

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY



LOCATION SKETCH NOT TO SCALE

**STREET ADDRESS:**  
2300 Surf Rd., Hollywood, FL. ID# 5142 12 01 1730  
2325 Surf Rd., Hollywood, FL. ID# 5142 12 01 1720 ID# 5142 12 01 1721 ID# 5142 12 01 1722  
Parking lot on Nevada St., Hollywood, FL. ID# 5142 12 01 1690

**LEGAL DESCRIPTION:**  
Lots 1, 2, 3 and 4, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

**TOGETHER WITH:**  
Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)

**NOTES:**  
1. Unless otherwise noted field measurements are in agreement with record measurements.  
2. Bearings shown hereon are based on a bearing of North 04°53'46" East along the centerline of North Surf Road.  
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.  
4. Ownership of fences and walls if any are not determined.  
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.  
6. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Florida Land Search, LLC, Commercial Title Report Order No.: RH0001, dated 07-18-17.

**EASEMENTS ACCORDING TO THE COMMERCIAL TITLE REPORT:**  
Right of entry / Temp easement recorded in instrument # 114163603 & 114152537, affect the subject property however it is not a plottable matter of survey.

Grant of easement recorded in Official Records Book 47700, Page 1497, affects the subject property however it is not a plottable matter of survey.  
Perpetual Beach Storm Damage Reduction Easement recorded in Official Records Book 32599, Page 1510 affect the subject property and falls between the most Eastern wall on the property and the East property line.

**FLOOD INFORMATION:**  
Community name and number: Hollywood 125113  
Map and parcel number: 12011C0588H  
Panel date: 08-18-14  
Index date: 08-18-14  
Lots 1, 2, 3 & 4, Block 12, Flood Zone "VE", Base flood elevation = 11'NAVD1988  
Lot 16, Block 11, Flood Zone "AE", Base flood elevation = 7'NAVD1988

**CONTROL INFORMATION:**  
Department of Natural Resources Monument (R109)  
Elevation = 9.36'NAVD1988  
Y-617100.93 X-946892.75 NAD1983/1990

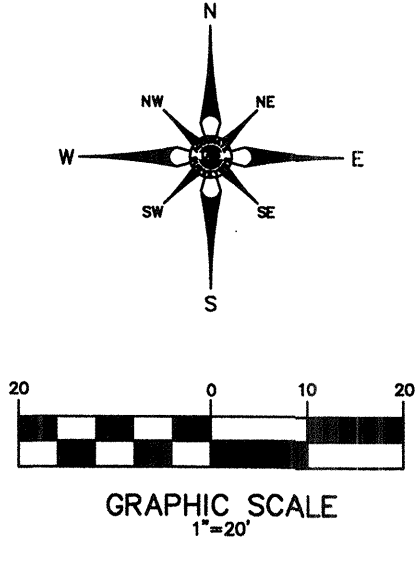
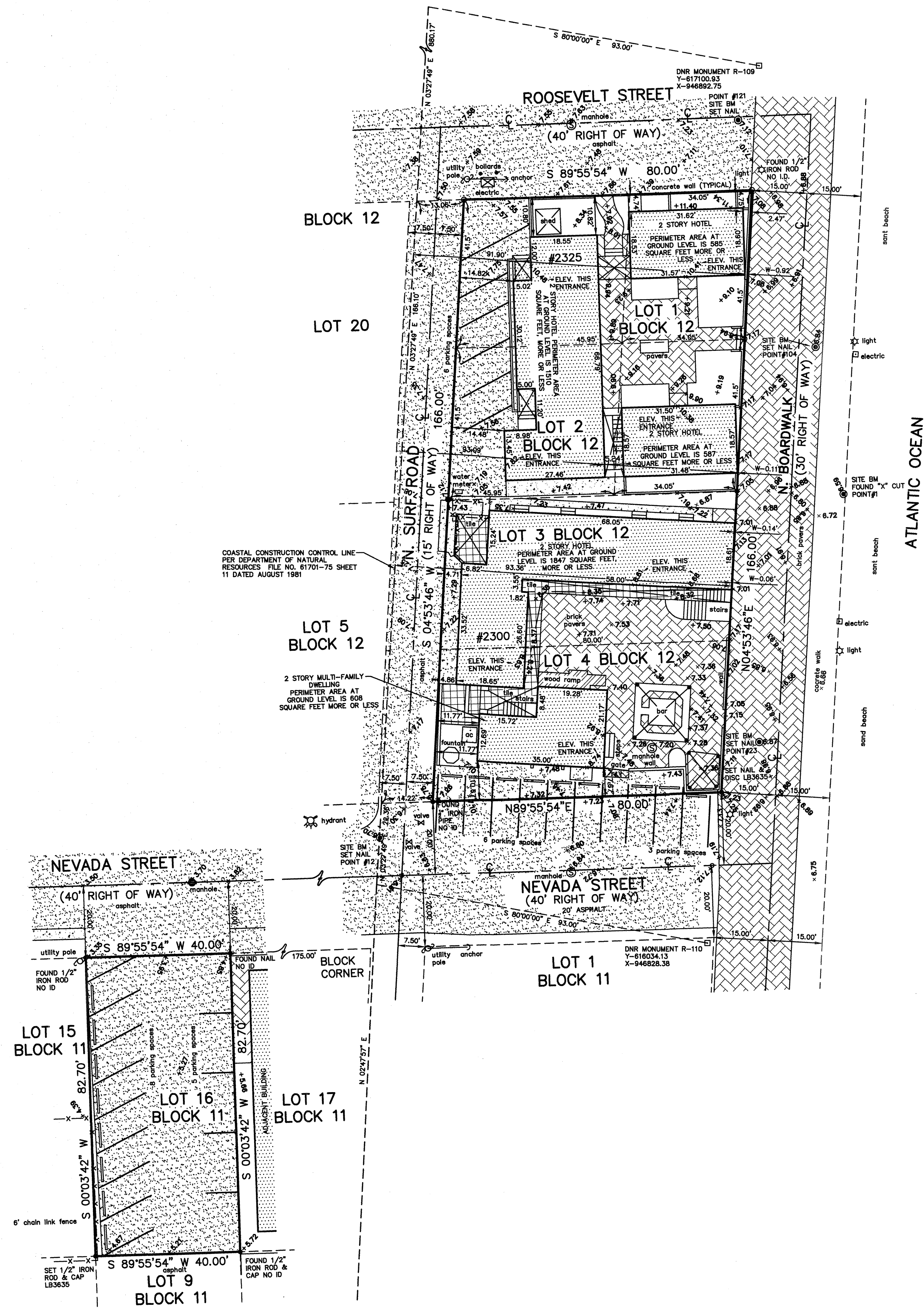
Department of Natural Resources Monument (R110)  
Elevation = 9.15'NAVD1988  
Y-616034.13 X-946828.38 NAD1983/1990

