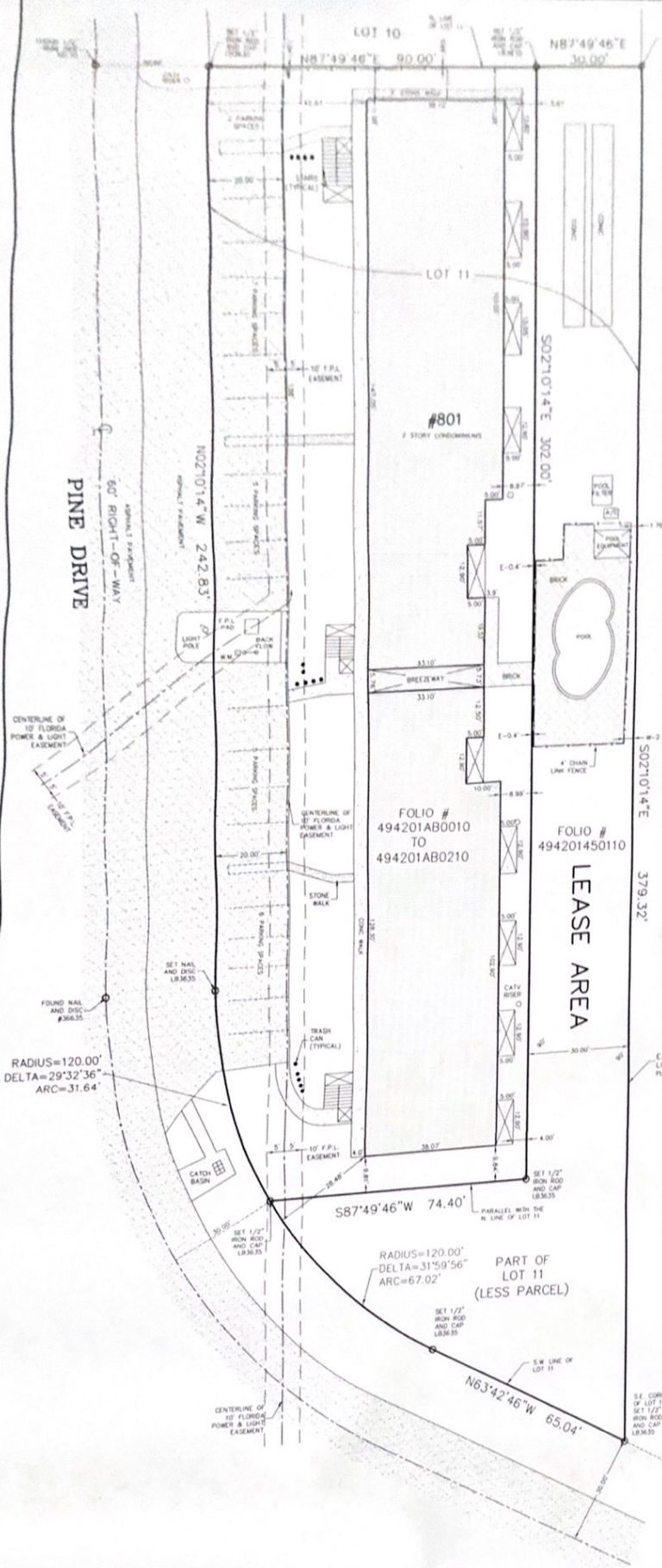




OCEAN DRIVE ESTATES P.B. 8 PG 2 B.C.R.

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1150 E ATLANTIC BLVD
POMPAHO BEACH, FLORIDA 33060

BOUNDARY SURVEY

LEGEND OF ABBREVIATIONS:

