



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

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

TEL: (954) 782-1441
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BOUNDARY SURVEY

LEGEND OF ABBREVIATIONS:

<ul style="list-style-type: none"> A = CENTRAL ANGLE AL = ARC LENGTH CB = CHORD BEARING R = RADIUS R/W = RIGHT OF WAY P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY WM = WATER METER OH = OVERHANG N = NORTH S = SOUTH E = EAST W = WEST CONC. = CONCRETE D.B. = DEED BOOK CLF = CHAIN LINK FENCE BLVD = BOULEVARD ENCH. = ENCH. I.P. = IRON PIPE I.R. = IRON ROD P.R.M. = PERMANENT REFERENCE MONUMENT N.A.V.D. = NORTH AMERICAN VERTICAL DATUM U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT A.E. = ANCHOR EASEMENT MAINT. = MAINTENANCE ESMT. = EASEMENT ELEV. = ELEVATION B.M. = BENCHMARK 	<ul style="list-style-type: none"> SQ. FT. = SQUARE FEET P.C.P. = PERMANENT CONTROL POINT P.B.C.R. = PALM BEACH COUNTY RECORDS P = PLAT N&D = NAIL & DISC P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING A/C = AIR CONDITIONER FND. = FOUND CHATT. = CHATTAHOOCHEE F.P.L. = FLORIDA POWER & LIGHT N.T.S. = NOT TO SCALE B.C.R. = BROWARD COUNTY RECORDS D.C.R. = DADE COUNTY RECORDS P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORDS BOOK F.F. = FINISHED FLOOR GAR. = GARAGE C/L = CENTERLINE MH = MANHOLE (M) = MEASURED LP = LIGHT POLE X-X-X-X-X = CHAIN LINK FENCE - - - - - = WOOD FENCE -o-o-o-o- = METAL FENCE -o-o-o-o- = PVC FENCE -o-o-o-o- = CONCRETE FENCE -o-o-o-o- = CONCRETE WALL -x-x-x-x- = WIRE FENCE
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STREET ADDRESS:
4100 N.W. 74th Street Pompano Beach, Florida

LEGAL DESCRIPTION:
Tract 42 Block 83, THE PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida. Said lands situate, lying and being in Broward County, Florida.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a bearing of South 89°58'53" West along the centerline of N.W. 74th Street.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- 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.
- 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.
- This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.

FLOOD INFORMATION:
Community name and number: Unincorporated 125093
Map and panel number: 12011C0158H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "X"
Base flood elevation: N/A

CERTIFY TO:
MG Lehigh Acres Holding, LLC

DATE OF FIELD SURVEY: 08-21-15	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-15-3123	CHECKED BY: MLW	
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 SJ-17.052 adopted by the Florida Board of Land Surveyors, January 11, 2010.

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

Not valid without the original raised seal of the State of Florida Licensed Surveyor and Mapper.

S E A C

824-15

SHEET 1 OF 1 SCALE 1"=30' SKETCH NUMBER SU-15-3123