

**STREET ADDRESS:**  
 1651 N. Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida 33305  
 3337 N.E. 16th Place, Fort Lauderdale, Florida 33305

**ACCURATE LAND SURVEYORS, INC.**  
 L.B. #3635  
 1150 E. ATLANTIC BLVD.  
 POMPANO BEACH, FLORIDA 33060  
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**BOUNDARY & TOPOGRAPHIC SURVEY**

**EASEMENTS ACCORDING TO THE AFOREMENTIONED PLAT:**  
 None.

**APPARENT ABOVE GROUND ENCROACHMENTS:**  
 Brick pavers across Northeast boundary.

**SYMBOLS & LEGEND OF ABBREVIATIONS:**

R/W = RIGHT OF WAY	N = NORTH	S = SOUTH	E = EAST	W = WEST	D.B. = DEED BOOK	ENCH. = ENCROACH	F.F. = FINISHED FLOOR	GAR. = GARAGE	C/L = CENTERLINE	MH = MANHOLE	(M) = MEASURED	P.B. = PLAT BOOK	A/C = AIR CONDITIONER	P = PLAT	x 7.00' = ELEVATIONS BASED ON N.A.V.D. (AE)	P.B.C.R. = PALM BEACH COUNTY RECORDS	M.D.C.R. = MIAMI-DADE COUNTY RECORDS	P.O.C. = POINT OF COMMENCEMENT	P.O.B. = POINT OF BEGINNING	CHATT. = CHATTAHOOCHEE	F.P.L. = FLORIDA POWER & LIGHT	B.C.R. = BROWARD COUNTY RECORDS	O.R.B. = OFFICIAL RECORDS BOOK	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION	D.N.R. = DEPARTMENT OF NATURAL RESOURCES	P.R.M. = PERMANENT REFERENCE MONUMENT	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM		
⊕ VALVE	⊠ UTILITY BOX	— PARKING STRIPE	⊙ MANHOLE	⊕ HYDRANT	— OVERHEAD UTILITY LINES	▨ BASIN	⊕ UTILITY POLE	▨ COVERED AREA	— CONCRETE	▨ BRICK PAVERS	— ASPHALT	⊕ WELL	⊕ WATER METER	☆ LIGHT	● BOLLARD	○ PROPERTY CORNER														

**LEGAL DESCRIPTION:**  
 A portion of Lots 1 and 2, in Block 13, in the subdivision, LAS OLAS BY THE SEA EXTENSION, according to the Plat thereof, as recorded in Plat Book 7, at Page 25, of the Public Records of Broward County, Florida, more fully described as follows:

COMMENCING at the intersection of the North line of said Lot 2 and the West line of Atlantic Boulevard; thence South along the West line of Atlantic Boulevard a distance of 8.17 feet to the Point of Beginning; thence continue along the West line of Atlantic Boulevard a distance of 77.80 feet to a point of curve; thence Southwesterly along a curve to the right, with a radius of 15 feet and a central angle of 86 degrees 10 minutes, an arc distance of 22.56 feet to a point of tangency and a point on the South line of said Lot 1; thence West along the said South line a distance of 81.97 feet; thence North making an included angle of 89 degrees, 16 minutes, a distance of 19.94 feet; thence West making an included angle of 270 degrees, a distance of 5.06 feet; thence North, making an included angle of 90 degrees, a distance of 25 feet; thence North making an included angle of 270 degrees, a distance of 16.95 feet; thence East and parallel to the North line of said Lot 2, making an included angle of 90 degrees 44 minutes a distance of 81.02 feet to the Point of Beginning.

TOGETHER WITH:  
 A portion of that part of Lots 1 and 2 lying West of Atlantic Boulevard in Block 13 of LAS OLAS BY THE SEA EXTENSION, according to the plat thereof recorded in Plat Book 7, at page 25, of the public records of Broward County, Florida, more fully described as follows: Beginning at the Southwest corner of said Lot 1; thence North along the West line of said Lot 1 and along the West line of said Lot 2 a distance of 100 feet to the Northwest corner of said Lot 2; thence East along the North line of said Lot 2 making an included angle of 93°50', a distance of 150 feet to the Northeast corner thereof; thence South along the East line of said Lot 2, making an included angle of 86°10', a distance of 8.17 feet; thence West and parallel to the said North line of said Lot 2 and making an included angle of 93°50' a distance of 81.02 feet; thence South, making an included angle of 269°16', a distance of 16.95 feet; thence West making an included angle of 90°, a distance of 25 feet; thence South making an included angle of 270° a distance of 55 feet; thence East, making an included angle of 270°, a distance of 5.06 feet; thence South, making an included angle of 90°, a distance of 19.94 feet to a point on the South line of said Lot 1; thence West along the said South line and making an included angle of 90°44', a distance of 54 feet to the Point of Beginning.

**NOTES:**

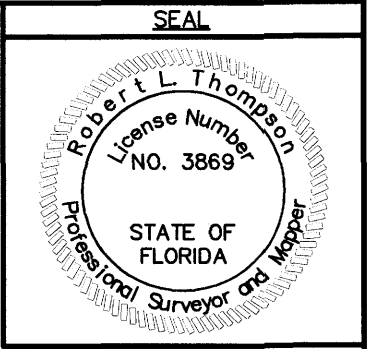
- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a grid bearing of South 88°24'08" East along the North right of way line of N.E. 16th Place, Plat Book 7, Page 25, Broward County Records as rotate to the North American Datum of 1983, 1990 adjustment.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
- Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

**FLOOD INFORMATION:**  
 Community name and number:  
 City of Fort Lauderdale 125105  
 Map and panel number: 12011C0388H  
 Panel date: 08-18-2014  
 Index date: 08-18-2014  
 Flood zone: "See Sketch"  
 Base flood elevation: "See Sketch"

**BENCHMARK INFORMATION:**  
 City of Fort Lauderdale Benchmark NE 28  
 Elevation = 7.358' NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 02-15-2022	DRAWN BY: MLW
FIELD BOOK: ALS-SU-22-0294	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY

**CERTIFY TO:**  
 Moraitis, Karney, Moraitis & Quailley  
 Old Republic National Title Insurance Company



**CERTIFICATION:**  
 This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)  
 PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