A	CENTRAL ANGLE	SQ. FT.	ELEVATIONS BASED
A	ARC LENGTH	SQ. FT.	SQUARE FEET
CB	CHORD BEARING	P.C.P.	PERMANENT CONTR
R	RADIUS	P.B.C.R.	PALM BEACH COUNT
R/W	RIGHT OF WAY	P	PLAT
P.C.	POINT OF CURVATURE	N&D	NAIL & DISC
P.T.	POINT OF TANGENCY	P.O.C.	POINT OF COMMENCE
WM	WATER METER	P.O.B.	POINT OF BEGINNING
OH	OVERHANG	AC	AIR CONDITIONER
N	NORTH	FND	FOUND
S	SOUTH	CHRT	CHATTAGOOCHIE
E	EAST	F.P.L.	FLORIDA POWER & L
W	WEST	N.T.S.	NOT TO SCALE
CONC	CONCRETE	B.C.R.	BROWARD COUNTY RE
D.B.	DEED BOOK	D.C.R.	DADE COUNTY RECOR
CLF	CHAIN LINK FENCE	P.B.	PLAT BOOK
R.V.D.	ROCKVALE	P.R.E.	PERMANENT RECORD
ENCR	ENCLOSURE	P.F.	FINISHED FLOOR
I.P.	IRON PIPE	GAR	GARAGE
IRON ROD	IRON ROD	CA	CENTERLINE
P.R.M.	PERMANENT REFERENCE MONUMENT	MH	MANHOLE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	ME	MEASURED
U.E.	UTILITY EASEMENT	LP	LIGHT POLE
D.E.	DRAINAGE EASEMENT	CLF	CHAIN LINK FENCE
A.E.	ANCHOR EASEMENT	W.F.	WOOD FENCE
MAINT	MAINTENANCE	M.F.	METAL FENCE
ESMT	EASEMENT	PVC	PVC FENCE
ELEV	ELEVATION	CONC	CONCRETE FENCE
B.M.	BENCHMARK	CONC WALL	CONCRETE WALL
		W.F.	WIRE FENCE

STREET ADDRESS:
801 Pine Drive Pompano Beach, Florida 33060

LEGAL DESCRIPTION:

Lot 11 of GARDEN ISLES NORTH, according to the Plat thereof recorded in Plat Book 59 at Page 31 of the Public Records of Broward County, Florida LESS THE FOLLOWING PORTION THEREOF:

BEGINNING at the Northeast corner of said Lot 11, GARDEN ISLES NORTH; thence Southerly along the East line of Lot 11, 379.32 feet to the Southeast corner of Lot 11; thence Northwesterly along the Southwesterly line of Lot 11, 65.04 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right having a radius of 120 feet and a central angle of 31°59'56" for an arc distance of 67.02 feet; thence Easterly parallel to the North line of Lot 11, 74.40 feet; thence Northerly parallel to and 30 feet Westerly of the East line of Lot 11 for a distance of 302 feet to the North line of Lot 11; thence Easterly along the said North line 30 feet to the Point of Beginning.

TOGETHER WITH:

A portion of Lot 11 of GARDEN ISLES NORTH, according to the Plat thereof recorded in Plat Book 59 at Page 38 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 11, GARDEN ISLES NORTH; thence Southerly along the East line of Lot 11, 379.32 feet to the Southeast corner of Lot 11; thence Northwesterly along the Southwesterly line of Lot 11, 65.04 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right having a radius of 120 feet and a central angle of 31°59'56" for an arc distance of 67.02 feet; thence Easterly parallel to the North line of Lot 11, 74.40 feet; thence Northerly parallel to and 30 feet Westerly of the East line of Lot 11 for a distance of 302 feet to the North line of Lot 11; thence Easterly along the said North line 30 feet to the Point of Beginning.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of North 87°49'46" East along the North line of Lot 11, Plat Book 59 at Page 38 of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
4. Ownership of fences and walls if any are not determined.
5. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
6. This survey is made for mortgage and title purposes only and is not valid for design or construction purposes.

FLOOD INFORMATION:

Community name and number: Pompano Beach 120055
Map and parcel number: 12011C0376H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "X"
Base flood elevation: N/A

CERTIFY TO:

Colonial Gardens

DATE OF FIELD SURVEY: 06-18-15	DRAWN BY: M.W.
FIELD BOOK: 15-2190	CHECKED BY: M.W.
REVISIONS	DATE
	BY

CERTIFICATION:
This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found monuments as indicated on this sketch and that said above ground survey and sketch are accurate and correct to the best of my knowledge and belief. I further certify that this survey meets Minimum Technical Standards under Rule 52-17.002 adopted by the Florida Board of Land Surveyors, January 11, 2010.

Robert L. Thompson (PRESIDENT)
PROFESSIONAL SURVEYOR LICENSE NO. 12055 - STATE OF FLORIDA
SCALE 1"=20'
SKETCH NUMBER SU-15-2190