**CERTIFY TO:**  
Hollywood Beachfront Townhomes

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/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11a and 16 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.



ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA



**NEW & GROSS AREA CALCULATIONS:**  
NET SQUARE FOOTAGE OF LOTS 1, 2, 3 & 4 BLOCK 12 IS 13,230 SQUARE FEET, MORE OR LESS.

GROSS SQUARE FOOTAGE OF LOTS 1, 2, 3 & 4 BLOCK 12 WHICH INCLUDES THE HALF RIGHT OF WAY OF ROOSEVELT STREET, N. BOARDWALK, N. SURF ROAD AND NEVADA STREET ALL WHICH ARE ADJACENT THERETO IS 21,069 SQUARE FEET, MORE OR LESS.

NET SQUARE FOOTAGE OF LOT 16 BLOCK 11 IS 3,308 SQUARE FEET, MORE OR LESS.

GROSS SQUARE FOOTAGE OF LOT 16 BLOCK 11 WHICH INCLUDES THE HALF RIGHT OF WAY OF NEVADA STREET ADJACENT THERETO IS 4,108 SQUARE FEET, MORE OR LESS.

TOTAL NET SQUARE FOOTAGE OF 1, 2, 3 & 4 BLOCK 12 TOGETHER WITH LOT 16 BLOCK 11 IS 16,538 SQUARE FEET, MORE OR LESS.

TOTAL GROSS SQUARE FOOTAGE OF 1, 2, 3 & 4 BLOCK 12 TOGETHER WITH LOT 16 BLOCK 11 WHICH INCLUDES THE HALF RIGHT OF WAY OF ROOSEVELT STREET, N. BOARDWALK, N. SURF ROAD AND NEVADA STREET ALL WHICH ARE ADJACENT THERETO IS 25,177 SQUARE FEET, MORE OR LESS.

**LEGEND OF ABBREVIATIONS:**

A	=	CENTRAL ANGLE	sq. FT.	=	ELEVATIONS BASED ON N.A.V.D.
A	=	ARC LENGTH	SQ. FT.	=	SQUARE FEET
CB	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
R	=	RADIUS	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
RAW	=	RIGHT OF WAY	P	=	PLAT
P.C.	=	POINT OF CURVATURE	N&D	=	NAIL & DISC
P.T.	=	POINT OF TANGENCY	P.O.C.	=	POINT OF COMMENCEMENT
WM	=	WATER METER	P.O.B.	=	POINT OF BEGINNING
OH	=	OVERHANG	AC	=	AIR CONDITIONER
N	=	NORTH	FND	=	FOUND
S	=	SOUTH	CHATT.	=	CHATTAHOOCHEE
E	=	EAST	F.P.L.	=	FLORIDA POWER & LIGHT
W	=	WEST	N.T.S.	=	NOT TO SCALE
CONC.	=	CONCRETE	B.C.R.	=	BROWARD COUNTY RECORDS
D.B.	=	DEED BOOK	D.C.R.	=	DADE COUNTY RECORDS
CLF	=	CHAIN LINK FENCE	P.B.	=	PLAT BOOK
BLVD.	=	BOULEVARD	O.R.B.	=	OFFICIAL RECORDS BOOK
ENCH.	=	ENCH	F.F.	=	FINISHED FLOOR
P.R.M.	=	PERMANENT REFERENCE MONUMENT	GAR.	=	GARAGE
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	CL	=	CENTERLINE
ELEV.	=	ELEVATION	MH	=	MANHOLE
B.P.	=	BENCHMARK	(M)	=	MEASURED
			LP	=	LIGHT POLE

DATE OF FIELD SURVEY:	07-27-11	DRAWN BY:	MLW
FIELD BOOK:	ALS-SU-11-2150	CHECKED BY:	MLW
<b>REVISIONS</b>		<b>DATE</b>	<b>BY</b>
REVIEW TITLE REPORT & AREA CALCULATIONS	17-3018	09-28-17	MLW
COASTAL CONSTRUCTION CONTROL LINE (REF: 17-0089)		01-12-17	MLW
REVISE SKETCH PER COMMENTS DATED	10-21-16	11-07-16	MLW
ALTA/NSPS/TOPO/ADD ADJACENT PROPERTIES	16-3428	09-28-16	MLW
UPDATE/TOPO/REMOVE PARKING SITE SURVEY	SU-15-3496	09-23-15	AL/MLW
UPDATE/TOPO SURVEY	SU-12-3374	10-31-12	AL/RLT