

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

CLIENT : MS. LINE MARTIN

NORTH BEACH TOWNHOMES
STATE ROAD A-1-A
BETWEEN WALNUT STREET AND PALM STREET
HOLLYWOOD, FLORIDA

ALTA/ACSM LAND TITLE SURVEY

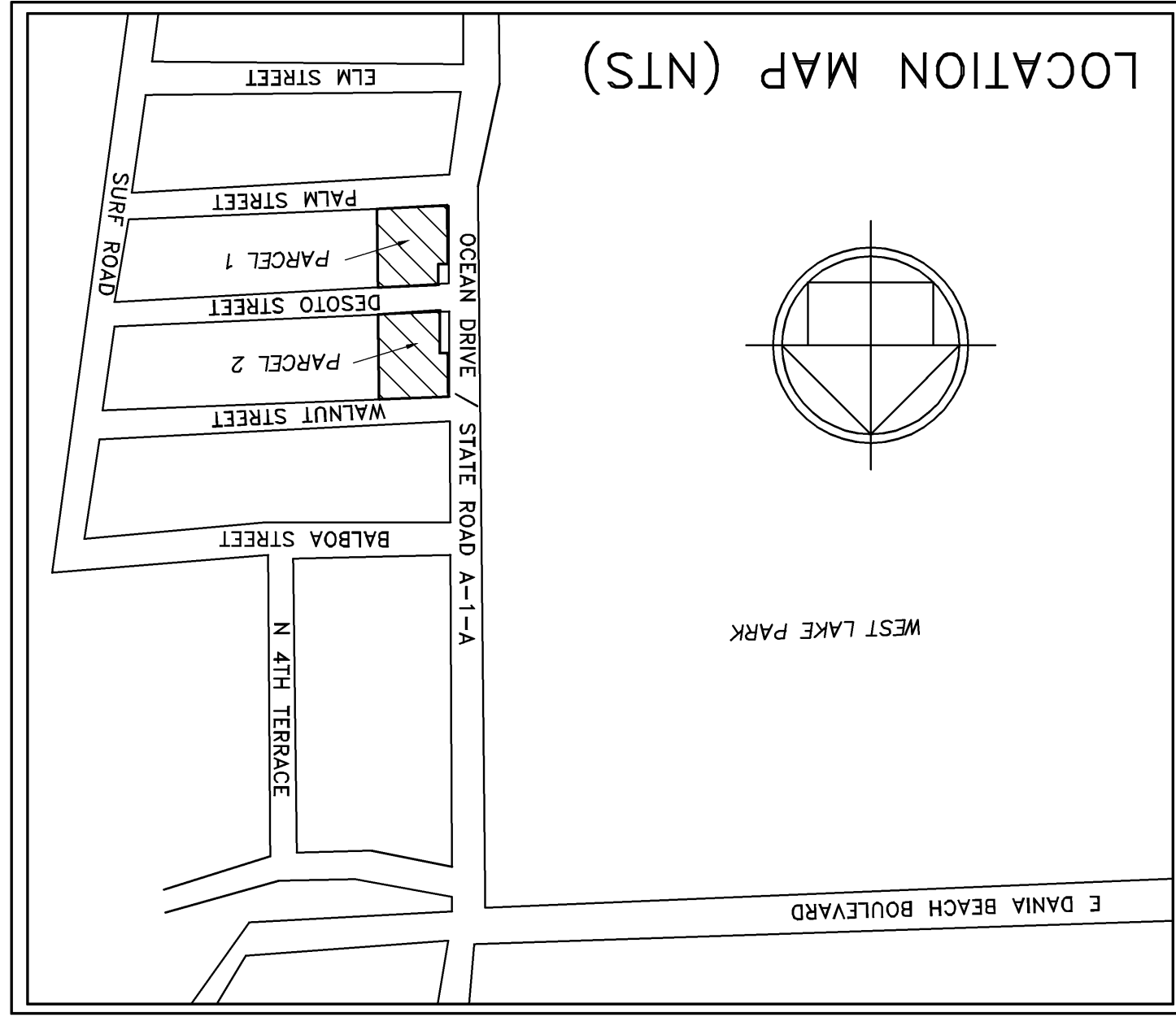
REVISIONS	DATE	FB/Pg	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	11/25/09DAIA/COL	AY	REC	

PROJECT NUMBER : 6362-09
SCALE : 1" = 16'

