MAP OF BOUNDARY SURVEY
FOR: CENTEX HOMES

LEGAL DESCRIPTION:

Lot 123, Block 5, Isles At Weston, according to the Plat thereof as recorded in Plat Book 171, Pages 40 through 56, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in Broward County, Florida. Containing 8,197 square feet more or less.

STREET ADDRESS: 19548 S. WHITEWATER AVENUE
WESTON, FLORIDA

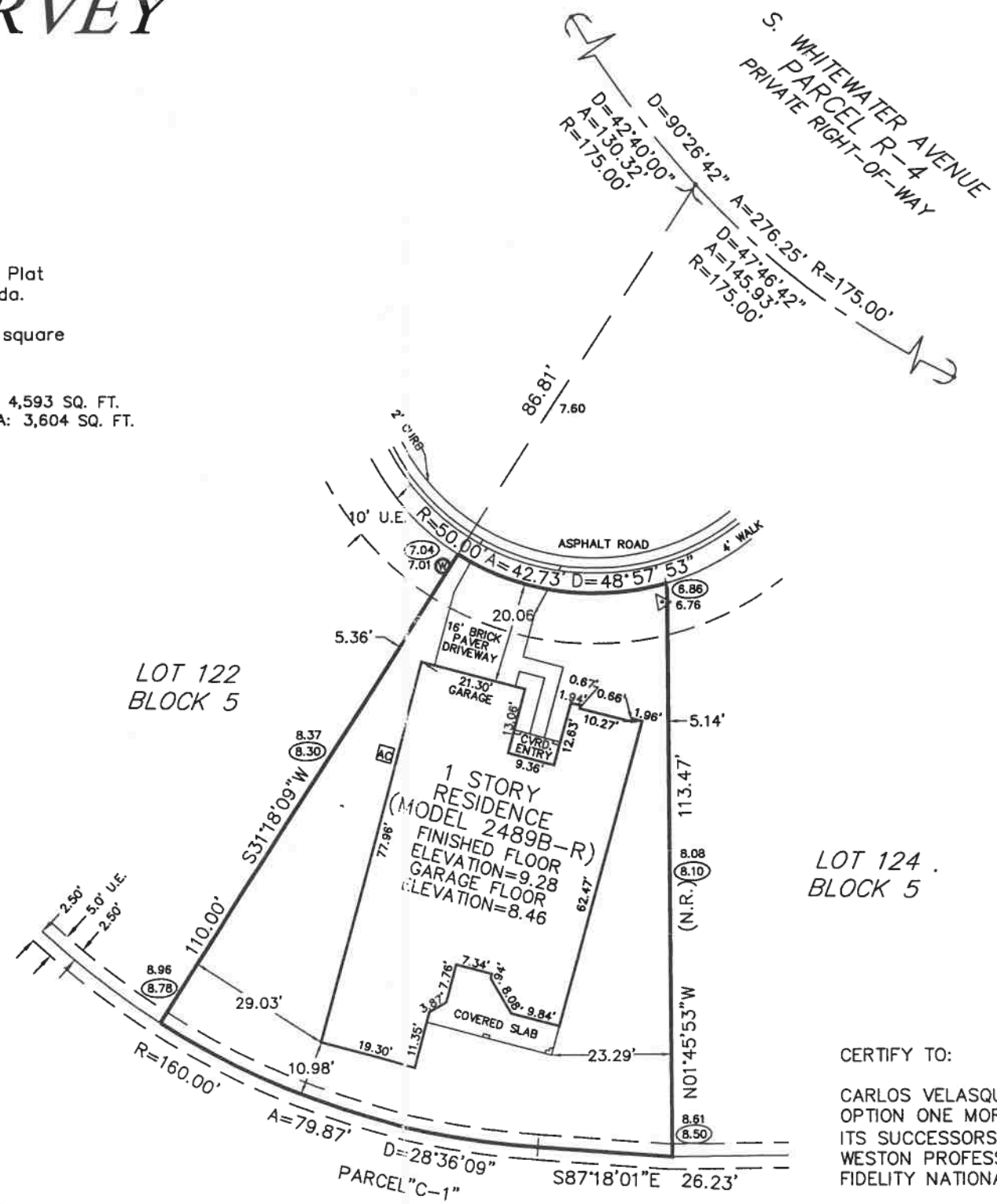
PROPOSED PERVIOUS AREA: 4,593 SQ. FT.
PROPOSED IMPERVIOUS AREA: 3,604 SQ. FT.

