

CERTIFY TO:
AMBASSADOR INVESTMENT & REALTY, LLC.
HOMETOWN EQUITY MORTGAGE, LLC. DBA THELENDER
ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
HAUS OF TITLE, LLC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

LOT 14, BLOCK 2 LAUDERHILL MANOR
ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 75 PAGE 43
OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA

PROPERTY ADDRESS:

5940 NW 19TH COURT
LAUDERHILL, FL 33313

SURVEYOR'S NOTATIONS:

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X
PANEL NO/SUFFIX: 363/H
COMMUNITY NO.: 120044
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Clearances and / or encroachments shown
hereon are of apparent nature. fences ownership
by visual means. Legal ownership of fences not
determined.
B) This survey is intended for mortgage or refinance
purposes only exclusively for this use by those to
whom it is certified. This survey is not to be used
for construction, permitting, design, or any other
use without written consent of Thomas J. Kelly .Inc.
C) Code restriction and title search are not reflected
on this survey.
D) The flood information shown hereon does not imply
that the referenced property will or will not be free
from flooding or damage and does not create liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
E) The lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) I hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the Board of Land Surveyors
in Chapter 5J-17.050 to 17.052 Florida
Administrative Code pursuant
to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian
(by plat)
I) If shown, elevations are referred to N.G.V.D. 1929
J) This is a boundary survey



08/26/22
JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

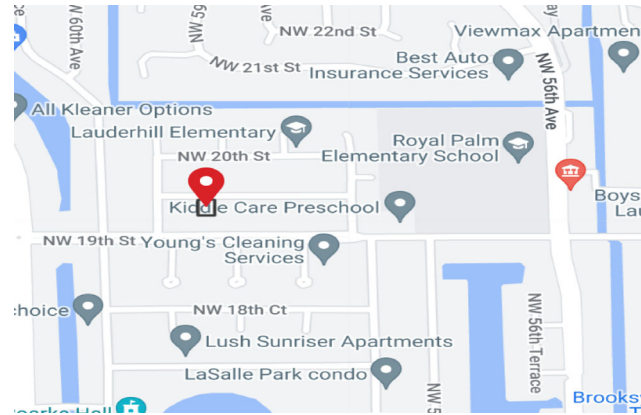
Attachment "D"

BOUNDARY SURVEY

SCALE: 1"= 20'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

LEGEND OF SYMBOLOLOGY

	MAN HOLE SANITARY SEWER		WATER METER
	CATCH BASIN		WATER VALVE
	FIRE HYDRANT		ELECTRIC BOX
	SIGN		T.V. BOX
	HANDICAP PARKING		ELECTRIC METER
	CONC. LIGHT POLE		WOOD LIGHT POLE
			METAL LIGHT POLE
			UTILITY POLE

LEGEND OF SURVEY ABBREVIATIONS

ADJ.....ADJACENT	(M).....MEASURED
ASPH. PAV.....ASPHALT PAVEMENT	N.....NORTH
B/C.....BLOCK CORNER	N/D.....NAIL AND DISC
BLDG.....BUILDING	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLK.....BLOCK	N.T.S.....NOT TO SCALE
B.M.....BENCH MARK	O/H.....OVER HANG
B.C.R.....BROWARD COUNTY RECORD	O.R.B.....OPTIONAL RECORD BOOK
C/G.....CURB AND GUTTER	O.U.L.....OVERHEAD UTILITY LINE
C.B.....CATCH BASIN	(P).....PLAT
CH.....CHORD DISTANCE	P.B.....PLAT BOOK
CH.F.....CHAIN LINK FENCE	P.C.....POINT OF CURVATURE
CLP.....CONC.LIGHT POLE	P.C.C.....POINT OF COMPOUND CURVATURE
C/L.....CENTER LINE	P.C.P.....PERMANENT CONTROL POINT
(C).....CALCULATED	P.D.....PAGE
C.B.S.....CONCRETE BLOCK AND STUCCO	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
C.M.E.....CANAL MAINTENANCE EASEMENT	PKWY.....PARKWAY
CONC.....CONCRETE	P.L.S.....PROFESSIONAL LAND SURVEYOR
COR.....CORNER	P/L.....PROPERTY LINE
CT.....COURT	P.O.B.....POINT OF BEGINNING
D.B.....DEED BOOK	P.O.C.....POINT OF COMMENCEMENT
D.C.R.....DADE COUNTY RECORD	P.R.C.....POINT OF REVERSE CURVATURE
D.E.....DRAINAGE EASEMENT	P.R.M.....PERMANENT REFERENCE MONUMENT
D & M.E.....DRAINAGE AND MAINTENANCE EASEMENT	P.T.....POINT OF TANGENCY
D/H.....DRILL HOLE	(R).....RECORD
D/W.....DRIVEWAY	RE-BAR.....REINFORCEMENT BAR
E.....EAST	(R/M).....RECORD AND MEASURED
ENC.....ENCROACHMENT	RES.....RESIDENCE
E.O.W.....EDGE OF WATER	R/W.....RIGHT-OF-WAY
F.....FENCE	S.....SOUTH
FD.....FOUND	SEC.....SECTION
F.H.....FIRE HYDRANT	S.I.P.....SET IRON PIPE
FD.I.P.....FOUND IRON PIPE	SW.....SIDEWALK
F.F.ELEV.....FINISH FLOOR ELEVATION	(TYP).....TYPICAL
F.P.L.....FLORIDA POWER AND LIGHT CO.	TERR.....TERRACE
L.....LENGTH	U.E.....UTILITY EASEMENT
L.M.E.....LAKE MAINTENANCE EASEMENT	U.P.....UTILITY POLE
M.E.....MAINTENANCE EASEMENT	W.F.....WOOD FENCE
M.F.....METAL FENCE	W.M.....WATER METER
M.H.S.S.....MANHOLE SANITARY SEWER	W.....WEST
M/L.....MONUMENT LINE	0.00.....DENOTES ELEVATION

SURVEYORS NOTATIONS:

- (1) PLASTIC SHED IS 1' INSIDE 5' U.E.
(2) 6' CHLF IS 3.6' INSIDE 5' U.E.

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THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
L.B. # 8077

BOUNDARY SURVEY

DATE 08/26/22
SCALE 1"=20'
DRAWN BY SBS
ORDER No. 22-1390
SHEET 1 OF 1