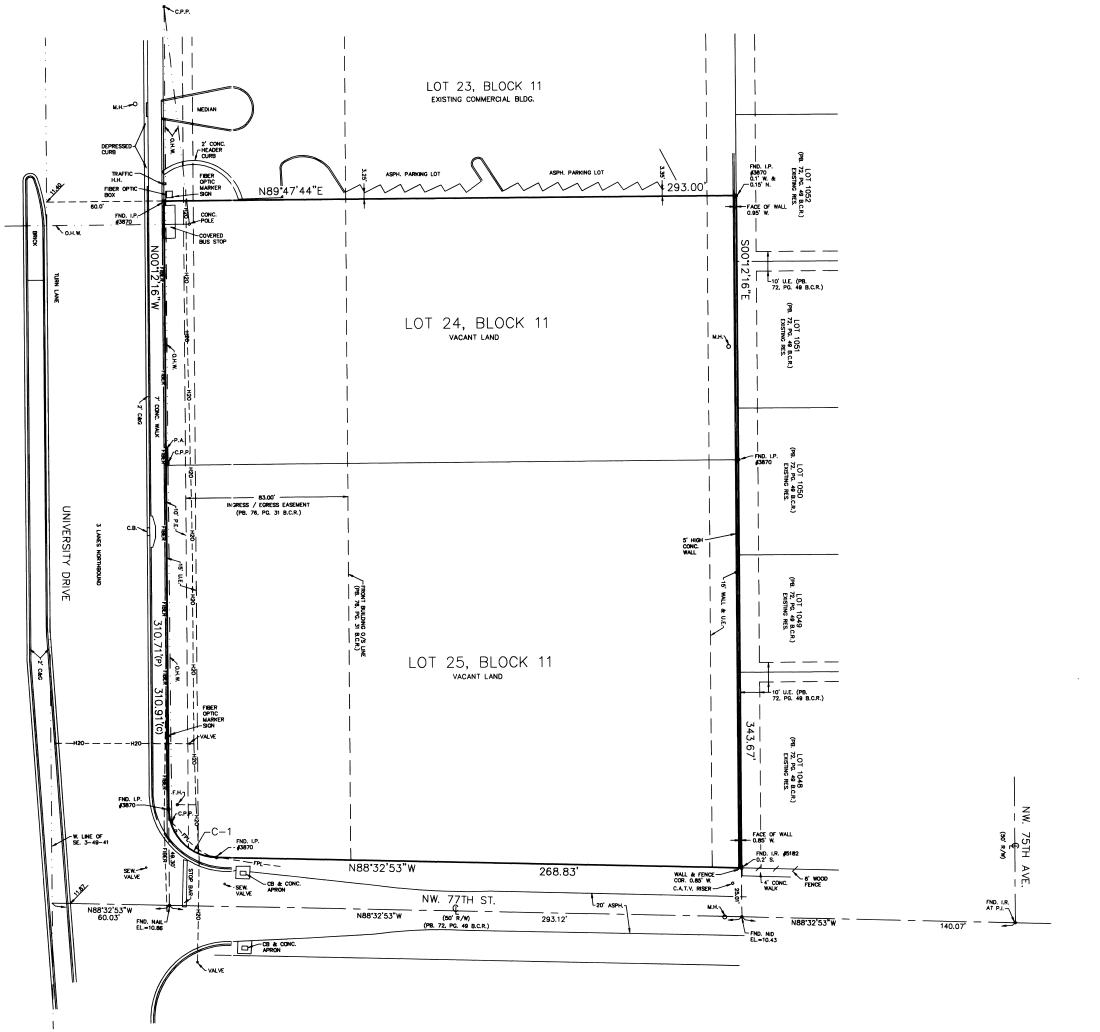
MAP OF BOUNDARY SURVEY

FOR: COURTYARD PROPERTIES

DESCRIPTION:
LOTS 24 & 25, BLOCK 11, LYONS COMMERCIAL SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, AT PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 99,327 SQUARE FEET MORE OR LESS.

(2.28 Acres)



NOTES:
1. ALL PROPERTY CORNERS ARE SET IRON ROD #3240 UNLESS NOTED OTHERWISE.
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE. (SEE NOTE 8)
3. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF LYONS COMMERCIAL SUBDIVISION NO. 3 (PB. 76, PG. 31 B.C.R.)
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
5. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
6. BENCHMARK OF ORIGIN: BROWARD COUNTY ENGINEERING BENCHMARK #2942 ELEVATION = 12.020
7. TREES ON THE SUBJECT PROPERTY WERE NOT LOCATED.
8. THE BELOW GROUND FIBER OPTIC (FIBER), WATER LINE (H2O) AND FLORIDA POWER & LIGHT (FPL) LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATION OF SURFACE MARKINGS THAT WERE PROVIDED BY OTHERS.
9. ALL EASEMENTS ARE PER THE PLAT OF LYONS COMMERCIAL SUBDIVISION NO. 3 (PB. 76, PG. 31 B.C.R.) UNLESS NOTED OTHERWISE.

