

DESCRIPTION:

TRACT "B", LESS THE WEST 150 FEET THEREOF, BOULEVARD HEIGHTS SECTION TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 15, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LOT 8, BLOCK 37, OF BOULEVARD HEIGHTS SECTION TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 15, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY:

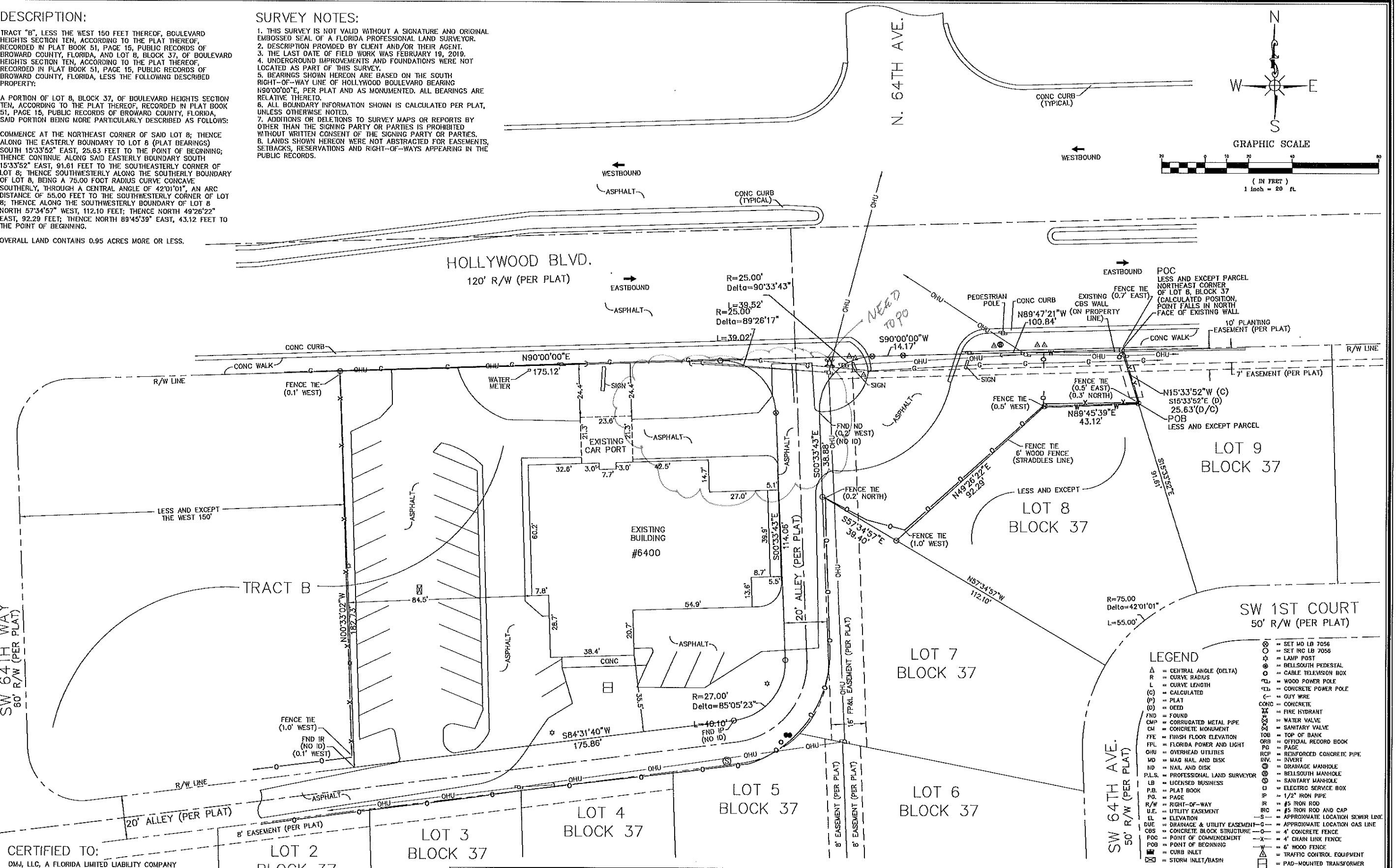
A PORTION OF LOT 8, BLOCK 37, OF BOULEVARD HEIGHTS SECTION TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 15, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE EASTERLY BOUNDARY TO LOT 8 (PLAT BEARINGS) SOUTH 15°33'52" EAST, 25.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY SOUTH 15°33'52" EAST, 91.61 FEET TO THE SOUTHEASTERLY CORNER OF LOT 8; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF LOT 8, BEING A 75.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 42°01'01", AN ARC DISTANCE OF 55.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 8; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 8 NORTH 57°34'57" WEST, 112.10 FEET; THENCE NORTH 49°26'22" EAST, 92.29 FEET; THENCE NORTH 89°45'39" EAST, 43.12 FEET TO THE POINT OF BEGINNING.

OVERALL LAND CONTAINS 0.95 ACRES MORE OR LESS.

SURVEY NOTES:

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS FEBRUARY 19, 2019.
4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD BEARING N90°00'00"E, PER PLAT AND AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
6. ALL BOUNDARY INFORMATION SHOWN IS CALCULATED PER PLAT, UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESERVATIONS AND RIGHT-OF-WAYS APPEARING IN THE PUBLIC RECORDS.



CERTIFIED TO:  
DMJ, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BOYD-PANCIERA FAMILY FUNERAL CARE  
WILLIAM PONSOLDT  
JOHN EDGAR SHERRARD, P.A.  
CHICAGO TITLE INSURANCE COMPANY  
BY: RICHARD C. LAVENTURE  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

BOUNDARY SURVEY  
PREPARED FOR  
DMJ, LLC

REVISIONS		BY	DATE
ADD CERTIFICATIONS		JOE M	4/11/19
FILED	FILED	JOE M	2/09/19
CALCS	RCL	JOE M	2/11/19
DRAWN	JOE M	JOE M	2/15/19
CHECKED	RCL	JOE M	2/20/19
FILE REF.	FILED BK/PG		
19.3249	19-254/12		

LAVENTURE & ASSOCIATES, INC.  
PROFESSIONAL SURVEYING AND MAPPING  
2552 PETERS ROAD, SUITE D  
FORT PIERCE, FLORIDA 34945  
(772) 398-8430 PHONE (772) 398-8426 FAX

DATE: 2-20-19  
SCALE: 1"=20'  
JOB NO. 19.3249  
SHEET 1 OF 1