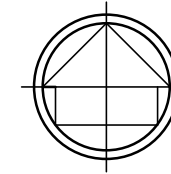
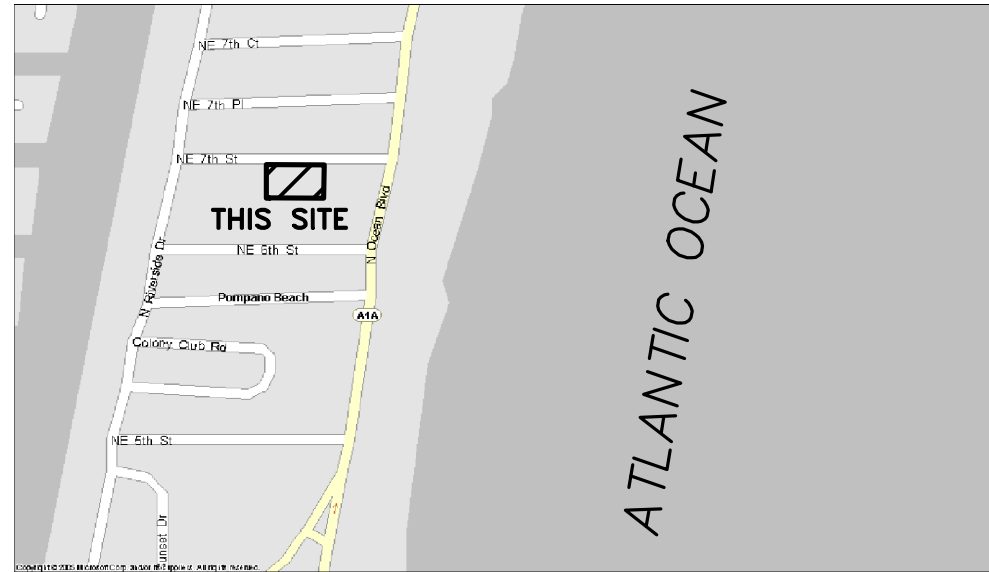


ALTA/NSPS LAND TITLE SURVEY

TREES :

1. 12" CABBAGE PALM
2. ARIKA PALM
3. 7" SCHEFFLERA
4. 7" SCHEFFLERA
5. 4" PALM
6. 5" PALM
7. 13" CABBAGE PALM
8. 6" UNKNOWN TREE
9. 13" CABBAGE PALM
10. 13" CABBAGE PALM
11. 8" CABBAGE PALM
12. 14" CABBAGE PALM
13. 6" CABBAGE PALM
14. 8" CABBAGE PALM
15. 10" CABBAGE PALM
16. ~~FAN PALM CLUSTER (REMOVED)~~
17. 4" UNKNOWN TREE
18. 5" UNKNOWN TREE
19. 10" SCHEFFLERA
20. 12" CABBAGE PALM

LOCATION MAP (NTS)



LAND DESCRIPTION :

LOTS 6 AND 7, "ATLANTIC VIEW", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE MAY 2, 2018. (ISSUING OFFICE FILE NO.: H18-15) (ORDER NO.: 6983659)
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON IS AS REFLECTED IN THE AFOREMENTIONED TITLE COMMITMENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 605 ELEVATION=10.64' (NAVD88)
8. SET BACKS : FRONT 25 FEET
REAR 10 FEET
SIDE 10 FEET
9. PROPERTY IS ZONED : RM 20 - MULTIPLE FAMILY RESIDENCE
10. PARKING COUNT :
REGULAR = 3
HANDICAP = 0
TOTAL = 3
11. SCHEDULE B-II REVIEW :
ITEM # 6 - RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS PER P.B. 26, PG. 19, B.C.R. (AFFECTS / PLOTTED)
ITEM # 7 - RESTRICTIONS, COVENANTS, CONDITIONS PER O.R.B. 47974, PG. 368, B.C.R. AND O.R.B. 47974, PG. 673, B.R.C. (SUBJECT TO PROPERTY), AS MAY BE SUBSEQUENTLY AMENDED. (AFFECTS / NOT PLOTTABLE)

LEGEND:

- | | |
|--------|--|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| -X- | CHAIN LINK/ WOOD FENCE |
| CBS | CONCRETE BLOCK STRUCTURE |
| A/C | AIR CONDITIONER |
| WPP | WOOD POWER POLE |
| WM | WATER METER |
| -E- | OVERHEAD UTILITY LINE |
| 10.49 | ELEVATION |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| FLTA | FLORIDA LAND TITLE ASSOCIATION |
| SQ.FT. | SQUARE FEET |

CERTIFIED TO:

JOE KOLLING
HOMETOWN TITLE
FIDELITY NATIONAL TITLE GROUP

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 (NONE DISCLOSED) AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARD AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THE FIELD WORK WAS COMPLETED ON MAY 17, 2018.

FOR THE FIRM BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	03/09/06	SKETCH	AV	REC
REVISED PER ALTA STANDARDS	03/28/06	-----	AV	REC
REVISED CERTIFIED TO	10/26/06	-----	AV	REC
REVISED CERTIFIED TO	11/08/06	-----	AV	REC
ADDED PLOTTED STREET	11/09/06	-----	AV	REC
ADDED TREES	01/28/08	SKETCH	JD	REC
UPDATE SURVEY	05/17/18	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120055
PANEL NUMBER	0377 H
ZONE	X / VE
BASE FLOOD ELEV.	N/A / 9
EFFECTIVE DATE	10/02/97

PROPERTY ADDRESS :
3220 & 3224 NE 7TH STREET
SCALE: 1" = 20'
SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.

