 17, BLOCK 1, MELROSE PARK - SECT. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 27, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 20.26 FEET THEREOF.



ABBREVIATIONS:

AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BH = BOREHOLE
CALC = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CH = CHORD ANGLE
CL = CENTER LINE OF CANAL
CW = CENTER OF WATER
CONC = CONCRETE
CFF = CROWNED FINISH FLOOR
D = DELTA ANGLE
FPL = FLORIDA POWER & LIGHT CO.
FND = FOUND
FF = FINISH FLOOR
IRF = IRON ROD & CAP
IRC = IRON ROD & CAP
LB = LICENSED BUSINESS
LEGAL = LEGAL DESCRIPTION
MEAS = MEASURED
MH = MANHOLE
NAIL = NAIL AND DISK
NT = NOT TO SCALE
NTS = NOT TO SCALE
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PLS = PLAT
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PT = POINT
PVMT = PAVEMENT
R = RADIUS
R/W = RIGHT OF WAY
RD = ROAD
SWK = SIDEWALK
TOB = TOP OF BANK
UE = UTILITY EASEMENT
UP = UTILITY POLE

LEGEND:

- SET 5/8" IR & CAP LB 6803
- NAIL & TAB
- POP
- CLEAN O.T
- ELEVATION
- FIRE HYDRANT
- CENTERLINE
- LIGHT POLES
- MANHOLE (SANITARY)
- MANHOLE (STORM)
- CATCH BASIN
- ELECTRIC SERVICE
- TELEPHONE JUNCTION BOX
- WATER METER
- CABLE TV BOX
- UTILITY POLE

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF SCOTT A. GUZZI & ASSOCIATES, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF SCOTT A. GUZZI & ASSOCIATES, INC.
3. THE LANDS SHOWN HEREON WERE NOT RESEARCHED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PROFIT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. BEARINGS SHOWN HEREON ARE BASED ON THE UNIVERSAL TRANSVERSE MERCATOR, FLORIDA STATE PLANE EAST ZONE.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.G.V.D. 1929 AND ARE BASED ON BROWARD COUNTY BENCHMARK NO. 2915 ELEVATION = 8.60
9. FLOOD ELEVATION INFORMATION:
   COMMUNITY NO. - 125105 PANEL NO. - 0208 F SUFFIX - F LOWEST FLOOR ELEVATION - 10.5
   DATE OF FIRM - 8-18-92 BASE FLOOD ELEVATION = N/A LOWEST ADJACENT GRADE - 8.2
   FIRM ZONE - C DIAGRAM NO. -
10. PROPERTY ADDRESS- 3280 WEST BROWARD BOULEVARD, FORT LAUDERDALE, FL
11. CONTAINING 39,023± SQUAREFEET, MORE OR LESS.
12. CERTIFIED TO: BMB CONSTRUCTION

BOUNDARY SURVEY
SCALE: 1"=20'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5-25-12
DATE OF LAST FIELD WORK

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5106

NO.	DESCRIPTION	DATE	BY

ADDITION

SCOTT A. GUZZI & ASSOC., INC.
IT'S GOOD! Surveyors and Mappers
Certificate of Authorization No. LB 6803
3333 NORTH DIXIE HWY.
POMPANO BEACH, FL 33064
PH (954) 776-4400
FAX (954) 776-4441
scottguzzi@bellsouth.net

3280 WEST BROWARD BLVD.
FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA

CLIENT/JOB CONT.	DRAWN BY: SAG	CHECKED BY:
SCALE: 1"=20'	DESIGNED BY:	
DATE: 5-25-12	APPROVED BY:	FIELD BOOK NO. 129

PAGE NO. 84, 84, 84

PROJECT NO. 1706
SHEET NO. 1 OF 1