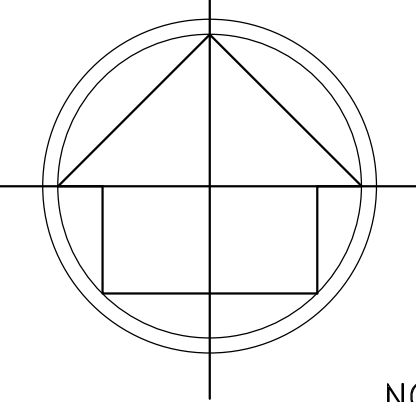


ALTA/NSPS LAND TITLE SURVEY

NOTE:  
BASE FLOOD ELEVATION (BFE) PER  
CURRENT FEMA FLOOD MAP IS 5

BASE FLOOD ELEVATION (BFE) PER  
PRELIMINARY MAP FROM 12/31/2019 IS 7

| FLOOD ZONE INFORMATION |          |
|------------------------|----------|
| COMMUNITY NUMBER       | 125105   |
| PANEL NUMBER           | 0388 H   |
| ZONE                   | AE       |
| BFE (CURRENT)          | 5        |
| BFE (PRELIMINARY)      | 7        |
| EFFECTIVE DATE         | 08/18/14 |



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # FB307L-103 ELEVATION= 2.60' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN ATTORNEY'S OPINION OF TITLE, PREPARED BY STOK KON+BRAVERMAN ATTORNEY'S AT LAW, DATED FEBRUARY 2, 2022, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID ATTORNEY'S OPINION OF TITLE OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

ALL MATTERS CONTAINED ON THE PLAT OF VICTORIA ISLES, AS RECORDED IN PLAT BOOK 15, PAGE 671 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

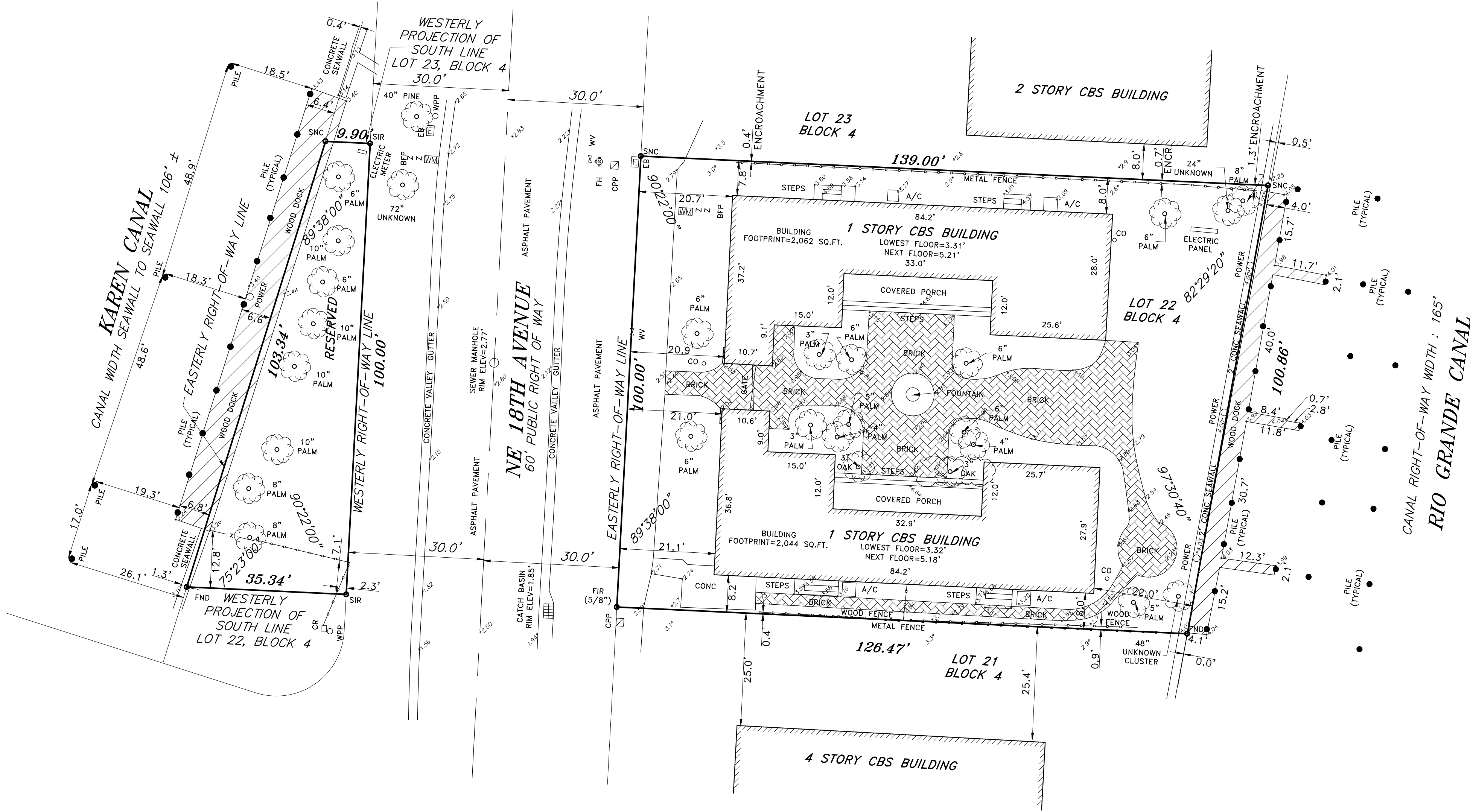
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO NE 18TH AVENUE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 15, PAGE 67, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.
- RIO GRANDE CANAL RIGHT-OF-WAY WIDTH WAS SHOWN ON PLANS PREPARED BY MW ENGINEERING, INC. FOR NEW DOCK DESIGN.

