



Location Map  
(Not to Scale)

**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

[illegible]

**CERTIFIED TO:**  
Bank United, F.S.B., its successors and/or assigns  
Ticor Title Insurance Company  
Premier Developers III Associates  
Fieldstone, Lester, Sharr and Denberg, L.L.P.

**CERTIFICATE OF SURVEY**

We hereby certify that this survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-8, 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 USGS Location added this 10th day of September, 2003.  
Revised this 16th day of September, 2003.  
Certifications and TII Commitment information added this 9th day of January, 2004.  
Revised and revised legal description this 17th day of July, 2006.  
Tracts located this 26th day of July, 2005.  
Revised 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. 5288  
State of Florida.

**NOTES:**

- 1) This survey reflects all easements and rights-of-way, as shown on maps references record plat(s). The easement(s) on or over the property are shown as recorded reservations or rights-of-way of record by Midgarden Engineering Company.
- 2) Underground improvements shown are derived from surface location points marked by a contractor. 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 Branch Map N.W. 36, on the East End of Scenic Street in Birch Lake, Minn. 6-5-8.
- 6) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:
- 7) This property lies in Flood Zone "AE", Elev=8.0, per Flood Insurance Rate Map No. 1201020177, Dated: May 18, 1982, Control Point No. 125010, issue Map Datum, October 2, 1997.
- 8) Bearings shown herein refer to an assumed Datum and assumes the East line of Lots 3, 4 and 5, Block 7, this plat.

## OFFICE NOTES

FIELD BOOK NO. 18733/12, 20548, 18737/26, 19041  
JOB ORDER NO. 7-8437, U-3428, U-3483  
CHECKED BY: CA  
DRAWN BY: SAN, SP, ADP  
REF. DWG: 02-2-066, 03-3-112  
C:\WORK\2004\18733\18733.dwg 12/7/2008 2:52:10 PM CST

There are no other easements, road reservations or rights-of-way of record affecting this property per Ticer Title Insurance Company office file No. 8091.617, dated December 17th, 2003.

*This property is zoned "NBRA" (North Beach Residential District)*

FILE NO: 03-3-117