CERTIFY TO: BROWARD BANK OF COMMERCE, ISAOA, ATIMA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; RICE, PUGATCH, ROBINSON, AND SCHILLER, P.A.; COURTYARD RIVER RESIDENCE, LLC

NOTE: THE ABOVE CERTIFICATION IS INTENDED FOR THE EXCLUSIVE USE OF THE PARTIES MENTIONED THEREIN AND MADE A PART OF THIS INSTRUMENT DATED 5/26/11. THE ADDITION OF SAID CERTIFICATION IN NO WAY CONSTITUTES AN UPDATE TO THIS SURVEY. DATE OF LAST FIELD SURVEY IS 8/9/07.

LEGEND:

P.E.	PLANTING EASEMENT	V.G.	VALLEY GUTTER
U.E.	UTILITY EASEMENT	C&G	CURB AND GUTTER
D.E.	DRAINAGE EASEMENT	D/T	DIRECT TIE
FND.	FOUND	S/T	SWING TIE
I.P.	IRON PIPE	STR.	STRADDLED
I.R.	IRON ROD	FPL.	FLORIDA POWER & LIGHT
P.C.P.	PERMANENT CONTROL POINT	C.A.T.V.	CABLE TELEVISION
P.C.	POINT OF CURVATURE	S.B.	SOUTHERN BELL
P.R.C.	POINT OF REVERSE CURVATURE	O.H.W.	OVERHEAD WIRES
P.C.C.	POINT OF COMPOUND CURVATURE	COL.	COLUMN
P.I.	POINT OF INTERSECTION	STY.	STORY
N/D	NAIL IN DISC	RES.	RESIDENCE
N/T	NAIL IN TAB	(R.)	RADIAL
MH.	MAN HOLE	(N.R.)	NON-RADIAL
HH.	HAND HOLE	ESMT.	EASEMENT
HYD.	FIRE HYDRANT	ASPH.	ASPHALT
CONC.	CONCRETE	PVMT.	PAVEMENT
MON.	MONUMENT	CONST.	CONSTRUCTION
(M)	MEASURED	EXIST.	EXISTING
(P)	PLAT	E.O.W.	EDGE OF WATER
(C)	CALCULATED	T.O.B.	TOP OF BANK
(C*T)	CALCULATED FROM FIELD TRAVERSE	GAR.	GARAGE
EL.	ELEVATION	TAN.	TANGENT
P.R.M.	PERMANENT REFERENCE MONUMENT	EXT.	EXTENDED
A/C	AIR CONDITIONING	R/W	RIGHT OF WAY
BM.	BENCHMARK	ORB.	OFFICIAL RECORD BOOK
SERV.	SERVICE	PG.	PAGE
P.O.T.	POINT OF TERMINATION	DESC.	DESCRIPTION
P.O.B.	POINT OF BEGINNING	B.O.C.	BACK OF CURB
P.O.C.	POINT OF COMMENCEMENT	B.O.W.	BACK OF WALK
-0.00	EXISTING ELEVATION	℄	CENTERLINE
0.00	PROPOSED ELEVATION	F.F.	FINISHED FLOOR
D.M.A.	DRAINAGE AND MAINTENANCE AREA	P.A.	POLE ANCHOR
W.P.P.	WOOD POWER POLE	C.L.F.	CHAIN LINK FENCE
B.C.R.	BROWARD COUNTY RECORDS	F.C.	FENCE CORNER
C.O.	CLEAN OUT	H2O	WATERLINE
C.P.P.	CONCRETE POWER POLE	FIBER	FIBER OPTIC

CURVE TABLE

C-1
D=88°20'37"
R=25.00'
L=38.55'

FINISHED FLOOR ELEVATION	N/A
NEXT HIGHER FLOOR ELEVATION	N/A
GARAGE FLOOR ELEVATION	N/A
LOWEST A/C PAD ELEVATION	N/A
LOWEST ADJACENT ELEVATION	N/A
HIGHEST ADJACENT ELEVATION	N/A

ELEVATIONS SHOWN HEREON ARE BASED ON THE N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM OF 1929.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

THE N.F.I.P. FLOOD MAPS HAS DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONE AH
BASE FLOOD ELEVATION 12 FEET.

COMMUNITY NO. 120058 PANEL NO. 0205 F
DATE OF FIRM. 8/18/92

PAUL E. BREWER
& ASSOCIATES, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
PH.: (954) 753-5210
FAX: (954) 753-9813

CERTIFICATION:
I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 8/9/07

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

LOT 24 & 25, BLOCK 11
LYONS COMMERCIAL SUBDIVIDION NO. 3
(PB. 76, PG. 31 B.C.R.)

NOTE:
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS OR OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.

SCALE: 1" = 30'
FB/PG: FILE
DRAWN BY: W.D.K.
CKD. BY:
JOB NO: 07-85

REVISIONS	DATE	BY	CKD	FB/PG
ADD CERTIFICATION (NOT A FIELD UPDATE)	5/26/11	W.D.K.		FILE