

# JOHN IBARRA & ASSOCIATES, INC.

## Professional Land Surveyors & Mappers

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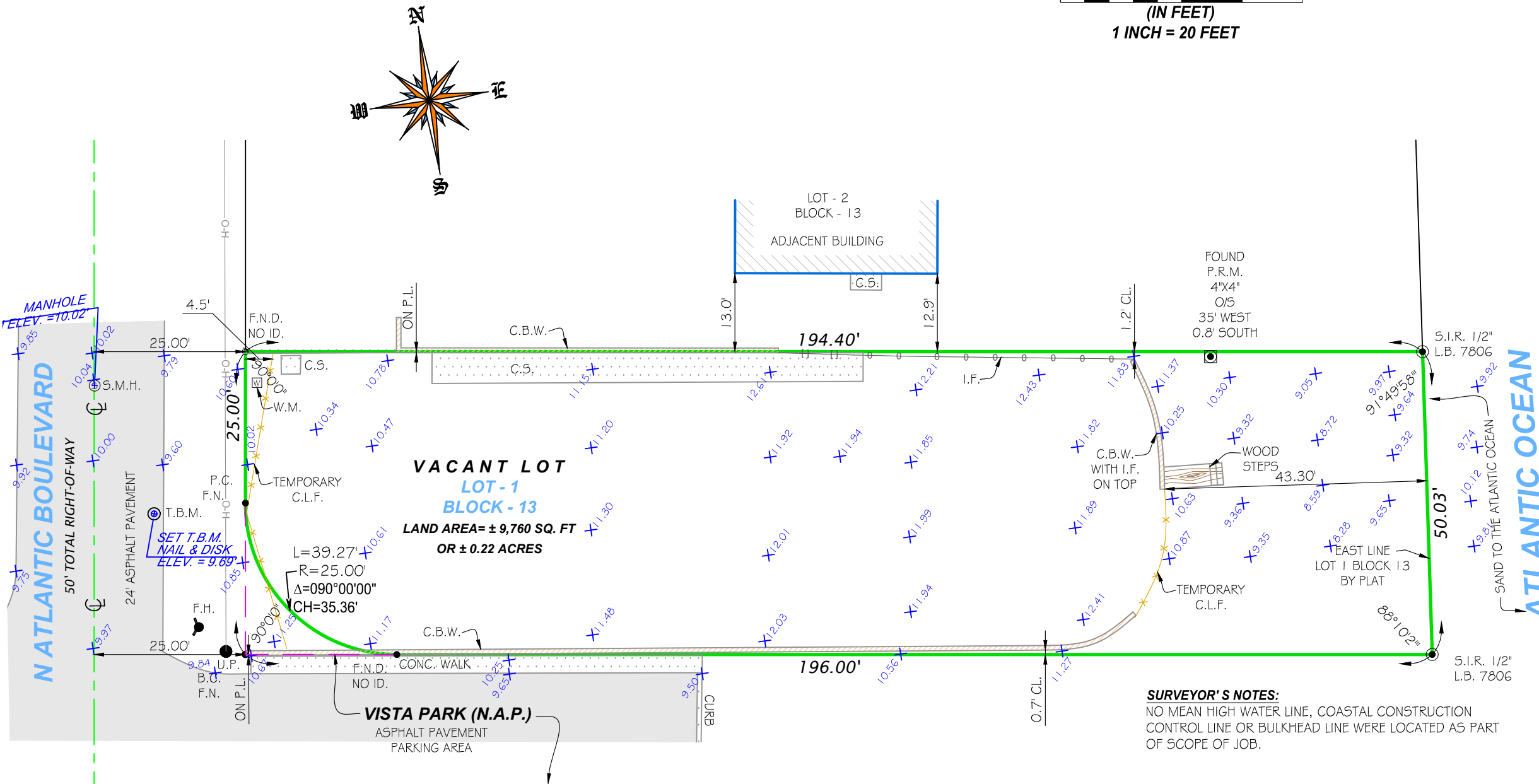
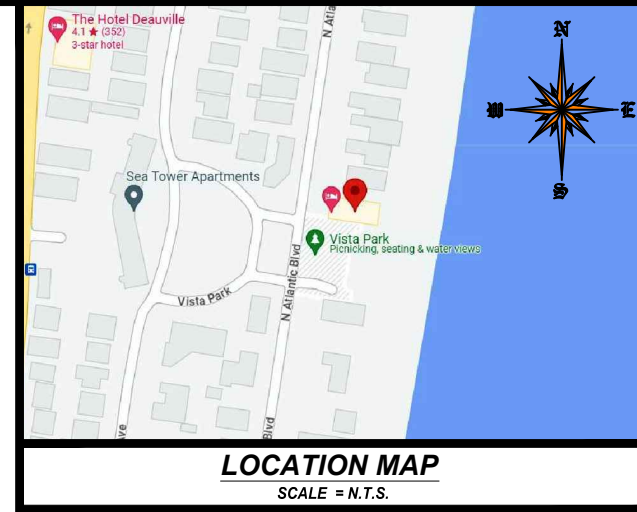
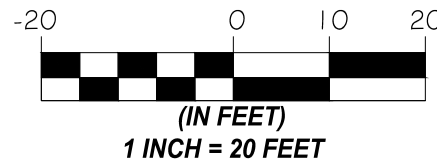
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### MAP OF BOUNDARY SURVEY