SHEET 1 OF 1

10. TOTAL EXISTING PARKING SPACES: 63 REGULAR SPACES

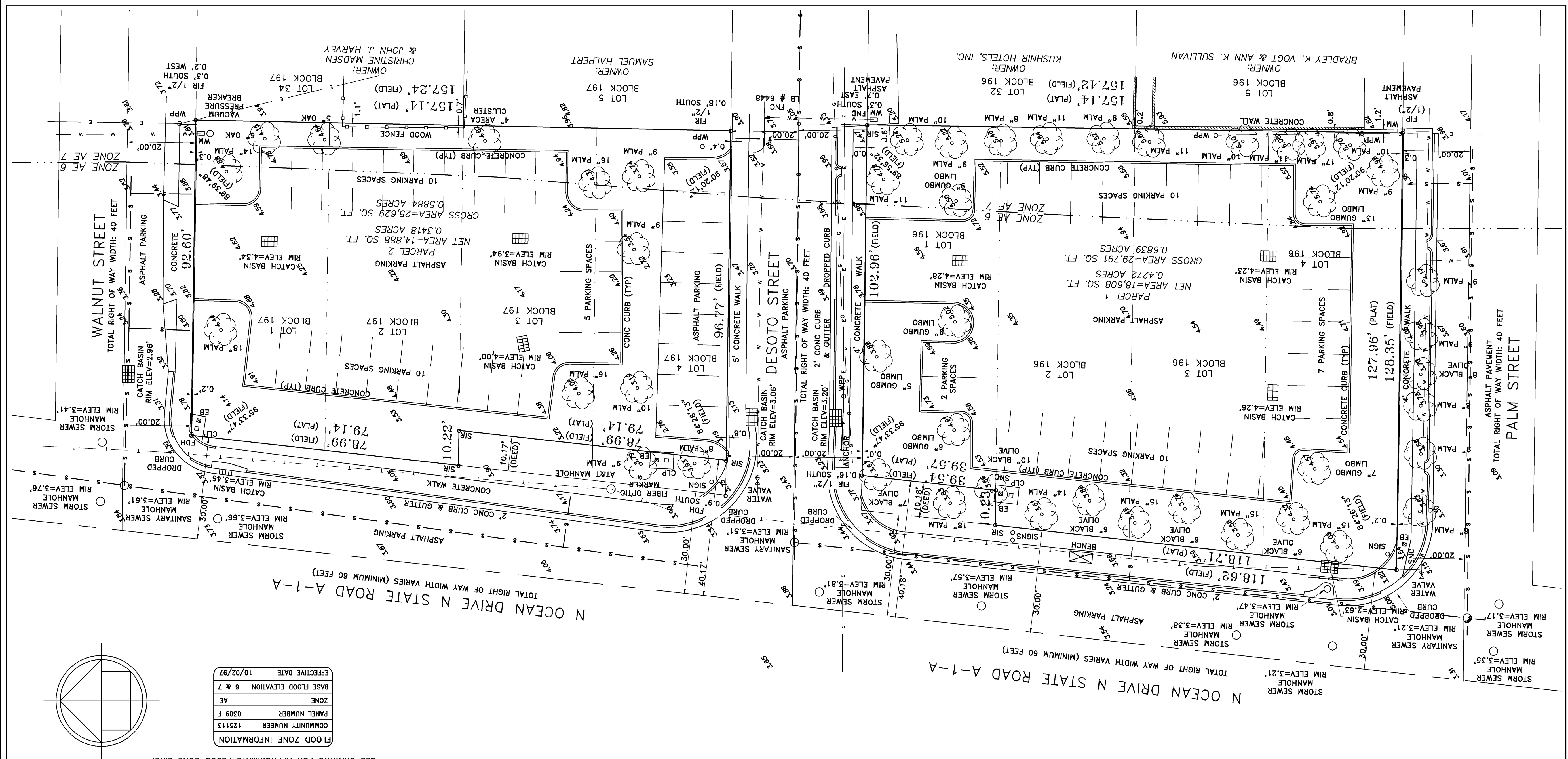
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE FROM SEPTEMBER 09, 1924, THROUGH SEPTEMBER 04, 2009. ORDER NO.: 2850133
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK # 1281 ELEVATION=26.06'
- ZONING : NBDD-02 - NORTH BEACH DEVELOPMENT DISTRICT DEVELOPMENT ZONE
- SETBACK: WALNUT STREET 25 FEET
DESDOTO STREET 25 FEET
A-1-A 15 FEET
EAST P.L. 15 FEET
REAR 20 FEET



DATED: 11/25/09 FOR THE FIRM BY: RICHARD E. COUSINS

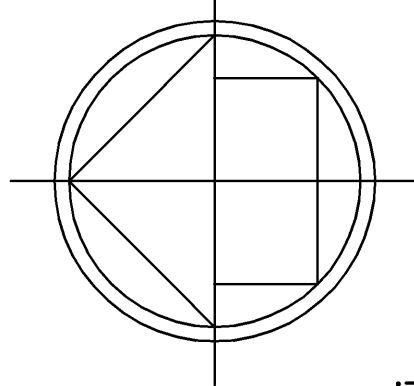
THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS" THAT THE UNDERSIGNED FURTHER CERTIFIES THAT: CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT: 2009, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(b)(1), 8, 9, 10, 11 (a), 13, 14, AND 16 OF TABLE A THEREOF. CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SEPTEMBER 09 1924, THROUGH SEPTEMBER 04, 2009), ARE ACCURATELY REFLECTED HEREON, AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCE REPORT, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE FROM FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET COMMONWEALTH LAND TITLE INSURANCE COMPANY LIMITED LIABILITY COMPANY

SUN AND OCEANS PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
GREENSPRONG MARDER, P.A.
I HEREBY CERTIFY TO:
SURVEYOR'S CERTIFICATION



SEE DRAWING FOR APPROXIMATE FLOOD ZONE LINE.

FLOOD ZONE INFORMATION	125113	0309 F	AE	6 & 7	EFFECTIVE DATE 10/02/97
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LAND DESCRIPTION:
PARCEL 1: LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 2: LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:
CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/Pg FIELD BOOK AND PAGE
SIR SET IRON ROD AND CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FHD FOUND DRILL HOLE
FND FOUND NAIL & DISC
P.B. PLAT BOOK
WM WATER METER
EB ELECTRIC BOX
-X- CHAIN LINK/ WOOD FENCE
BCR BROWARD COUNTY RECORDS
DDCV DOUBLE DETECTOR CHECK VALVE
ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB OFFICIAL RECORDS BOOK
SQ.FT. SQUARE FEET

7 COMMUNICATION, CATV, TELEPHONE
S SEWER, DRAIN
W WATER
UNK UNKNOWN
G GAS
E ELECTRIC