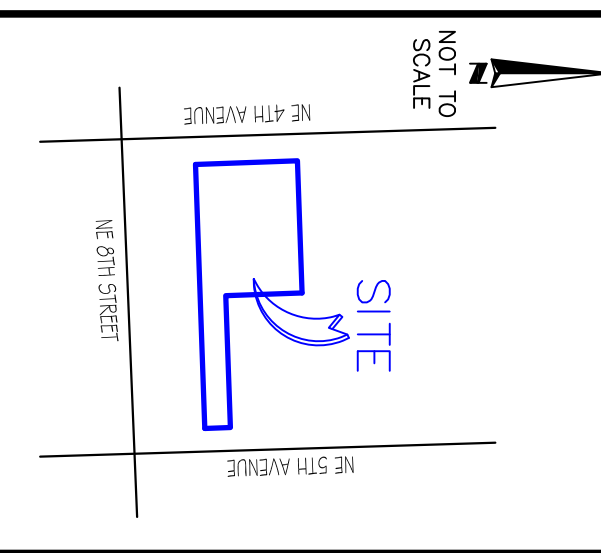
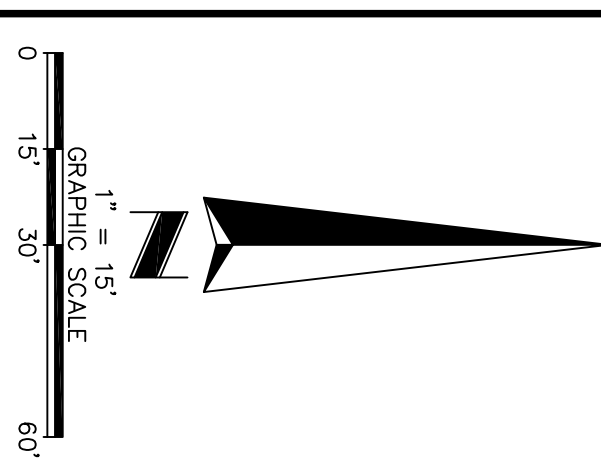