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

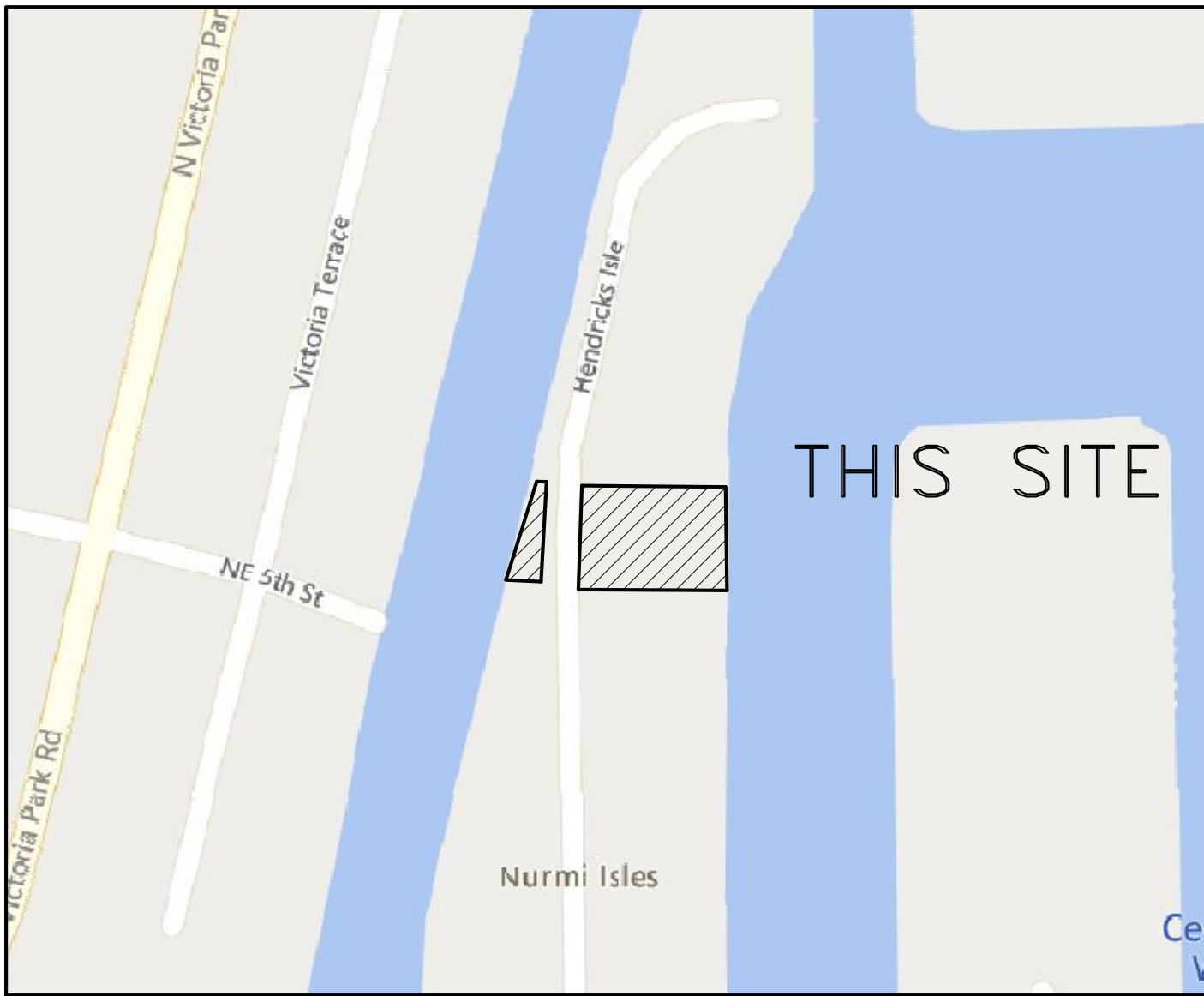
THE FIELDWORK WAS COMPLETED ON JULY 31, 2023.

