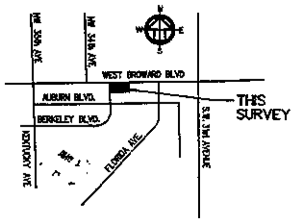
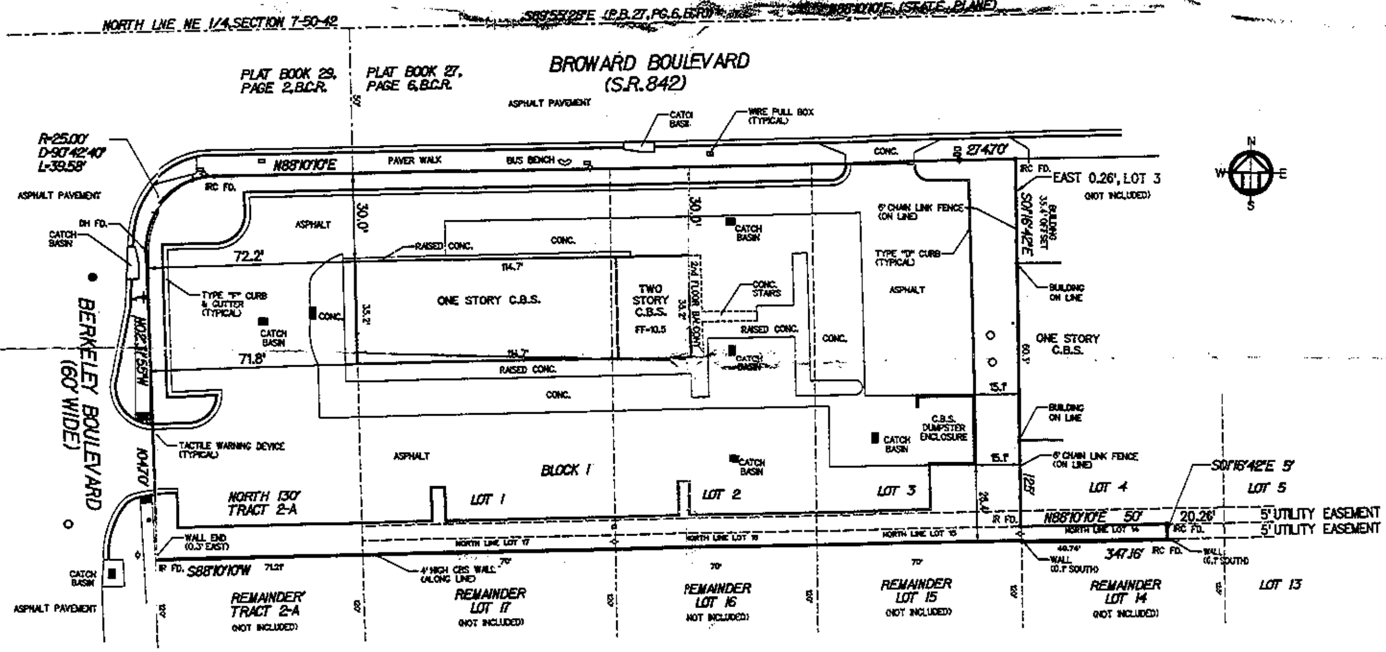


LOCATION SKETCH
NOT TO SCALE

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:

LEGEND:

- SET 5/8" IR & CAP (LB 6893)
- NAIL & TAB
- PCP
- 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 REVIEWED 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 PURPORT 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 IS 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. 2810 ELEVATION - 9.85
9. FLOOD ELEVATION INFORMATION

COMMUNITY NO. -	125105	PANEL NO. -	12011C0314	LOWEST FLOOR ELEVATION -	10.5
DATE OF FIRM -	10-02-97	SUFFIX -	F	LOWEST ADJACENT GRADE -	8.3
FIRM ZONE -	X	BASE FLOOD ELEVATION - N/A		DIAGRAM NO. -	1B

10. PROPERTY ADDRESS: 3280 WEST BROWARD BOULEVARD, FORT LAUDERDALE, FL
11. CONTAINING 38,028 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: BNB 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.

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5105

5-25-12
DATE OF LAST FIELD WORK

SCOTT A. GUZZI & ASSOC., INC.
IT'S GOOD! Surveyors and Mappers

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

PROJECT NO. 1706
SHEET NO. 1 OF 1