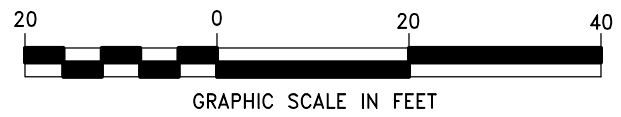
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)680-9885 FAX (954)680-0213



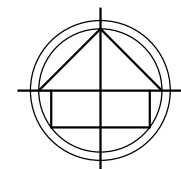
PROJECT NUMBER : 5585-06

CLIENT :

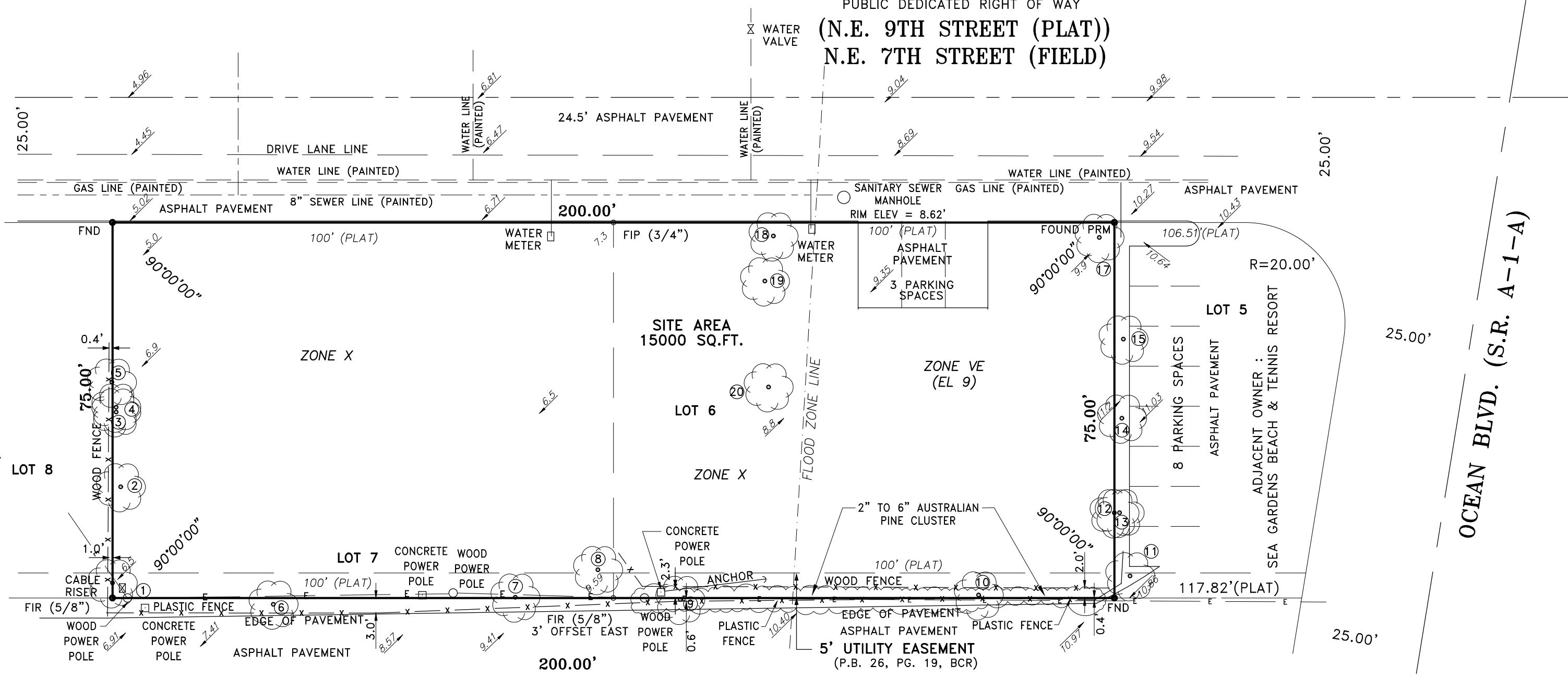
3204 ASSOCIATES, LTD.



ALTA/ACSM LAND TITLE SURVEY



TOTAL RIGHT OF WAY WIDTH: 50 FEET
 PUBLIC DEDICATED RIGHT OF WAY
 (N.E. 9TH STREET (PLAT))
 N.E. 7TH STREET (FIELD)



ADJACENT OWNER :
 SEA GARDENS BEACH & TENNIS RESORT

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	03/09/06	SKETCH	AV	REC
REVISED PER ALTA STANDARDS	03/28/06	-----	AV	REC
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FLOOD ZONE INFORMATION	
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PANEL NUMBER	0377 H
ZONE	X / VE
BASE FLOOD ELEV.	N/A / 9
EFFECTIVE DATE	10/02/97

PROPERTY ADDRESS :	3220 & 3224 NE 7TH STREET
SCALE:	1" = 20'
SHEET	2 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.
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 DAVIE, FLORIDA 33314
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