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188



SITE AREA=15,534 SQ.FT.  
0.3566 ACRES

LOCATION MAP (NTS)



LAND DESCRIPTION:

LOT TWENTY TWO (22), BLOCK FOUR (4), "VICTORIA ISLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

THAT PART OF THAT CERTAIN PARCEL MARKED "RESERVED" AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AND BEING OPPOSITE LOTS 22 AND 23 IN BLOCK 4 OF "VICTORIA ISLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 23; ON THE SOUTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 22; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AS THE SAME IS NOW PLATTED, AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF KAREN CANAL AS PLATTED.

LEGEND:

- |          |                                            |
|----------|--------------------------------------------|
| CKD      | CHECKED BY                                 |
| CONC     | CONCRETE                                   |
| DWN      | DRAWN BY                                   |
| FB/PG    | FIELD BOOK AND PAGE                        |
| SIR      | SET 5/8" IRON ROD & CAP #6448              |
| SNC      | SET NAIL AND CAP #6448                     |
| FIR      | FOUND IRON ROD                             |
| FIP      | FOUND IRON PIPE                            |
| FNC      | FOUND NAIL AND CAP                         |
| FND      | FOUND NAIL & DISC                          |
| P.B.     | PLAT BOOK                                  |
| M/D.C.R. | MIAMI/DADE COUNTY RECORDS                  |
| -X-      | CHAIN LINK/ WOOD FENCE                     |
| CBS      | CONCRETE BLOCK STRUCTURE                   |
| A/C      | AIR CONDITIONER                            |
| FPL      | FLORIDA POWER & LIGHT                      |
| -E-      | OVERHEAD UTILITY LINES                     |
| CLF      | CHAIN LINK FENCE                           |
| 6.36     | ELEVATION                                  |
| POB      | POINT OF BEGINNING                         |
| R        | RADIUS                                     |
| A        | ARC DISTANCE                               |
| Δ        | CENTRAL ANGLE                              |
| ELEV     | ELEVATION                                  |
| TSB      | TRAFFIC SIGNAL BOX                         |
| TSP      | TRAFFIC SIGNAL POLE                        |
| E-BOX    | ELECTRIC BOX                               |
| MLP      | METAL LIGHT POLE                           |
| ALTA     | AMERICAN LAND TITLE ASSOCIATION            |
| NSPS     | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

CLIENT :

BERNICE AND  
ALBERT CHAUVEY

500 HENDRICKS ISLE  
FORT LAUDERDALE, FLORIDA 33301

| REVISIONS                                                             |          |           |     |     |
|-----------------------------------------------------------------------|----------|-----------|-----|-----|
| BOUNDARY & IMPROVEMENTS SURVEY                                        | DATE     | FB/PG     | DWN | CKD |
| ADDED DIMENSIONS TO FINGER DOCKS AND ADDITIONAL ELEVATIONS TO SEAWALL | 02/18/21 | DATA/COLL | AM  | REC |
| UPDATE SURVEY                                                         | 04/08/21 | DATA/COLL | JD  | REC |
| UPDATE TO ALTA/NSPS STANDARDS                                         | 12/10/21 | SKETCH    | AM  | REC |
| UPDATE PER ATTORNEY'S OPINION OF TITLE                                | 01/14/22 | ----      | AM  | REC |
| ADDED FENCE ENCROACHMENT NOTE                                         | 02/03/22 | ----      | AM  | REC |
|                                                                       | 02/08/23 | ----      | REC | REC |

| REVISIONS                                      |          |        |     |     |
|------------------------------------------------|----------|--------|-----|-----|
| UPDATE SURVEY                                  | DATE     | FB/PG  | DWN | CKD |
| REVISED CANAL WIDTH                            | 07/31/23 | ----   | REC | REC |
| ADDITIONAL ELEVATIONS ADDED TO REQUESTED AREAS | 08/22/23 | ----   | REC | REC |
| CLARIFICATION OF BASE FLOOD ELEVATION          | 12/22/23 | SKETCH | JD  | REC |
| ADDED PILES IN THE CANAL                       | 02/22/24 | ----   | JD  | REC |
|                                                | 02/17/25 | ----   | JD  | REC |

PROJECT NUMBER: 9465-21

SCALE : 1" = 16'

SHEET  
1  
OF  
1  
SHEET