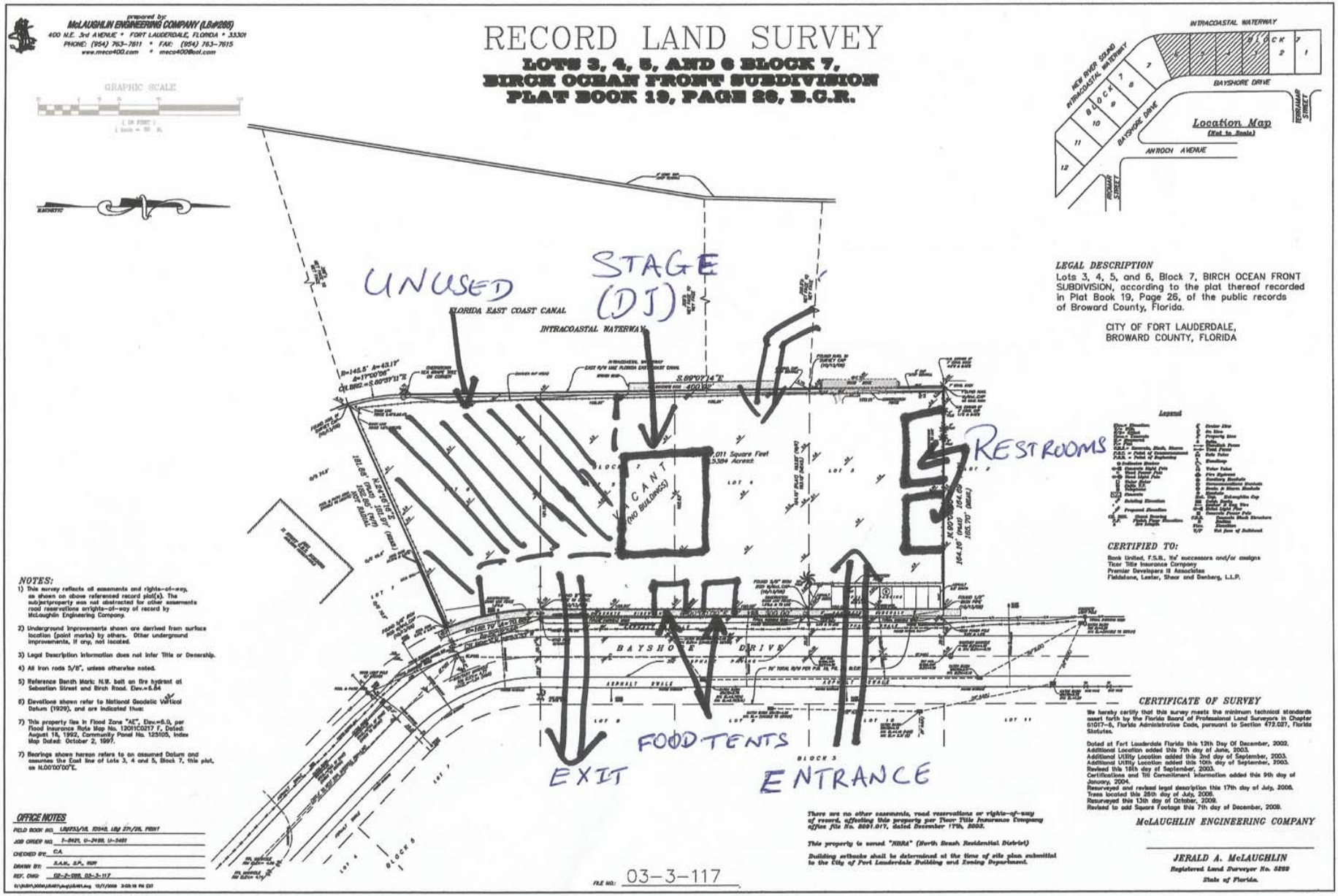
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#2699)
400 N.E. 3rd AVENUE * FORT LAUDERDALE, FLORIDA * 33301
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RECORD LAND SURVEY
LOTS 3, 4, 5, AND 6 BLOCK 7,
BIRCH OCEAN FRONT SUBDIVISION
PLAT BOOK 19, PAGE 26, B.C.R.
GRAPHIC SCALE
NORTH
INTRACOASTAL WATERWAY
NEW RIVER SOUND INTRACOASTAL WATERWAY
BAYSHORE DRIVE
ANTIOCH AVENUE
SEMINOLE STREET
BROWARD STREET
Location Map
(Not to Scale)
BLOCK 7
UNUSED
STAGE (DJ)
FLORIDA EAST COAST CANAL
INTRACOASTAL WATERWAY
S.89°07'14"E. 400.00'
VACANT (NO BUILDINGS)
17,011 Square Feet
0.3904 Acres±
RESTROOMS
BAYSHORE DRIVE
FOOD TENTS
EXIT
ENTRANCE
BLOCK 5
LEGAL DESCRIPTION
Lots 3, 4, 5, and 6, Block 7, BIRCH OCEAN FRONT SUBDIVISION, according to the plat thereof recorded in Plat Book 19, Page 26, of the public records of Broward County, Florida.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
Legend
CERTIFIED TO:
Book United, F.S.B., its' successors and/or assigns
Ticor Title Insurance Company
Premier Developers II Associates
Fiddelone, Lester, Shear and Denberg, L.L.P.
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 of record by McLaughlin Engineering Company.
2) Underground improvements shown are derived from surface location (paint marks) by others. Other underground improvements, if any, not located.
3) Legal Description information does not infer Title or Ownership.
4) All iron rods 5/8", unless otherwise noted.
5) Reference Bench Mark: N.W. bolt on fire hydrant at Sebastian Street and Birch Road. Elev.=6.84
6) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:
7) This property lies in Flood Zone "AE", Elev.=6.0, per Flood Insurance Rate Map No. 12011C0217 F, Dated: August 18, 1992, Community Panel No. 125105, Index Map Dated: October 2, 1997.
7) Bearings shown hereon refers to an assumed Datum and assumes the East line of Lots 3, 4 and 5, Block 7, this plat, as N.00°00'00"E.
OFFICE NOTES
FIELD BOOK NO. LW753/19, 1004B, LW 27/25, PG91
JOB ORDER NO. 1-8425, U-2488, U-3481
CHECKED BY: CA
DRAWN BY: S.A.M., S.P., RCP
REF. DWG: 02-2-088, 03-3-117
There are no other easements, road reservations or rights-of-way of record, affecting this property per Ticor Title Insurance Company office file No. 8001.017, dated December 17th, 2003.
This property is zoned "NBRA" (North Beach Residential District)
Building setbacks shall be determined at the time of site plan submittal to the City of Fort Lauderdale Building and Zoning Department.
CERTIFICATE OF SURVEY
We hereby certify that this survey meets the minimum technical standards asset forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Dated at Fort Lauderdale Florida this 12th Day Of December, 2002.
Additional Location added this 7th day of June, 2003.
Additional Utility Location added this 2nd day of September, 2003.
Additional Utility Location added this 10th day of September, 2003.
Revised this 18th day of September, 2003.
Certifications and Title Commitment information added this 9th day of January, 2004.
Resurveyed and revised legal description this 17th day of July, 2006.
Trees located this 28th day of July, 2008.
Resurveyed this 13th day of October, 2009.
Revised to add Square Footage this 7th day of December, 2009.
McLAUGHLIN ENGINEERING COMPANY
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.
FILE NO.: 03-3-117