RECORD LAND SURVEY

LOTS 3, 4, 5, AND 6 BLOCK 7,
BIRCH OCEAN FRONT SUBDIVISION
PLAT BOOK 15, PAGE 28, B.C.R.

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#3283)
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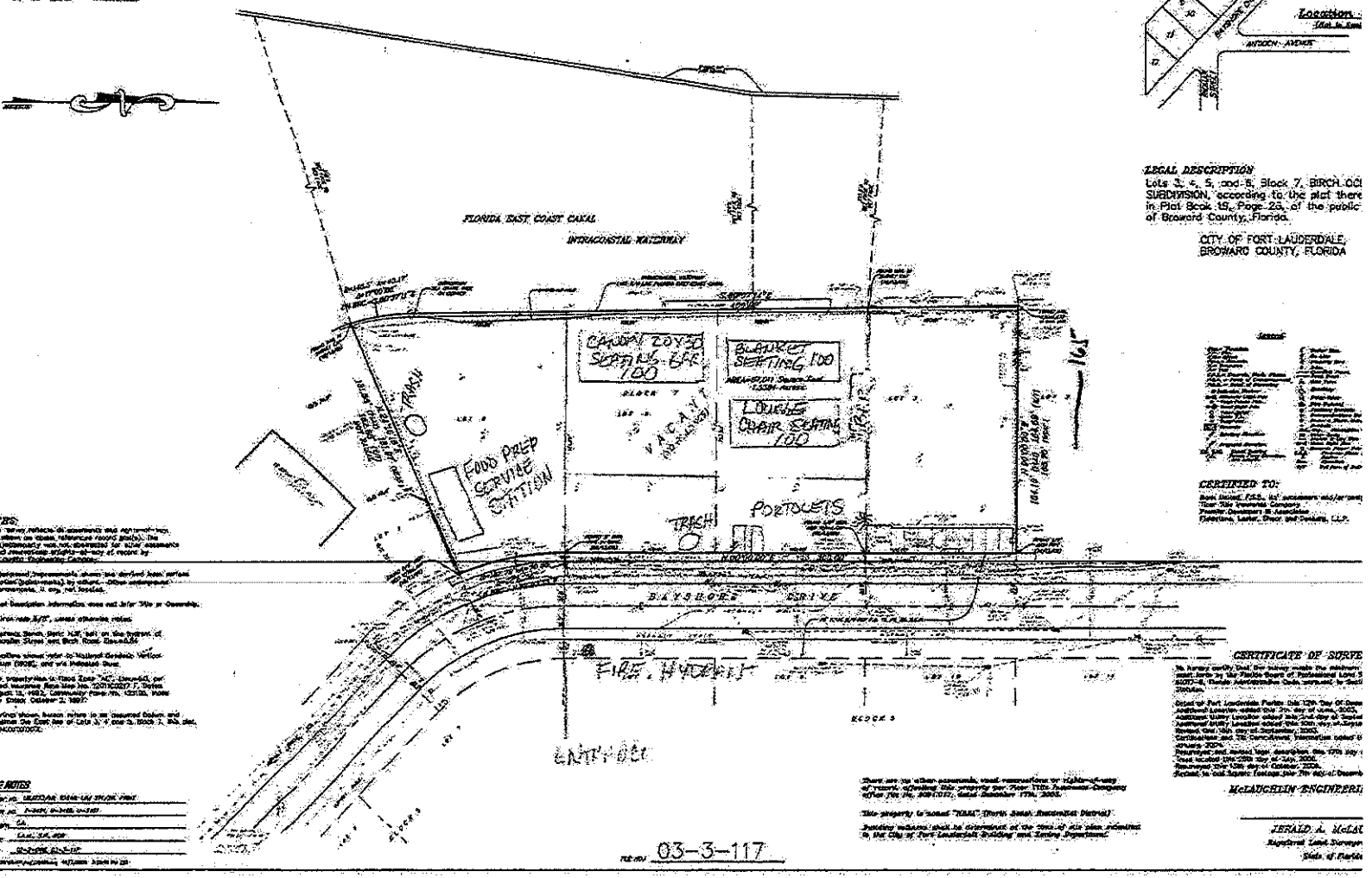

NOTES:

1) This survey reflects all easements and rights-of-way as shown on those reference record plat(s). The surveyor(s) was not furnished an abstract of title, easements and restrictions of record by McLaughlin Engineering Company.
2) Encroachments shown are defined based on surface observations by others. Other underground improvements, if any, not located.
3) Legal Description furnished does not bear Title or Ownership.
4) All iron rods are 5/8", unless otherwise noted.
5) Reference Bench Mark: NGS, set on the bottom of Concrete Flume and Birch Road. Elev.=6.88
6) Elevations shown refer to National Geodetic Vertical Datum (NGVD), and are indicated thus: .
7) This property lies in Flood Zone "AE", (Elevation 8), per Flood Insurance Rate Map No. 12011C0567 F, Dated: August 18, 1992, Community Panel No. 125113, Index Map Dated: October 2, 1992.
8) Bearings shown hereon refer to an assumed Bearing and assumes the East line of Lots 3, 4 and 5, Block 7, as plat, as N00°00'00"E.

OFFICE NOTES

FB/PG: _____
JOB ORDER NO.: _____
DRAWN BY: _____
CHECKED BY: _____
FILE NO.: 03-3-117

There are no other easements, road reservations or rights-of-way of record, affecting this property per Title Commitment No. _____, dated September 17th, 2003.

This property is zoned "RAC" (Central Beach Regional District).

Building setbacks shall be determined at the time of site plan submittal by the City of Fort Lauderdale Building and Zoning Department.

FILE NO: 03-3-117