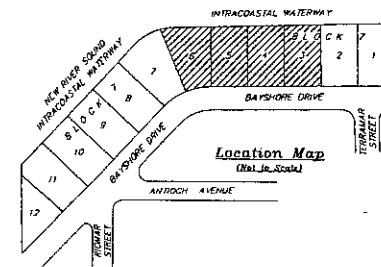
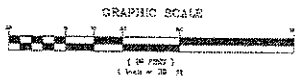




prepared by  
**McLAUGHLIN ENGINEERING COMPANY (L.B.#285)**  
 400 N.E. 3rd Avenue • FORT LAUDERDALE, FLORIDA • 33301  
 PHONE: (954) 783-7611 • FAX: (954) 783-7615  
 www.mclaughlineng.com • mce@1500.com

# **RECORD LAND SURVEY** **LOTS 3, 4, 5, AND 6 BLOCK 7,** **BIRCH OCEAN FRONT SUBDIVISION** **PLAT BOOK 19, PAGE 26, B.C.R.**



## **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**

1. Survey	2. Easement	3. Right of Way	4. Boundary Line	5. Survey Line
6. Easement	7. Right of Way	8. Boundary Line	9. Survey Line	10. Easement
11. Right of Way	12. Boundary Line	13. Survey Line	14. Easement	15. Right of Way
16. Boundary Line	17. Survey Line	18. Easement	19. Right of Way	20. Boundary Line
21. Survey Line	22. Easement	23. Right of Way	24. Boundary Line	25. Survey Line
26. Easement	27. Right of Way	28. Boundary Line	29. Survey Line	30. Easement
31. Right of Way	32. Boundary Line	33. Survey Line	34. Easement	35. Right of Way
36. Boundary Line	37. Survey Line	38. Easement	39. Right of Way	40. Boundary Line
41. Survey Line	42. Easement	43. Right of Way	44. Boundary Line	45. Survey Line
46. Easement	47. Right of Way	48. Boundary Line	49. Survey Line	50. Easement

## **CERTIFIED TO:**

Baron, Inc., F.S.B., its successors and/or assigns  
 Flor-Tile Insurance Company  
 Premier Developers II Association  
 Tammara, Lester, Shear and Sterling, LLP

## **CERTIFICATE OF SURVEY**

We hereby certify that this survey meets the minimum technical standards issued forth by the Florida Board of Professional Land Surveyors in Chapter 61D17-6, 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 5th 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 5th day of January, 2004.  
 Resurveyed and revised legal description this 17th day of July, 2006.  
 Town located this 28th day of July, 2006.  
 Resurveyed this 13th day of October, 2006.  
 Revised to add Square Footage this 7th day of December, 2009.

**McLAUGHLIN ENGINEERING COMPANY**

**JERALD A. McLAUGHLIN**  
 Registered Land Surveyor No. 5259  
 State of Florida.

## **NOTES:**

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subproperty was not obstructed for other easements road easements (right-of-way) of record by McLaughlin Engineering Company.
- 2) Underground improvements shown are derived from surface location (point 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. 2011 on fire hydrant at Sebastian Street and Birch Road. Elev.=8.84.
- 6) Elevations shown refer to National Geodetic Vertical Datum (1928) and are indicated thus.
- 7) This property lies in Flood Zone "AE". Elev.=5.0, per Flood Insurance Rate Map No. 12011G0217 F, Dated: August 18, 1992, Community Panel No. 129105, Water Map Dated: 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, as N. 00°00'00"E.

## **OFFICE NOTES**

FIELD BOOK NO. 148033/24, 148034, 148035, 148036, 148037

JOB ORDER NO. 1-14803, 14804, 14805, 14806

CHECKED BY: CA

DRAWN BY: S.A.W., S.P., R.M.

DATE: 02-2-06, 02-2-17

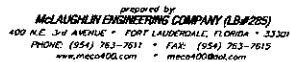
12/10/2009/12/10/2009/12/10/2009/12/10/2009

FILE NO: 03-3-117

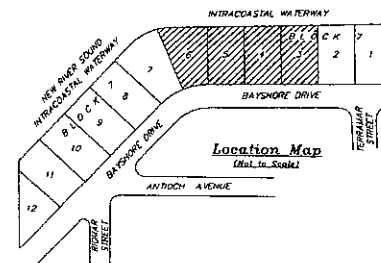
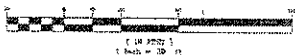
There are no other easements, road reservations or rights-of-way of record, affecting this property per Flor-Tile Insurance Company office file No. 8097.017, dated December 17th, 2002.

