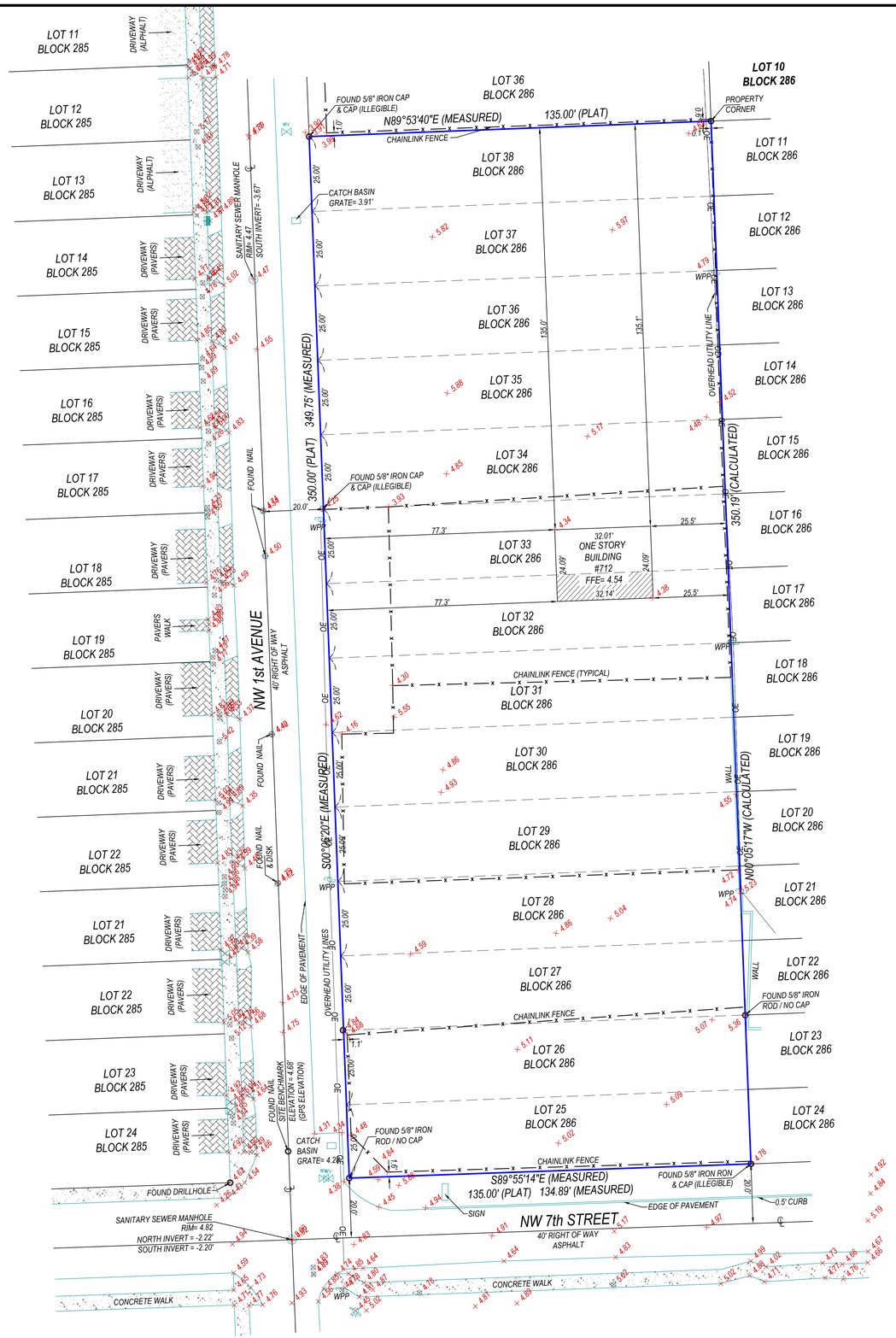
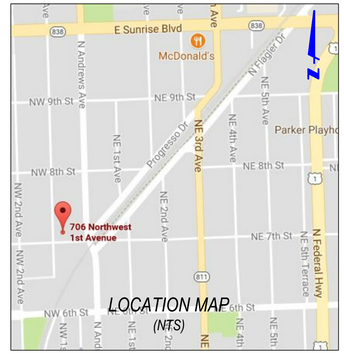



1"=20'




***PROPERTY ADDRESS:***

*706 NW 1ST AVENUE*
*FT. LAUDERDALE, FL 33311*

***FLOOD ZONE:*** *"AH " el 6*
***PANEL NO:*** *12011C 0369H*
***DATE:*** *AUGUST 18, 2014*

***CERTIFIED TO:***

*1. BLUE RIVER REALTY, LLC*

***LEGAL DESCRIPTION:***

*LOT(S) 27 AND 28, BLOCK 286, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.*

***SURVEYORS' NOTES:***

*1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.*
*2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
*3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.*
*4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.*
*5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.*
*6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.*
*7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.*
*8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).*
*9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.*
*10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)*

***ABBREVIATIONS***

| | |
|---|---|
| ℄ | CENTERLINE |
| CB | CATCH BASIN |
| WPP | WOOD POWER POLE |
| WV | WATER VALVE |
| ELEV | ELEVATION |

***LEGEND***

- VALVE BOX
- WATER METER
- METAL LIGHT POLE
- CLEANOUT
- FIRE HYDRANT
- INLET

GRAPHIC SCALE

0 10 20 40

*1 inch = 20 ft.*

*SIGNED:* _____
*GINO FURLANO*
*PROFESSIONAL LAND SURVEYOR AND MAPPER*
*FLORIDA CERTIFICATE No. 5044*

| | | | | |
|---|---|---|---|---|
| S17070680 | DRIVEWAY & TOPO | AR | CD | 02-19-18 |
| | BOUNDARY SURVEY | AR | CD | 08-08-17 |
| JOB# | PURPOSE | FIELD | DRAFT | DATE |

# BOUNDARY SURVEY


## PM SURVEYING
*LICENSED BUSINESS No. 6788*

*4546 CAMBRIDGE STREET*
*WEST PALM BEACH, FL 33415*
*OFFICE 561-478-7764*
*FAX 561-478-1094*

*Please visit us on the web @ www.pmsurveying.net*