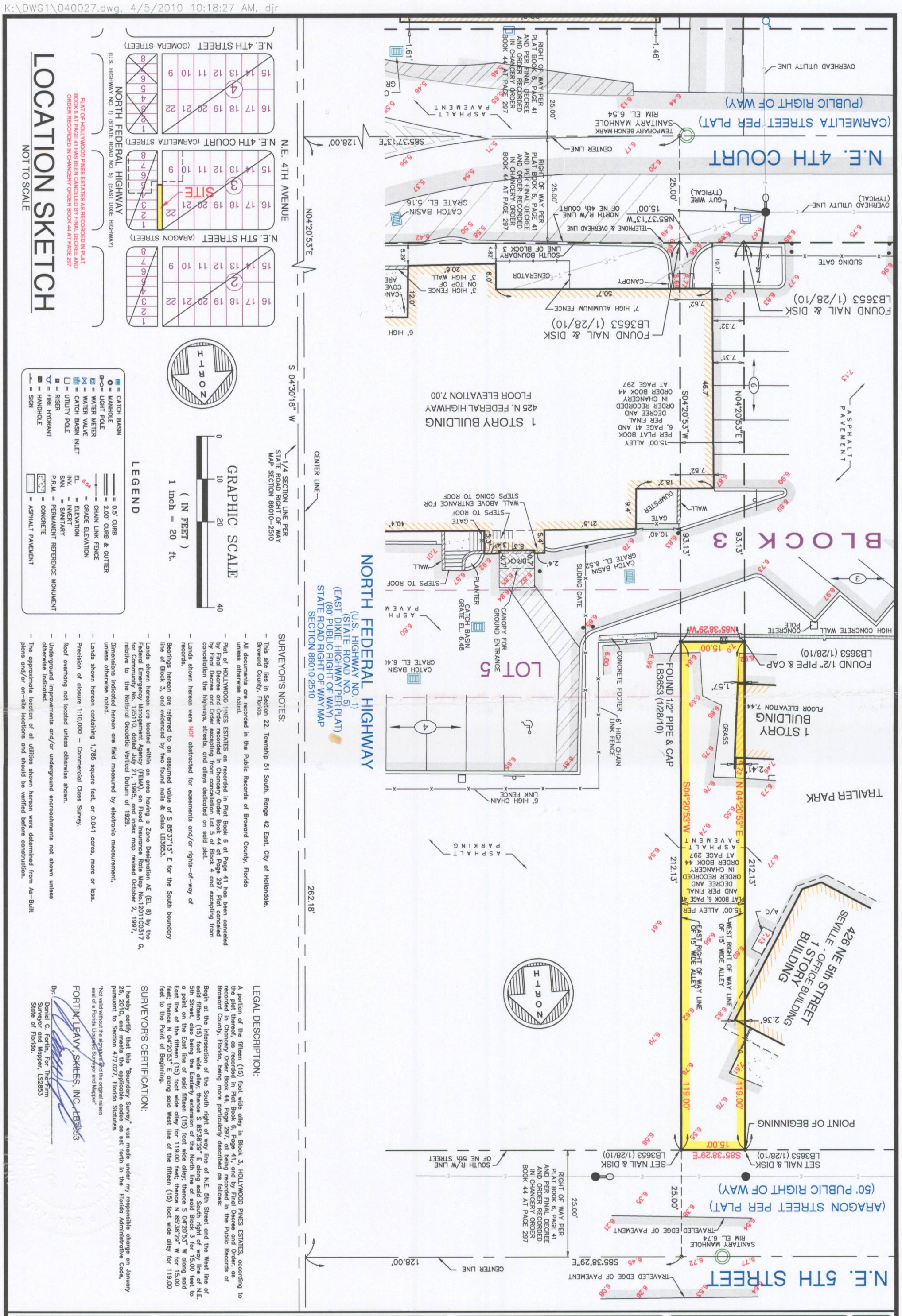
K:\DWG1\040027.dwg, 4/5/2010 10:18:27 AM, djr



SURVEYOR'S NOTES:

- This site lies in Section 22, Township 51 South, Range 42 East, City of Hollandale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Plat of HOLLYWOOD PINES ESTATES as recorded in Plat Book 6 at Page 41 has been canceled by Final Decree and Order recorded in Chancery Order Book 44 at Page 297. Plat canceled by Final Decree and Order excepting from cancellation Lot 5 of Block 4 and excepting from cancellation the highways, streets, and alleys dedicated on said plat.
- Lands shown hereon were NOT abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 85°37'13" E for the South boundary line of Block 3, and evidenced by two found nails & disks LB3653.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.12011C0317 G, for Community No. 125110, dated July 21, 1995, and index map revised October 2, 1997, relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 1,785 square feet, or 0.041 acres, more or less.
- Precision of closure 1:10,000 – Commercial Class Survey.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

LEGAL DESCRIPTION:

A portion of the fifteen (15) foot wide alley in Block 3, HOLLYWOOD PINES ESTATES, according to the plat thereof, as recorded in Plat Book 6, Page 41, and by Final Decree and Order, as recorded in Chancery Order Book 44, Page 297, all being recorded in the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the intersection of the South right of way line of N.E. 5th Street and the West line of said fifteen (15) foot wide alley; thence S 85°38'29" E along said South right of way line of N.E. 5th Street, also being the Easterly extension of the North line of said Block 3 for 15.00 feet to a point on the East line of said fifteen (15) foot wide alley; thence S 04°20'53" W along said East line of the fifteen (15) foot wide alley for 119.00 feet; thence N 85°38'29" W for 15.00 feet; thence N 04°20'53" E along said West line of the fifteen (15) foot wide alley for 119.00 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary Survey" was made under my responsible charge on January 25, 2010, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC. LB3653

By: _____

Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

BOUNDARY SURVEY

ALLEY VACATION (426 NE 5th STREET)

CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

No.	O.N.	Revision Description

The Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service. Not to be Reproduced in Whole or in Part without the Permission of Same.

Date	1/25/10
Scale	1"=20'
Drawn By:	MAP
Ckd. No.	040027
Plotted:	4/2/10 9:06a
Ref. Drwg.	1010-008
Field Book:	560/24-25 JWL
Job. No.	100266
Drwg. No.	1010-018
Sheet	1 of 1