

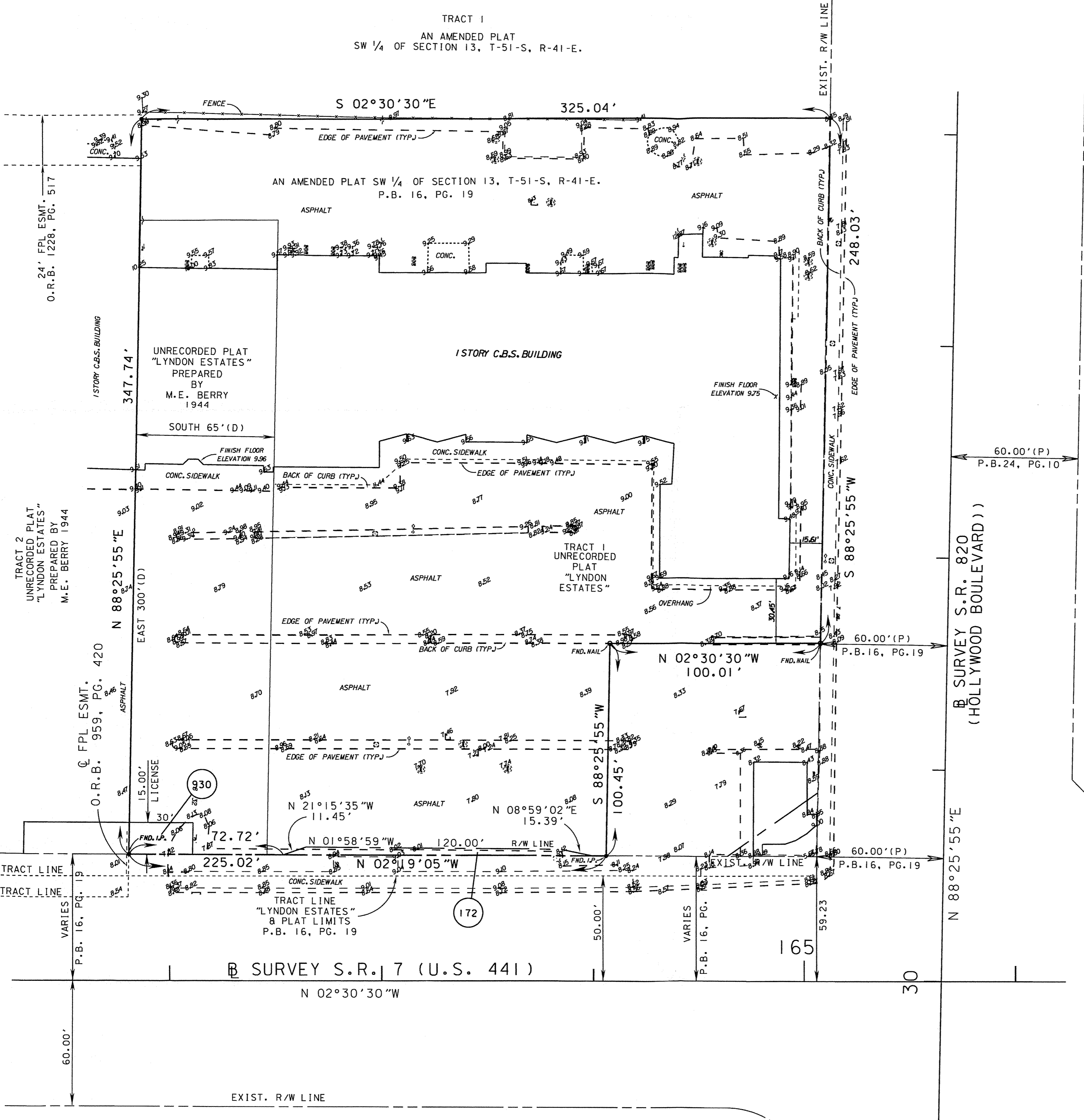
LOCATION SKETCH
NOT TO SCALE

ABBREVIATIONS:

- B BASELINE
- FF FINISH FLOOR ELEVATION
- R RADIUS LENGTH
- Δ DELTA ANGLE
- L ARC LENGTH
- CL CENTER LINE
- PB PLAT BOOK
- PG PAGE
- IR IRON ROD
- N/D NAIL & DISK
- ORB OFFICIAL RECORD BOOK
- EXIST EXISTING
- FND FOUND
- IR/C IRON ROD & CAP
- FPL FLORIDA POWER & LIGHT
- B.E. BUFFER EASEMENT
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PCP PERMANENT CONTROL POINT
- F.F.L. FINISH FLOOR ELEVATION

LEGEND

- GUY WIRE
- BOLLARD
- ⊙ SIGN
- ⊙ LIGHT POLE
- ⊙ POLE
- WATER WATER METER
- ⊔ CATCH BASIN
- OVERHEAD ELEC.
- 16.96 EXISTING ELEVATION
- SET IR/C #6837
- SET NAIL AND WASHER
- ELEC. ELEC.
- WATER VALVE WATER VALVE
- TELEPHONE TELEPHONE
- MANHOLE MANHOLE
- HYDRANT HYDRANT
- 172 PROPOSED R/W PARCEL NO.



LEGAL DESCRIPTION:

LOT 15 OF LYNDON ESTATES, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO AN UNRECORDED PLAT OF SAID LYNDON ESTATES, SAID PARCEL OF LAND COMPRISING THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND MIGHT SOMETIMES BE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF WEST HOLLYWOOD BOULEVARD WHICH IS 60.00 FEET SOUTH AND 670.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 650.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 316.00 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 650.00 TO THE SOUTH LINE OF WEST HOLLYWOOD BOULEVARD; THENCE EAST TO THE POINT OF BEGINNING.

NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF SURVEY FOR STATE ROAD 7, AS SHOWN ON THE F.D.O.T. RIGHT OF WAY MAP, FINANCIAL PROJECT ID 227774-1-52-01, WHICH BEARS N 02°30'30" W. ALL BEARINGS ARE RELATIVE THERETO.
3. FIELD SURVEY WAS PERFORMED ON 04/01/2009 AND 06/17/2010.
4. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.
5. THE PURPOSE OF THIS SPECIAL PURPOSE SURVEY IS INTENDED TO SHOW EXISTING IMPROVEMENTS AND ELEVATIONS
6. BENCH MARK IS A F.D.O.T. NAIL AND DISK STAMPED 2936-TRAV PT, ELEVATION 9.73, NAVD 88.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SPECIAL PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEXTON ENGINEERING ASSOCIATES INC.
110 PONCE DE LEON STREET
ROYAL PALM BEACH, FLORIDA 33411
LB NO. 6837

COPY

PROFESSIONAL SURVEYOR AND MAPPER
MICHAEL D. BONIN
NO. 4396, STATE OF FLORIDA
L.B. NO. 6837

S.R. 7 (U.S.441)
STATE PROJECT NO. 86100-2527
F.P.I.D. 227774-1

S.E.A. SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3122 FAX 561-792-3168
FL. REGISTRATIONS: LB0006837, EB0007864

SPECIFIC PURPOSE SURVEY

PROJ. NO. 1448 P172	DATE 06/18/2010
SCALE 1"=30'	SHEET 1 OF 1