LEGAL DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 7, BLOCK 24, LIBERIA, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 1, PAGE 34, TOGETHER WITH A PORTION OF ABANDONED
FARRAGUT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 4586, PAGE 271, BOTH OF
THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, HOLLYWOOD CRYSTAL LAKE, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 72 AND 73, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, THENCE SOUTH 01°47'58" EAST, ALONG THE SOUTHERLY EXTENSION OF THE
WEST LINE OF SAID PARCEL A, 50.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°08'59" EAST,
ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL A, 249.98 FEET
TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE
BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°03'03", AN ARC
DISTANCE OF 39.29 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 1, BLOCK 24, OF SAID LIBERIA PLAT;
THENCE SOUTH 01°47'58" EAST, ALONG SAID EAST LOT LINE, 77.96 FEET TO THE NORTHEAST CORNER OF LOT 4,
BLOCK 2, OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 45, OF
SAID PUBLIC RECORDS; THENCE SOUTH 88°08'59" WEST, ALONG THE NORTH LINE OF LOTS 4 THROUGH 7,
BLOCK 2, OF SAID OAKWOOD HILLS, 275.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH
01°47'58" WEST, ALONG SAID SOUTHERLY EXTENSION, 102.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD FLORIDA, CONTAINING 0.647 ACRES OR 28,186 SQUARE FEET, MORE OR LESS.

GROSS AREA OF THE ABOVE LEGAL DESCRIPTION TO THE CENTERLINE OF THE UNNAMED STREET AND TO THE CENTERLINE OF N. 24 AVENUE = 0.88 ACRES OR 38,396 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