2900 N ATLANTIC BLVD, FORT LAUDERDALE, FLORIDA 33308

#### GRAPHIC SCALE



**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING.
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE.
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
 FLOOD ZONE: SEE SURVEYOR'S NOTE # 4  
 BASE FLOOD ELEVATION: SEE SURVEYOR'S NOTE # 4  
 COMMUNITY: 125105  
 PANEL: 0386  
 SUFFIX: H  
 DATE OF FIRM: 08/18/2014  
 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- THE SUBJECT PROPERTY DOES LIE IN THREE SPECIAL FLOOD HAZARD AREA; (ZONE AO - DEPTH 2); (ZONE AO - DEPTH 3); (ZONE VE - ELEV. 13)
- ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; CITY FORT LAUDERDALE BENCHMARK 5TR: 30-49-43; STAMP: 86 92 DA 18. ELEVATION IS 11.42 FEET OF N.G.V.D. OF 1929; CONVERSION FORMULA = (11.42' - 1.58') RESULTS = 9.84' FEET NAVD 88.
- THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS SHOULD BE VERIFIED BY BROWARD COUNTY.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

**SURVEYOR'S NOTES:**  
 NO MEAN HIGH WATER LINE, COASTAL CONSTRUCTION CONTROL LINE OR BULKHEAD LINE WERE LOCATED AS PART OF SCOPE OF JOB.

BY: CARLOS IBARRA (DATE OF FIELD WORK) **02/08/2024**

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA  
 (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_  
 REVISED ON: \_\_\_\_\_

**ABBREVIATIONS AND MEANINGS**

A = ARC	CONC. = CONCRETE.	FNIP = FEDERAL NATIONAL INSURANCE	O.H. = OVERHEAD	W.M. = WATER METER.
AC = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	H.L. = FOUND NAIL.	O.H.L. = OVERHEAD UTILITY LINES	W.F. = WOOD FENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	H. = HIGH (HEIGHT).	O.R.B. = OFFICIAL RECORDS BOOK	W.R. = WOOD ROOF.
AR = ALUMINUM ROOF.	C.U.P. = CONC. UTILITY POLE	I.C.V. = IRRIGATION CONTROL VALVE	OVH = OVERHANG	W.S. = WOOD SHED.
AS = ALUMINUM SHED.	C.W. = CONCRETE WALK	I.F. = IRON FENCE	P.V.M.T. = PAVEMENT.	W = WEST.
ASPH. = ASPHALT.	D.E. = DRAINAGE EASEMENT	I.N. & E.G. = INGRESS AND EGRESS EASEMENT.	PL = PLANTER.	W = WEST.
B.C. = BLOCK CORNER.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	L.B. = Certificate of Authorization L.B.#7806	PL = PROPERTY LINE.	W = WEST.
B.C.R. = BROWARD COUNTY RECORDS BLDG. = BUILDING.	D.R. = DRIVEWAY	M. = MEASURED DISTANCE.	P.C.C. = POINT OF COMPOUND CURVE.	W = WEST.
B.M. = BENCH MARK.	E. = DEGREES.	M.B. = MAIL BOX	P.C. = POINT OF CURVE.	W = WEST.
B.D.B. = BASIS OF BEARINGS.	E. = EAST.	M.D.C.R. = MIAMI DADE COUNTY RECORDS	PT. = POINT OF TANGENCY.	W = WEST.
B.S.L. = BUILDING SETBACK LINE	ED = ELECTRIC BOX	M.E. = MAINTENANCE EASEMENTS	POC = POINT OF COMMENCEMENT.	W = WEST.
C = CALCULATED	E.T.P. = ELECTRIC TRANSFORMER PAD.	M.L. = MONUMENT LINE.	POB = POINT OF BEGINNING.	W = WEST.
C.B. = CATCH BASIN.	ELEV. = ELEVATION.	M.H. = MANHOLE.	P.R.C. = POINT OF REVERSE CURVE	W = WEST.
C.B.S. = CONCRETE BLOCK STRUCTURE.	ENCR. = ENCROACHMENT.	M.L. = MANHOLE.	P.B. = PLAT BOOK.	W = WEST.
C.B.W. = CONCRETE BLOCK WALL.	F.H. = FIRE HYDRANT.	M.L. = MANHOLE.	PG. = PAGE.	W = WEST.
CH. = CHORD.	F.I.P. = FOUND IRON PIPE	M.L. = MANHOLE.	PKY. = PARKWAY.	W = WEST.
CH.B. = CHORD BEARING.	F.I.R. = FOUND IRON ROD.	M.L. = MANHOLE.	PRM. = PERMANENT REFERENCE MONUMENT.	W = WEST.
CL = CLEAR	F.F.E. = FINISHED FLOOR ELEVATION.	M.L. = MANHOLE.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	W = WEST.
C.L.F. = CHAIN LINK FENCE.	F.N.D. = FOUND NAIL & DISK.	M.L. = MANHOLE.	R. = RECORDED DISTANCE.	W = WEST.
C.M.E. = CANAL MAINTENANCE EASEMENTS.	FR = FRAME.	M.L. = MANHOLE.	RR. = RAIL ROAD.	W = WEST.
	FT = FEET.	M.L. = MANHOLE.	N. = NORTH.	W = WEST.
		M.L. = MANHOLE.	N.T.S. = NOT TO SCALE.	W = WEST.
		M.L. = MANHOLE.	#NO. = NUMBER.	W = WEST.
		M.L. = MANHOLE.	O/S = OFFSET.	W = WEST.

**LEGAL DESCRIPTION:**  
 LOT 1, BLOCK 13, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFICATION:**  
 MARK WHEELUS

<b>DRAWN BY:</b>	<b>IG</b>
<b>FIELD DATE:</b>	<b>02/08/2024</b>
<b>SURVEY NO.:</b>	<b>24-000237</b>
<b>SHEET:</b>	<b>1 OF 1</b>

**L.B.# 7806 SEAL**