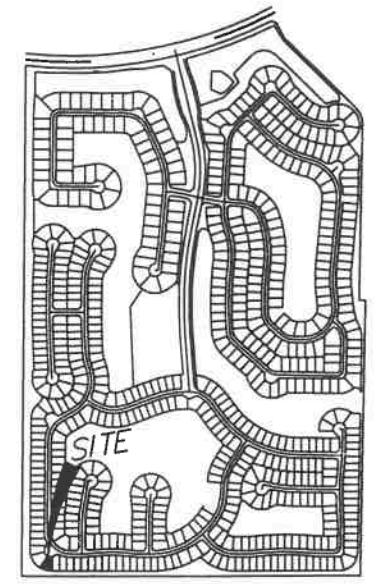
LEGEND

O. R. B.	OFFICIAL RECORD BOOK
U. E.	UTILITY EASEMENT
D. E.	DRAINAGE EASEMENT
P. B.	PLAT BOOK
PG.	PAGE
T. O. B	TOP OF BANK
E. O. W.	EDGE OF WATER
N. G. V. D.	NATIONAL GEODETIC VERTICAL DATUM
SQ. FT.	SQUARE FEET
R/W	RIGHT OF WAY
CVRD.	COVERED
FND.	FOUND
I/R	IRON ROD
N/D	NAIL IN DISK
N/T	NAIL IN TAB
CONC.	CONCRETE
(M)	MEASURED
(P)	PLAT
MON.	MONUMENT
℄	CENTERLINE
L. M. E.	LAKE MAINTENANCE EASEMENT
N. V. A. L.	NON-VEHICULAR ACCESS LINE
⊗	WATER SERVICE
▷	SANITARY CONNECTION
P. C. P.	PERMANENT CONTROL POINT
P. C.	POINT OF CURVATURE
P. R. C.	POINT OF REVERSE CURVATURE
P. C. C.	POINT OF INTERSECTION
I/P	IRON PIPE
P. P.	POWER POLE
S/T	SWING TIE
O. H.	OVERHEAD
STR.	STRADDLED
F. P&L.	FLORIDA POWER & LIGHT
O/S	OFFSET
ELEC.	ELECTRIC
RES.	RESIDENCE
REF.	REFERENCE
CONST.	CONSTRUCTION
(C)	CALCULATED
EL.	ELEVATION
P. R. M.	PERMANENT REFERENCE MONUMENT
H. H.	HAND HOLE
D. W. E.	DESIGN WATER ELEVATION
(N. R.)	NON-RADIAL
B. C. R.	BROWARD COUNTY RECORDS
(14.50)	INDICATES PROPOSED LOT GRADE
14.50	INDICATES EXISTING ELEVATION

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ISLES AT WESTON, (P.B 171, PGS. 40 THROUGH 56, B.C.R.)
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
4. THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.
5. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
6. BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 3306: ELEVATION= 8.092.
7. THIS SURVEY IS CLASSIFIED A BOUNDARY SURVEY BY CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED.
8. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. THE N.F.I.P. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONE "AH", BASE FLOOD ELEVATION 6.0, COMMUNITY No. 120678, PANEL 0280-F WITH A FIRM DATE OF 8/18/92.
10. ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED "LB6935" UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS SHOWN HEREON ARE BASED ON THE PLANS PREPARED BY CARNAHAN-PROCTOR-CROSS, INC., FILE NO. 980307.





LOCATION MAP (N.T.S.)

PDDZONE SF-1 (55'x110')	
FRONT YARD SETBACK	18 FEET
REAR YARD SETBACK	10 FEET
SIDE YARD SETBACK	5 FEET
STREET SIDE YARD	15 FEET

CERTIFY TO:

CARLOS VELASQUEZ;
OPTION ONE MORTGAGE CORP,
ITS SUCCESSORS AND/OR ASSIGNS;
WESTON PROFESSIONAL TITLE GROUP, INC.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK;

REVISIONS	DATE	BY	CKD	FB/PG
ADD CERTIFICATION (NOT AN UPDATE)	2./26/.4	EBM	ER	FILE
FINAL SURVEY	2/11/04	EBM	RRM	28/26
SLAB SURVEY	10/7/03	ER	RRM	FILE

LOT 123, BLOCK 5
ISLES AT WESTON
(P.B. 171, PGS. 40-56, B.C.R.)

SEAL

DEAN M. GERCHAR FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5829
DAVID & GERCHAR, INC. L.B. # 6935
SIGNATURE DATE: 2/27/04
DATE OF LAST FIELD SURVEY: 2/11/04

SCALE: 1" = 30'	JOB NO: 02-134
FB/PG: N/A	CAD. FILE: C:\WESTON\LOTS\123-5
DRAWN BY: ER	DATE: 6/6/03
CKD. BY: RRM	PROJ. FILE: WESTON

DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
10750 Wiles Road
Coral Springs, Florida 33076
(954) 340-4025 • Fax: (954) 255-0735