McLAUGHLIN ENGINEERING COMPANY

1700 NORTHWEST 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
ENGINEERS – SURVEYORS
(LB# 285)

PHONE: (954) 763-7611 FAX: (954) 763-7615

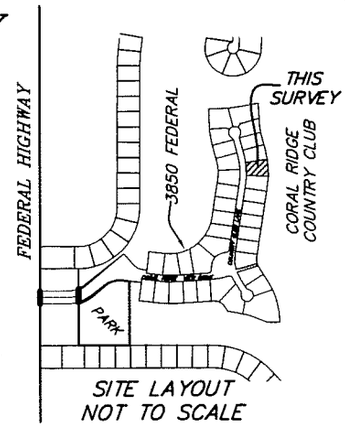
• Indicates Marker
Scale 1" = 40'

TREE SYMBOLS
INDICATES DIAMETER± (D.B.H.)
OAK TREE

Legend
McL. Cap.= McLaughlin Cap
Elev.= Elevation
W/= With
O/S= Offset
Conc.= Concrete
M.= Measured
P.= Plat
SQ. FT.= Square Feet

RECORD LAND SURVEY
LOT 19

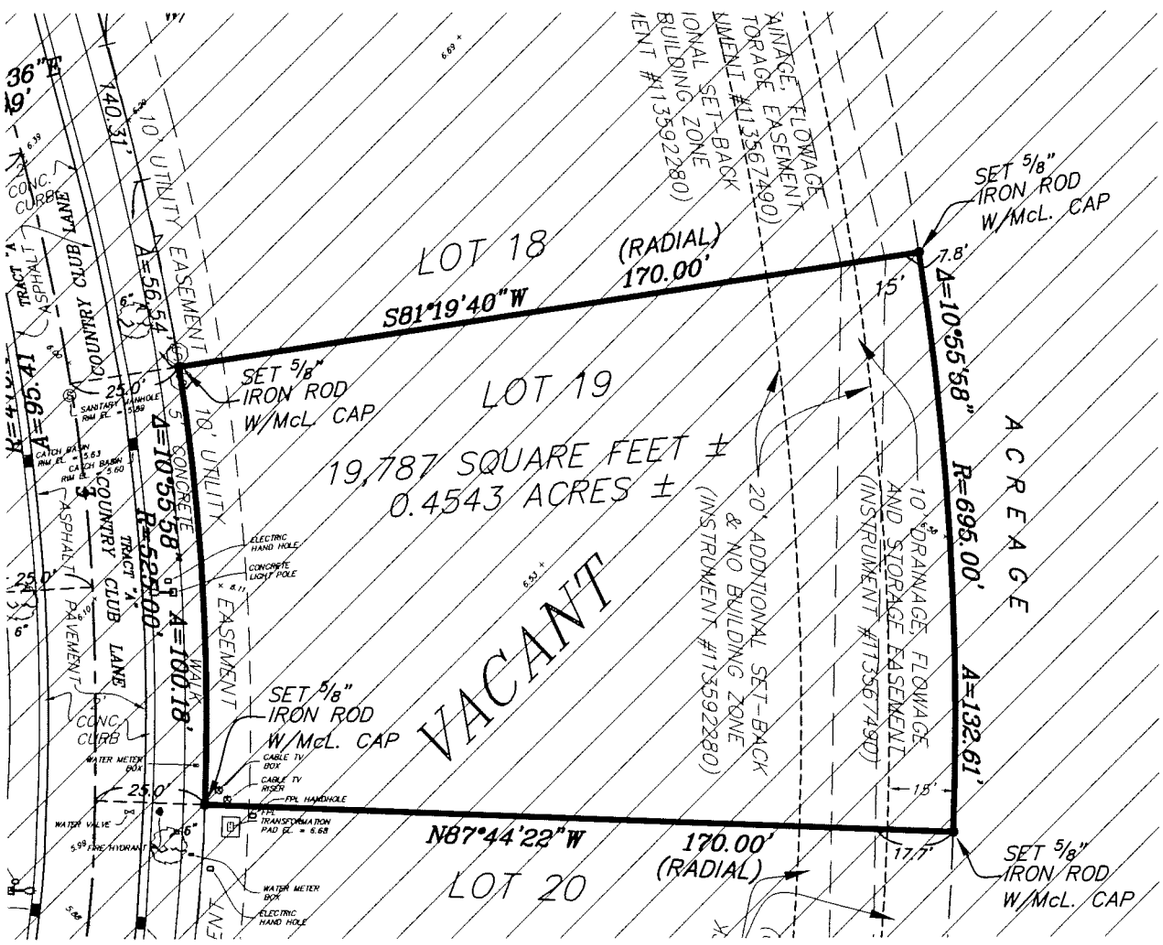
LOMA= Letter of Map Amendment
(S) = Approximate Location of Sewer Lateral (as Supplied by Others)



LEGAL DESCRIPTION

Lot 19, 3850 FEDERAL, according to the Plat thereof, as recorded in Plat Book 181, Pages 137, 138, 139, 140 and 141, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 19,787 square feet or 0.4543 acre, more or less.



NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-wayof record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
4) Boundary survey information does not infer Title or Ownership.
5) All iron rods 5/8", unless otherwise noted.
6) Reference Bench Mark: Broward County Engineering Department, Benchmark # 0571, Elev.= 7.440 (NGVD29) converted 5.850 (NAVD88).
7) Elevations shown refer to **North American Vertical Datum (1988)**, and are indicated thus: 5.99, Elev. =5.99
8) This property lies in Flood Zone "AH", Elev.=6.0 Per Flood Insurance Rate Map No. **12011C0386 H**, Dated: August 18, 2014. Community Panel No. **125105**.
   FEMA NOTE: This property is subject to LOMA, per FEMA Case No. 16-04-3881A dated April 22, 2016 and has been removed from the flood zone.
9) Bearings shown hereon refer to record plat (36/30) and assume the North line of Block G (S. line of N 1/2 Section 24-49-42 as North 88°09'25" East.

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 12th day of January, 2016.
Additional Easements added this 7th day of April, 2016.
Tree located this 29th day of June, 2016.
FPL Handhole added this 11th day of November, 2017.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. LB# 348/3-7, TDS, Print
JOB ORDER NO. V1015, V1151, V2802
DRAWN BY: KT, RT
CHECKED BY:

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