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

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



GRAPHIC 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

**Legend**

Eng. = English	C	Center	Chair
Eng. = English	D	Dir.	Director
Eng. = English	E	Ed.	Editor
Eng. = English	F	Fin.	Finance
Eng. = English	G	Gen.	General
Eng. = English	H	Head	Head
Eng. = English	I	Inst.	Institution
Eng. = English	J	Jr.	Jr.
Eng. = English	K	Km.	Km.
Eng. = English	L	Lab.	Lab.
Eng. = English	M	Man.	Man.
Eng. = English	N	Nat.	Nat.
Eng. = English	O	Off.	Off.
Eng. = English	P	Pl.	Pl.
Eng. = English	Q	Qu.	Qu.
Eng. = English	R	Re.	Re.
Eng. = English	S	Sec.	Sec.
Eng. = English	T	Tech.	Tech.
Eng. = English	U	Un.	Un.
Eng. = English	V	Vice.	Vice.
Eng. = English	W	Wk.	Wk.
Eng. = English	X	Xp.	Xp.
Eng. = English	Y	Yr.	Yr.
Eng. = English	Z	Zr.	Zr.

**CERTIFIED TO:**

Bank United, F.S.B., its successors and/or assigns  
Tear Title Insurance Company  
Premier Developers & Associates  
Fieldstone, Lester, Sinear and Danberg, L.L.P.

**CERTIFICATE OF SURVEY**

We hereby certify that this survey meets the minimum technical standards  
 as set forth by the Florida Board of Professional Land Surveyors in Chapter  
 61G17-6, Florida Administrative Code, pursuant to Section 422.027, 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 1st day of September, 2003.  
Revised this 16th day of September, 2003.  
Certifications and TIA Commitment Information added this 9th day of January, 2004.  
Revised and revised log description this 17th day of July, 2006.  
Trees located this 26th day of July, 2006.  
Revised this 31st day of October, 2006.  
Revised to 994 Square Footage this 7th day of December, 2009.

**McLAUGHLIN ENGINEERING COMPANY**

**JERALD A. McLAUGHLIN**  
Registered Land Surveyor No. 5263  
State of Florida

**NOTES:**

- 1) The survey reflects all references and right-of-way, as shown up above respondent record photo). The survey is based on construction from the National Road Restoration Inventory - survey of roads by Massachusetts Department of Transportation.
- 2) Underground improvements shown are derived from location information (spot marks) by others. Other underground improvements, if any, not reflected.
- 3) Legal Description information does not later title or O/S.
- 4) All Iron rods 0.6m, unless otherwise noted.
- 5) Reference Beach Name: N.W., both on the diagram at Section Start and Beach End. E/W = E/W.
- 6) Elevations shown refer to National Geographic Vertical Datum (1989), also known as Mean Sea Level.
- 7) This property lies in Flood Zone "A1". Elev = 6' per Flood Insurance Rate Map No. 12011CZ01F7. Bolint, dated 18-7-2004. See FEMA map Nos. 12510S, Flood Hazard, October 2, 1997).
- 8) Bearings shown hereon refers to an assumed Datum and accounts the East line of Lot 3, 4 and 5. Beach 7, this plot, at

**OFFICE NOTES**

FIELD BOOK NO. 106222/18. 105th LAF 271/206. PAVN  
JOD ORDER NO. 1-0-71, U-24PP. U-5-67  
CHECKED BY: GA  
DRAWN BY: E.A.N., S.M., RDN  
REF. ENG. 02-2-085, 02-3-112

There are no other easements, road reservations or rights-of-way of record, affecting this property per Ticor Title Insurance Company office file No. 8081.017, dated December 17th, 2003.

This property is zoned "NBRa" (North Beach Residential District)

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

FILE NO: 03-3-117