6B(i) VICINITY MAP



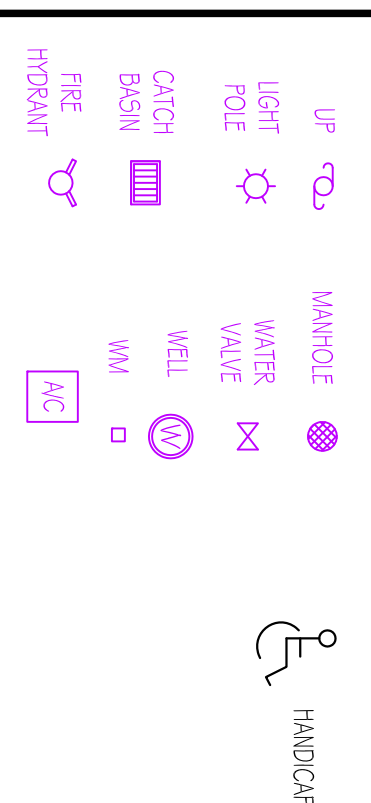
6B(ii) NORTH ARROW & SCALE



3 FLOOD INFORMATION

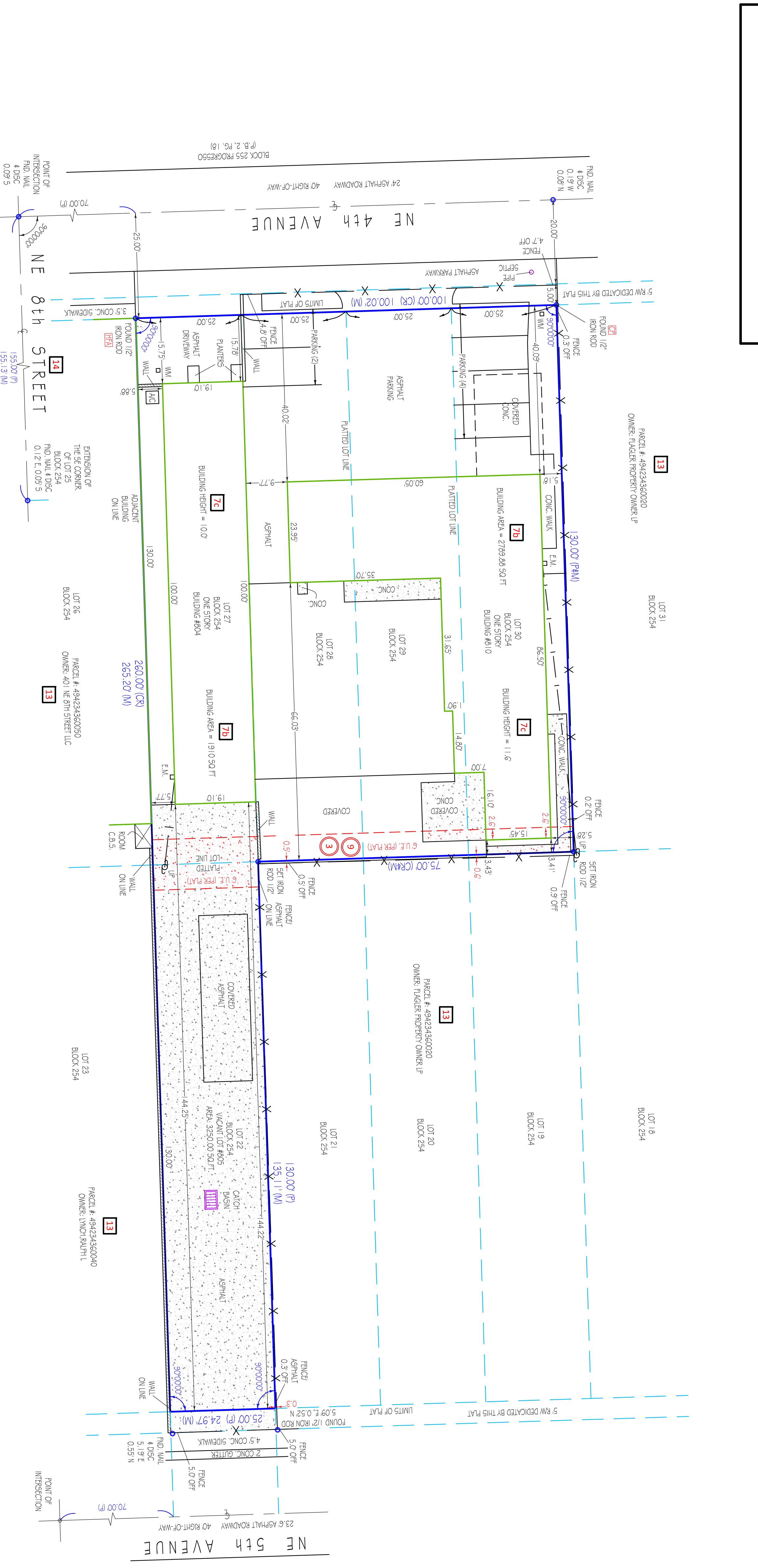
NO FLOODING DATA IS SHOWN ON THIS PROPERTY. THE FLOOD INSURANCE MAP COMMUNITY DATA SOURCE IS THE FLOOD INSURANCE RATE MAP (FIRM) FOR BROWARD COUNTY, FLORIDA, DATED 11/11/2010. THE FIRM SHOWS FLOODING DATA FOR THE AREA. THE FIRM IS A PUBLIC RECORD AND IS AVAILABLE FOR VIEWING AT THE BROWARD COUNTY ARCHIVES. THE FIRM IS A PUBLIC RECORD AND IS AVAILABLE FOR VIEWING AT THE BROWARD COUNTY ARCHIVES.

6B(iii) LEGEND AND ABBREVIATIONS



5C(iii) SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

ASPHALT DRIVEWAY, PLASTER, CSS WALL AND CHAIN LINK FENCE ENTRIES THROUGH WEST PROPERTY LINE AS SHOWN. -BUILDING, CONCRETE SLAB, CSS WALL AND CONCRETE DRIVEWAYS THROUGH WEST PROPERTY LINE AS SHOWN.



ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

Table with 2 columns: Item # and Description. Includes items for property address, bearing basis, contiguity statement, title commitment, recorded setbacks, schedule 'B' items, cemetery note, zoning information, and owner's notes.

5E(i) SCHEDULE "B" ITEMS

- 1. AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADDRESS CORRECTION AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN (AFFECTS AS SHOWN - IF ANY)
2. SIX FOOT OVERHEAD EASEMENT OVER THE REAR OF THE SUBJECT PROPERTY AND OTHER MATTERS SHOWN ON THE PLAT OF RESUBDIVISION OF BLOCK 54, PROGRESSO, RECORDED IN PLAT BOOK 72, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS AS SHOWN)
3. SURVEY PREPARED BY JOHN BARBA, PSN NO. 5248 FOR JOHN BARBA & ASSOCIATES UNDER JOB NO. 18-001754-1 DATED APRIL 17, 2018 SHOWS THE FOLLOWING:
A. WEST SIDE OF THE SUBJECT PROPERTY, ASPHALT DRIVEWAY, PLASTER, CHAIN LINK FENCE AND C.B. WALL ARE ENCROACHING INTO THE RIGHT OF WAY OF NE 4TH AVENUE.
B. EAST SIDE OF THE SUBJECT PROPERTY, BUILDING, CONCRETE SLAB, WOOD ROOF CEILING AND 2x8 WALLS ARE ENCROACHING INTO THE 6 FOOT UTILITY EASEMENT, AND COLUMNS ENCROACHING INTO THE NEIGHBORS PROPERTY.
C. SOUTH SIDE OF THE SUBJECT PROPERTY, C.B. WALL IS ENCROACHING INTO THE NEIGHBORS PROPERTY.
D. THE EXISTENCE OF OVERHEAD WIRES, WOOD UTILITY POLES AND WATER METERS WITHIN SUBJECT LOTS WITHOUT BENEFIT OF KNOWN EASEMENT.

5C(ii) PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

Table with 4 columns: DATE, REVISIONS, TECH, FIELD. Shows drawing revisions and technical details.

6B(i) TITLE COMMITMENT INFORMATION

THE TITLE COMMITMENT IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE TITLE COMMITMENT IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of Broward, State of Florida, and described as follows: Lots 22 and 27, Block 254 of RESUBDIVISION OF BLOCK 254, PROGRESSO, according to the Plat thereof as recorded in Plat Book 72, Page(s) 2, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 804 NE 4TH 805 NE 5TH AND 810 NE 4TH AVENUE FORT LAUDERDALE, FL 33304
INVOICE NUMBER: 136257-SE
DATE OF FIELD WORK: 02/23/2022
CLIENT FILE:
CERTIFIED TO:
FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0369
SUFFIX: H
PANEL DATE: 08/18/2014

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6B(ii) SURVEYOR'S NOTES

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT AND SPECIFIC SECTION OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND NO DISCREPANCIES.

4 LAND AREA

16250.00 ± SQUARE FEET 0.373± ACRES

5E CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 6 HANDICAP = 0 TOTAL = 6

5B(iii) ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NE 4TH AVENUE AND NE 5TH AVENUE, A DEDICATED PUBLIC STREET.

16 EARTH MOVING NOTE

THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK.

6B(ii) CONTIGUITY STATEMENT

THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS UNLESS SHOWN HEREOF.

7 SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2017 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6, 8(a) (NO REPORT PROVIDED), 7(a)(ii)(a), 8, 9, 13, 14, 16 & 19 of Table A hereof. The field work was completed on Date of Field or Map: 02/24/2022

SIGNED: DATE: 02/24/2022
DRAWN BY: S. Guerrero
CHECKED BY: S. Guerrero
DRAWING NO: 0369 136257-SE

ASMA AMERICAN SURVEYING & MAPPING INC. 3191 MAQUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803 PHONE (407) 426-7979 WWW.ASMACORPORATE.COM