

Page 1 of 4 in order 153381
File number: 1710321-06649

Completed: 7/9/2021
Surveyed: 7/7/2021

Client: SUNBELT TITLE AGENCY -WESTON
Lender: SG CAPITAL PARTNERS, LLC DBA CLEAREDGE
LENDING
Buyer: KOWALSKI FAMILY TRUST DATED DECEMBER 30, 2019
Seller: ROBIN LINDSAY

Premises: 17710 SW 63RD MANOR, SOUTHWEST RANCHES, FLORIDA 33331 BROWARD

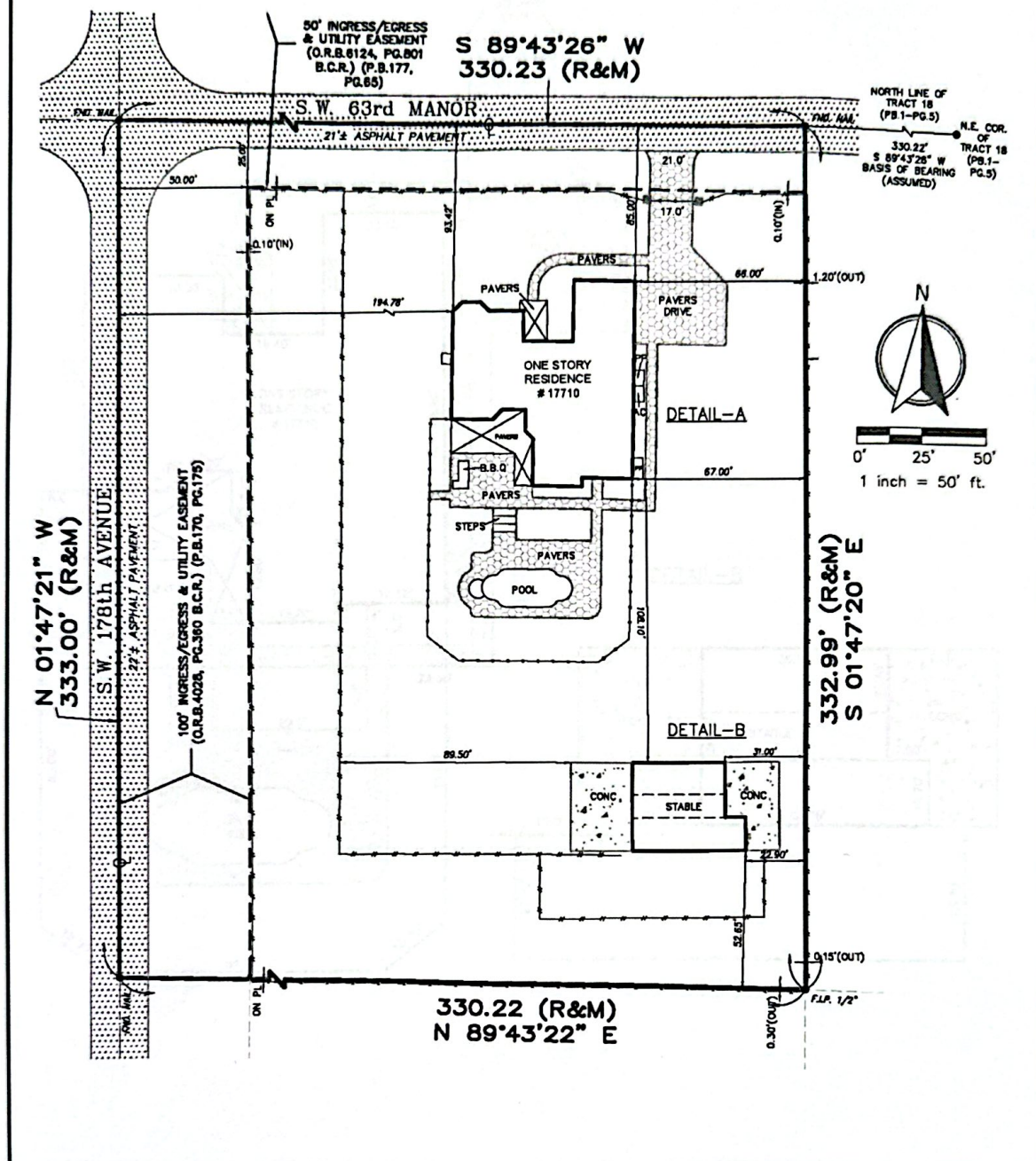


CERTIFIED TO: SUNBELT TITLE AGENCY, SG CAPITAL PARTNERS, LLC DBA CLEAREDGE LENDING, KOWALSKI FAMILY TRUST DATED DECEMBER 30, 2019 , TITLE RESOURCES GUARANTY COMPANY

(rev.0 7/10/2021)

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POINTS OF INTEREST:
DRIVEWAY IS OVER 50' INGRESS/EGRESS & U.E.

MAP OF BOUNDARY SURVEY

Property Address:
17710 SW 63RD MANOR
SOUTHWEST RANCHES, FL 33331



OnlineLand
SURVEYORS, INC.

