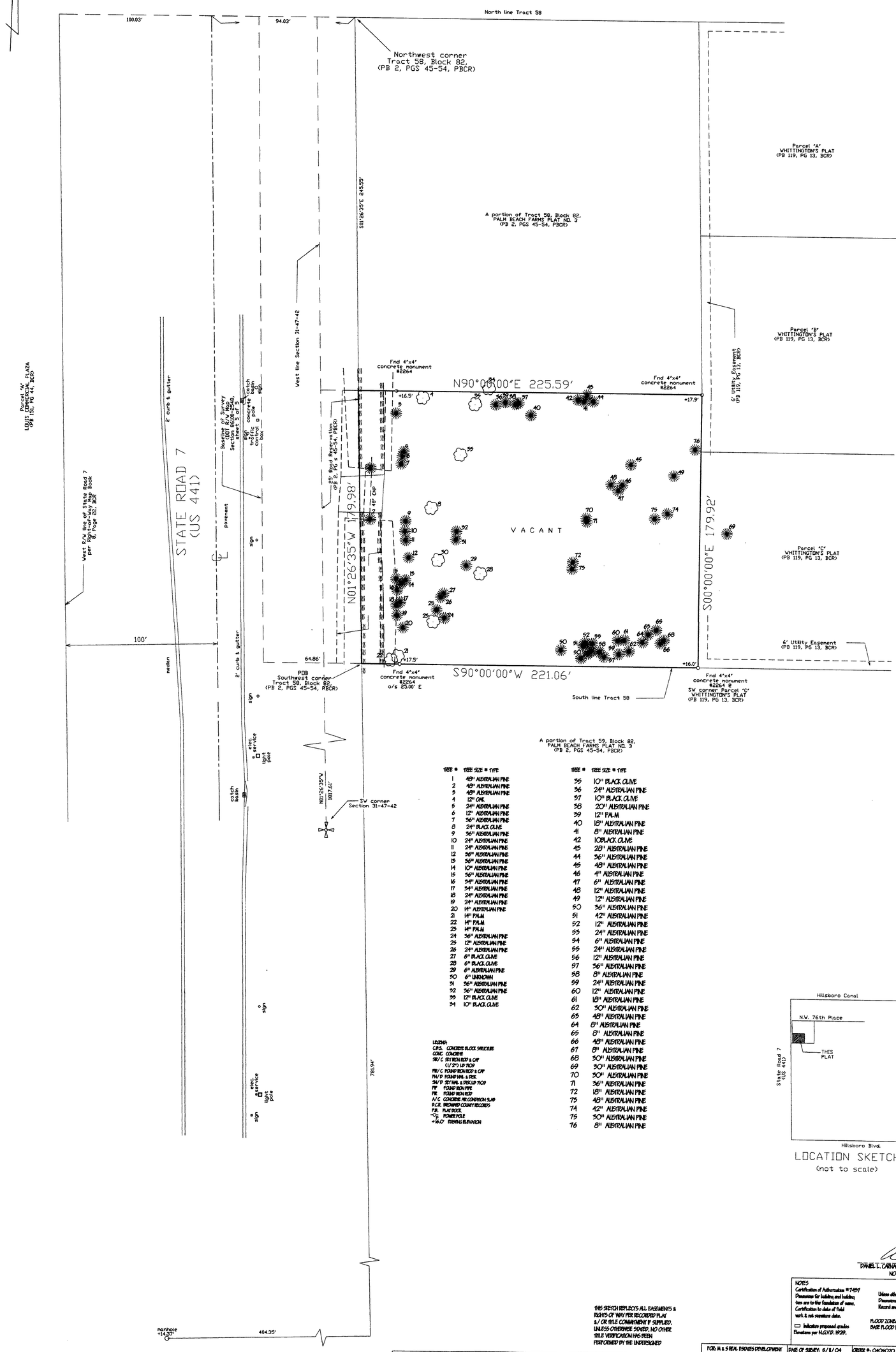
SKETCH OF BOUNDARY SURVEY

DESCRIPTION:

A PORTION OF TRACT 58, BLOCK 82, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

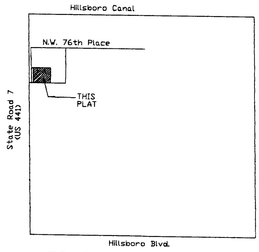
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 58, THENCE NORTH 01°26'35" WEST, ALONG THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 179.98 FEET; THENCE EAST, ALONG A LINE PARALLEL WITH AND 179.92 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT 58, A DISTANCE OF 225.59 FEET; THENCE SOUTH, A DISTANCE OF 179.92 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 58; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 221.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.922 ACRES, MORE OR LESS.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK BROWARD COUNTY, FLORIDA.