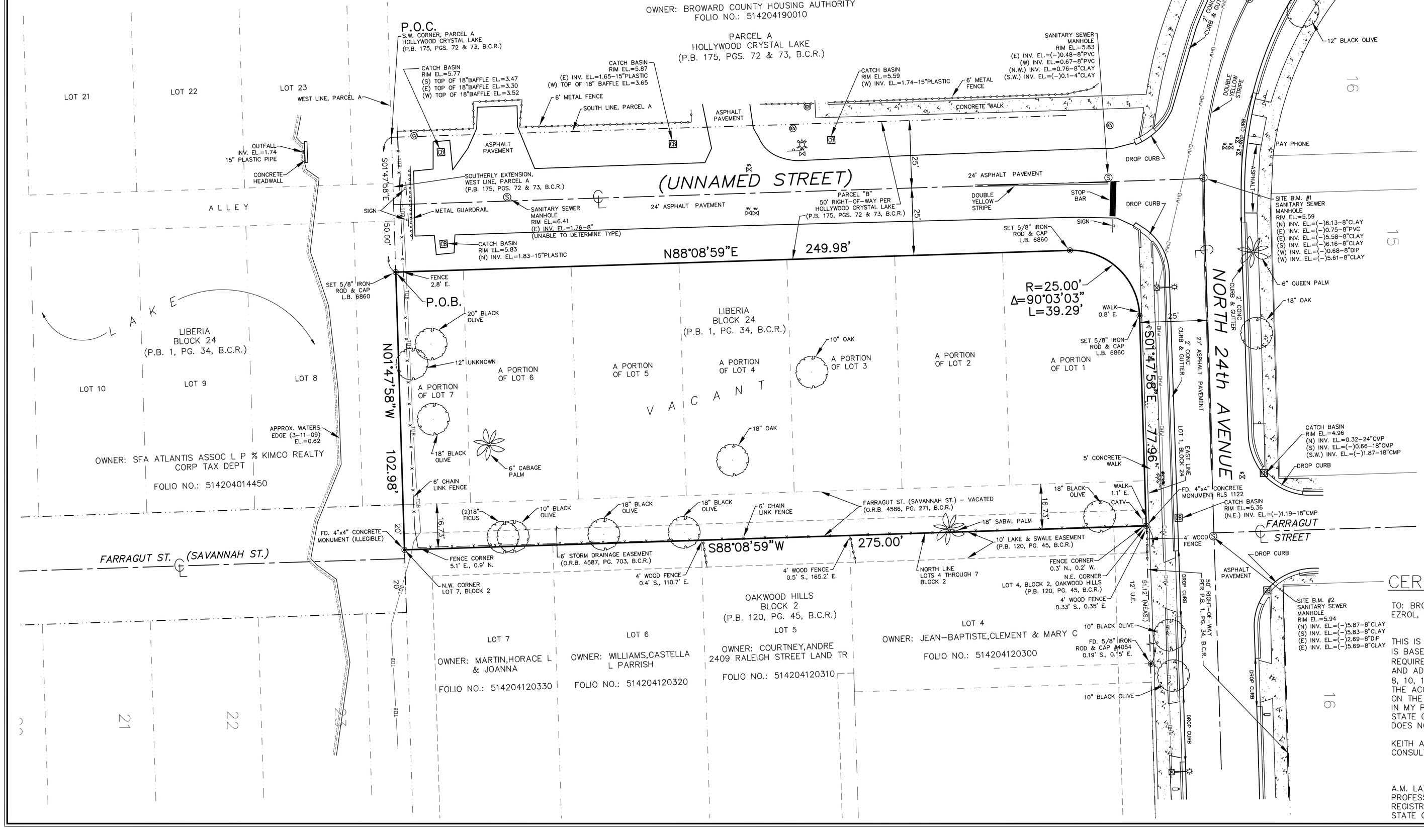
1. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD PER ATTORNEYS' TITLE INSURANCE FUND, INC. FUND FILE No. 10-2009-3353-A1, CERTIFIED THROUGH APRIL 12, 2009, @ 11:00 P.M. AND PER ATTORNEYS' TITLE INSURANCE FUND, INC. FUND FILE No. 10-2009-3894, CERTIFIED THROUGH APRIL 22, 2009, @ 11:00 P.M.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOTS 4 THROUGH 7, BLOCK 2, OAKWOOD HILLS (P.B. 120, PG. 45, B.C.R) HAVING A BEARING REFERENCE OF SOUTH 88°08'59" WEST.
7. THE HORIZONTAL CONTROL ACCURACY FOR THIS SURVEY ACHIEVED THE COMMERCIAL/HIGH RISK REQUIREMENT OF 1 FOOT IN 10,000 FEET. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
8. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
9. IT IS A VIOLATION OF RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
10. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY BE ENLARGED FOR CLARITY, ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
11. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 20' OR SMALLER.
12. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120116C0308 F, EFFECTIVE DATE 8/18/92, THIS PROPERTY LIES IN ZONE AE (BASE FLOOD ELEVATION 7').
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY AND ENGINEERING DIVISION BENCHMARKS. ORIGIN BENCHMARK #1132 IS A SQUARE CUT IN THE NORTHEAST CORNER OF A 6' X 10' CONCRETE ENTRANCE SLAB TO THE LIONS CLUB AT THE S.E. CORNER OF S.W. 5TH ST. AND S.W. 4TH AVENUE, ELEVATION = 10.910' AND BENCHMARK #1894 IS A COPPER COATED STEEL ROD IN A 4" DIAMETER IRON PIPE, 1.65 MILES NORTH OF HOLLYWOOD BLVD. ALONG THE FLORIDA EAST COAST RAILWAY AND 99' EAST OF THE EAST RAIL OF THE NORTH BOUND TRACKS, 1.5' SOUTH OF THE S.W. CORNER OF A LARGE CONCRETE POST ON THE SOUTH SIDE OF THE NORTH DRIVEWAY TO THE DANIA MEMORIAL PARK CEMETERY, ELEVATION = 13.038'.
14. THE REVIEWING SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. THE REVIEWING SURVEYOR ALSO DID NOT OBSERVE ANY EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

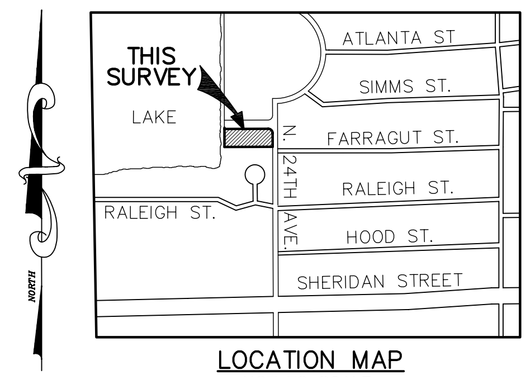
TITLE COMMITMENT EXCEPTIONS PER ATTORNEYS' TITLE INSURANCE FUND, INC., FUND FILE No. 10-2009-3894
CERTIFIED APRIL 22nd, 2009 @ 11:00 PM FOR SUBJECT PARCEL

ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS		PLOTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
1	10' FLORIDA POWER & LIGHT COMPANY EASEMENT	O.R.B. 8715, PG. 598 O.R.B. 41389, PG. 158				X	UNABLE TO DETERMINE IF IT AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE EASEMENT VACATED PER O.R.B. 41389, PG. 158
2	10' FLORIDA POWER & LIGHT COMPANY EASEMENT	O.R.B. 6023, PG. 598 O.R.B. 41389, PG. 163				X	UNABLE TO DETERMINE IF IT AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE EASEMENT VACATED PER O.R.B. 41389, PG. 163
3	NOTICE OF COMMENCEMENT FOR RE-ROOFING.	O.R.B. 45991, PG. 1660				X	NOT A MATTER OF SURVEY

TITLE COMMITMENT EXCEPTIONS PER ATTORNEYS' TITLE INSURANCE FUND, INC., FUND FILE No. 10-2009-3894 CERTIFIED APRIL 12th, 2009 @ 11:00 PM FOR PARCEL B OF HOLLYWOOD CRYSTAL LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 72, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS		PLOTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
2	10' FLORIDA POWER & LIGHT COMPANY EASEMENT	O.R.B. 8715, PG. 598 O.R.B. 41389, PG. 158				X	UNABLE TO DETERMINE IF IT AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE EASEMENT VACATED PER O.R.B. 41389, PG. 158





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING AND MAPPING
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PG.(S).	PAGE, PAGES
O.R.B.	OFFICIAL RECORD BOOK
B.C.R.	BROWARD COUNTY RECORDS
U.E.	UTILITY EASEMENT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	DELTA
L	LENGTH
EL.	ELEVATION
CATV	CABLE TELEVISION
APPROX.	APPROXIMATE
INV.	INVERT
RLS	REGISTERED LICENSED SURVEYOR
FD.	FOUND
I.D.	IDENTIFICATION
P.R.M.	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CLORIDE
DIP	DUCTILE IRON PIPE
CMP	CORRAGATED METAL PIPE
MEAS.	MEASURED
℄	CENTERLINE
	FIRE HYDRANT
	BOLLARD
	SINGLE POST SIGN
	CATCH BASIN
	WATER VALVE
	SANITARY MANHOLE
	CONCRETE UTILITY LIGHT POLE
IR	IRRIGATION CONTROL VALVE
	CABLE TELEVISION BOX
+ 13.01	EXISTING ELEVATION IN FEET
	GUARD RAIL
	WOOD FENCE
	METAL FENCE
x — x	CHAIN LINK FENCE
TOB	TOP OF BANK
OHW	OVERHEAD WIRE
	CONCRETE
	TREES
	PALM TREES

CERTIFICATE:

TO: BROWARD COUNTY HOUSING AUTHORITY; GOREN, CHEROF, DOODY & EZROL, PA; ATTORNEYS TITLE INSURANCE FUND, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11(a), 12, 13, 14, 16, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS 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.

KEITH AND ASSOCIATES, INC.
CONSULTING ENGINEERS

A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4105
STATE OF FLORIDA

LATEST DATE
OF FIELD SURVEY: APRIL 29, 2009

REVISION	DATE	BY
REVISED NOTE NO. 3	6/8/09	DDB

DATE	3-11-09
SCALE	1"=20'
FIELD BOOK	313/4-10
DRAWN BY	DC
CHECKED BY	MM

KEITH
& ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

ALTA/ACSM BOUNDARY SURVEY
CRYSTAL LAKES TOWNHOMES

PORTION OF LOTS 1-7, BLOCK 24, LIBERIA, (P.B. 1, PG. 34, B.C.R.) AND A PORTION OF ABANDONED FARRAGUT STREET (O.R.B. 4586, PG. 271, B.C.R.)
CITY OF HOLLYWOOD BROWARD COUNTY FLORIDA

SHEET 1 OF 1
PROJECT NUMBER
07296.02