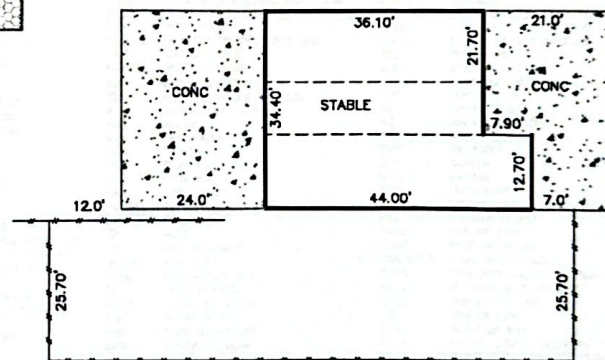
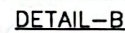
15271 NW 60 AVE, Suite 206
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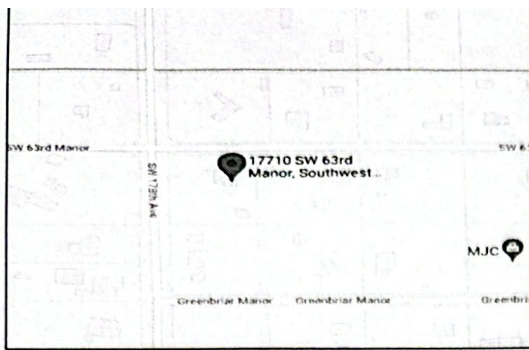
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 51-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



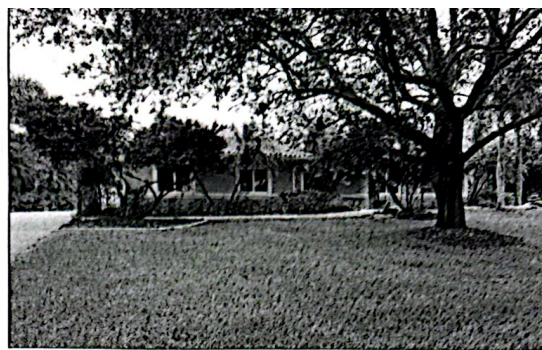
SIGNED **GUILLERMO A. GUERRERO** **FOR THE FIRM**
STATE OF FLORIDA P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.





LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

FLOOD INFORMATION:

Community Number: TOWN OF SOUTHWEST RANCHES 120691
 Panel Number: 12011C0520H
 Suffix: H
 Date of Firm Index: 8/18/2014
 Flood Zone: AH
 Base Flood Elevation: 5.0
 Date of Survey: 7/9/2021

LEGAL DESCRIPTION: THE WEST 1/2 OF TRACT 18, IN THE NE 1/4 OF CHAMBER'S LAND COMPANY SUBDIVISION, IN SECTION 6, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Surveyor's Legend

— PROPERTY LINE — STRUCTURE — CONC. BLOCK WALL — CHAIN-LINK or WIRE FENCE — WOOD FENCE — IRON FENCE — EASEMENT — CENTER LINE — WOOD DECK — CONCRETE — ASPHALT — BRICK/TILE — WATER — APPROXIMATE EDGE OF WATER — COVERED AREA	— TREE — P.P. — C.B. — C.U.E. — I.E./E.E. — U.E. — FND. OR F — LB# — LS# — CALC — SET — A — ELEV — P.T. — P.C. — P.R.M. — P.C.C. — P.R.C. — P.O.B. — P.O.C. — P.C.P. — M — P — D — C	— POWER POLE — CATCH BASIN — COUNTY UTILITY ESMT. — INGRESS/ EGRESS ESMT. — UTILITY EASEMENT — FOUND IRON PIPE/ — PIN AS NOTED ON PLAT — LICENSE # - BUSINESS — LICENSE # - SURVEYOR — CALCULATED POINT — SET MONUMENT — CONTROL POINT — CONCRETE MONUMENT — ELEVATION — POINT OF TANGENCY — POINT OF CURVATURE — PERMANENT REFERENCE MONUMENT — POINT OF COMPOUND CURVATURE — POINT OF REVERSE CURVATURE — POINT OF BEGINNING — POINT OF COMMENCEMENT — PERMANENT CONTROL POINT — FIELD MEASURED — PLATTED MEASUREMENT — DEED — CALCULATED	— LAKE or LANDSCAPE MAINT. ESMT. — ROOF OVERHANG EASEMENT — P.P. — PL — ID. — B.C. — B.R. — R — RAD. — N.R. — TYP. — I.R. — I.P. — NAD — PK NAIL — D.H. — G — TX — Q.M.H. — O.H.L. — TRANSFORMER — CATV — W.M. — P/E — CONC	— ESMT. — D.E. — L.B.E. — L.A.E. — TEL. — U.P. — E.U.B. — SEP. — D.F. — AC — CSW — DWY — SCR — GAR. — ENCL. — N.T.S. — F.F. — T.O.B. — E.O.W. — E/P OR E.O.P. — C.V.G. — B.S.L. — S.T.L. — E — R/W — R.O.E. — C.W.E. — A.E.	— EASEMENT — DRAINAGE EASEMENT — LANDSCAPE BUFFER ESMT. — LIMITED ACCESS EASEMENT — TELEPHONE FACILITIES — UTILITY POLE — ELECTRIC UTILITY BOX — SEPTIC TANK — DRAIN FIELD — AIR CONDITIONER — CONC SIDEWALK — DRIVEWAY — SCREEN — GARAGE — ENCLOSURE — NOT TO SCALE — FINISHED FLOOR — TOP OF BANK — EDGE OF WATER — CONCRETE VALLEY GUTTER — BUILDING SETBACK LINE — SURVEY TIE LINE — CENTER LINE — RIGHT OF WAY — PUBLIC UTILITY EASEMENT — CANAL MAINTENANCE EASEMENT — ANCHOR EASEMENT
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GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



Florida Land Title Association

Affiliate Member

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FIELD WORK:	7/7/2021
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	07/09/2021
COMPLETED:	7/9/2021
SCALE:	1" = 50'
SURVEY CODE:	O-75103



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 Miami Lakes, FL 33014
 Phone: (305) 910-0123
 Fax: (305) 675-0999
 www.OnlineLandSurveyors.Com