TREE #	TREE SIZE & TYPE
1	48" AUSTRALIAN PINE
2	42" AUSTRALIAN PINE
3	48" AUSTRALIAN PINE
4	12" OAK
5	24" AUSTRALIAN PINE
6	12" AUSTRALIAN PINE
7	36" AUSTRALIAN PINE
8	24" BLACK OLIVE
9	36" AUSTRALIAN PINE
10	24" AUSTRALIAN PINE
11	24" AUSTRALIAN PINE
12	36" AUSTRALIAN PINE
13	36" AUSTRALIAN PINE
14	10" AUSTRALIAN PINE
15	36" AUSTRALIAN PINE
16	34" AUSTRALIAN PINE
17	34" AUSTRALIAN PINE
18	24" AUSTRALIAN PINE
19	24" AUSTRALIAN PINE
20	14" AUSTRALIAN PINE
21	14" PALM
22	14" PALM
23	14" PALM
24	36" AUSTRALIAN PINE
25	12" AUSTRALIAN PINE
26	24" AUSTRALIAN PINE
27	6" BLACK OLIVE
28	6" BLACK OLIVE
29	6" AUSTRALIAN PINE
30	6" UNKNOWN
31	36" AUSTRALIAN PINE
32	36" AUSTRALIAN PINE
33	12" BLACK OLIVE
34	10" BLACK OLIVE

TREE #	TREE SIZE & TYPE
35	10" BLACK OLIVE
36	24" AUSTRALIAN PINE
37	10" BLACK OLIVE
38	20" AUSTRALIAN PINE
39	12" PALM
40	18" AUSTRALIAN PINE
41	8" AUSTRALIAN PINE
42	10 BLACK OLIVE
43	28" AUSTRALIAN PINE
44	36" AUSTRALIAN PINE
45	48" AUSTRALIAN PINE
46	4" AUSTRALIAN PINE
47	6" AUSTRALIAN PINE
48	12" AUSTRALIAN PINE
49	12" AUSTRALIAN PINE
50	36" AUSTRALIAN PINE
51	42" AUSTRALIAN PINE
52	12" AUSTRALIAN PINE
53	24" AUSTRALIAN PINE
54	6" AUSTRALIAN PINE
55	24" AUSTRALIAN PINE
56	12" AUSTRALIAN PINE
57	36" AUSTRALIAN PINE
58	8" AUSTRALIAN PINE
59	24" AUSTRALIAN PINE
60	12" AUSTRALIAN PINE
61	18" AUSTRALIAN PINE
62	30" AUSTRALIAN PINE
63	48" AUSTRALIAN PINE
64	8" AUSTRALIAN PINE
65	8" AUSTRALIAN PINE
66	48" AUSTRALIAN PINE
67	8" AUSTRALIAN PINE
68	30" AUSTRALIAN PINE
69	30" AUSTRALIAN PINE
70	30" AUSTRALIAN PINE
71	36" AUSTRALIAN PINE
72	18" AUSTRALIAN PINE
73	48" AUSTRALIAN PINE
74	42" AUSTRALIAN PINE
75	30" AUSTRALIAN PINE
76	8" AUSTRALIAN PINE

LEGEND:
C.B.S. CONCRETE BLOCK STRUCTURE
CONC. CONCRETE
R/C SET REINFORCED & CAP (L.B.7211 LB 7021)
FR/C FOUND REINFORCED & CAP
FN/D FOUND NAIL & DISK
SN/D SET NAIL & DISK (LB 7021)
FP FOUND IRON PIPE
FR FOUND REINFORCED
A/C CONCRETE AIR CONDITION SLAB
R.L.S. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PP POWER POLE
+16.07 EXISTING ELEVATION



LOCATION SKETCH
(not to scale)

THIS SKETCH REFLECTS ALL EASEMENTS & RIGHTS OF WAY PER RECORDED PLAT & / OR TITLE COMMITMENT SUPPLIED, UNLESS OTHERWISE NOTED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED

DANIEL T. CARNAHAN PROFESSIONAL SURVEYOR & MAPPER
NO. 5002 STATE OF FLORIDA

NOTES
Certification of Authorization #7497
Dimensions for building and building ties are to the foundation of same. Certification to date of field work & not signature date.
☐ Indicates proposed grades
Elevations per N.G.V.D. 1929.

Unless otherwise noted Dimensions shown are Record and Measured.

FLOOD ZONE:
BASE FLOOD ELEVATION:

SCALE: 1:50
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	REVISIONS	DATE
	TREE LOCATION	7/20/04
	ELEVATION – CORNERS OF LOT	1/26/06

FOR: M & S REAL ESTATES DEVELOPMENT | DATE OF SURVEY: 5/11/04 | ORDER #: 040K030 | F.B.: 321K01 | FILENAME: T:\DWG FILES\93-2

DENI / CARNAHAN & ASSOCIATES
1721 N. SONS BLVD 7, MARGATE, FLORIDA 33063 TEL. (954)971-0540 FAX. (954)971-9980

LAND SURVEYS O SUBDIVISIONS O CONSTRUCTION SURVEYS

DRAWING: C:\DENI\T:\DWG FILES\93-2