

TYPE OF SURVEY: **BOUNDARY**
22-1176

JOB NUMBER: **SU-20-1863**

LEGAL DESCRIPTION:

LOT 5, BLOCK 3, CRESTHAVEN NO. 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53,
PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: **3211 NE 9 TERRACE POMPANO BEACH, FL 33064**

FLOOD ZONE: **X(0.2%)**

BASE FLOOD ELEVATION: **N/A**

CONTROL PANEL NUMBER: **120055/12011C0188-H**

EFFECTIVE: **8/18/2014** REVISED:

LOWEST FLOOR ELEVATION: **N/A**

GARAGE FLOOR ELEVATION: **N/A**

LOWEST ADJACENT GRADE: **N/A**

HIGHEST ADJACENT GRADE: **N/A**

REFERENCE BENCH MARK: **N/A**

CERTIFY TO:

1. ALEKSANDR VEKSLER, TRUSTEE OF THE ALEKSANDR VEKSLER TRUST
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. JEFFREY ROY COHEN, ESQ.
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- 5.
- 6.

EASEMENTS ACCORDING TO THE AFORESAID PLAT:

1. 6' UTILITY EASEMENT ALONG THE WEST BOUNDARY.

APPARENT ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:

1. DRIVEWAY IN ROAD RIGHT-OF-WAY ALONG THE EAST BOUNDARY.
2. FENCE AND PAVERS IN 6' UTILITY EASEMENT ALONG THE WEST BOUNDARY.
3. CONCRETE DRIVEWAY CROSSING THE NORTH BOUNDARY.

NOTICE:

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES:

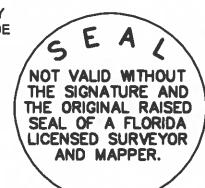
1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE	1.00
A	=	ARC LENGTH	OR + =
A/C	=	AIR CONDITIONER	
AD	=	ASSUMED DATUM	
A.E.	=	ANCHOR EASEMENT	FND
AF	=	ALUMINUM FENCE	FF
B.C.R.	=	BROWARD COUNTY	FH
BLVD	=	BOULEVARD	F.P.L.
B.M.	=	BENCHMARK	GAR.
(C)	=	CALCULATED	I.D.
CB	=	CHORD BEARING	I.P.
CHATT.	=	CHATTahoochee	I.P.C.
CLF	=	CHAIN LINK FENCE	I.R.
C/L	=	CENTERLINE	I.R.C.
D.B.	=	DEED BOOK	LP
D.E.	=	DRAINAGE EASEMENT	(M)
E	=	EAST	M.D.R.
ELEC.	=	ELECTRIC	MAINT.
ELEV.	=	ELEVATION	MF
ENCH.	=	ENCROACH/	MH
ESMT.	=	ENCROACHMENT	N
			N/A
			NOT APPLICABLE
			N/A
			NAIL & DISC

LEGEND OF ABBREVIATIONS:

ELEVATIONS BASED ON NAVD 1988	N.A.V.D.	=	NORTH AMERICAN	P.G.	=	PAGE
FOUND	O/S	=	VERTICAL DATUM	P.O.B.	=	POINT OF BEGINNING
FINISHED FLOOR	O.R.B.	=	OFFSET	P.O.C.	=	POINT OF COMMENCEMENT
FIRE HYDRANT	OH	=	OFFICIAL RECORDS BOOK	P.R.C.	=	POINT OF REVERSE
FLORIDA POWER & LIGHT	(P)	=	OVERHANG	P.R.M.	=	CURVATURE
GARAGE	P.B.	=	PLAT	P.T.	=	PERMANENT REFERENCE
IDENTIFICATION	P.B.C.R.	=	PLAT BOOK	PVC	=	MONUMENT
IRON PIPE	P.B.C.R.	=	PALM BEACH COUNTY	R	=	POINT OF TANGENCY
IRON PIPE & CAP	RECORDS	=	RECORDS	RADIUS	=	POLYVINYL CHLORIDE
IRON ROD	P.C.	=	POINT OF CURVATURE	RNG.	=	RANGE
IRON ROD & CAP	P.C.P.	=	PERMANENT	R/W	=	RIGHT OF WAY
LIGHT POLE	CONTROL POINT	=	CONTROL POINT	S	=	SOUTH
MEASURED				SEC.	=	SECTION
MIAMI DADE COUNTY	X X X X	=	CHAIN LINK FENCE	SQ. FT.	=	SQUARE FEET
RECORDS	/// // / / / /	=	WOOD FENCE	TWP.	=	TOWNSHIP
METAL FENCE	□ □ □ □	=	METAL FENCE	U.E.	=	UTILITY EASEMENT
METAL FENCE	○ ○ ○ ○	=	PVC FENCE	W	=	WEST
MANHOLE		=	CONCRETE FENCE	WF	=	WOOD FENCE
NORTH		=	CONCRETE WALL	WM	=	WATER METER
	★ ★ ★ ★	=	WIRE FENCE			

BROWARD COUNTY NAVD1988

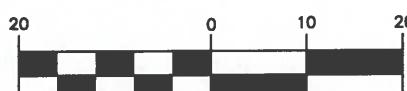
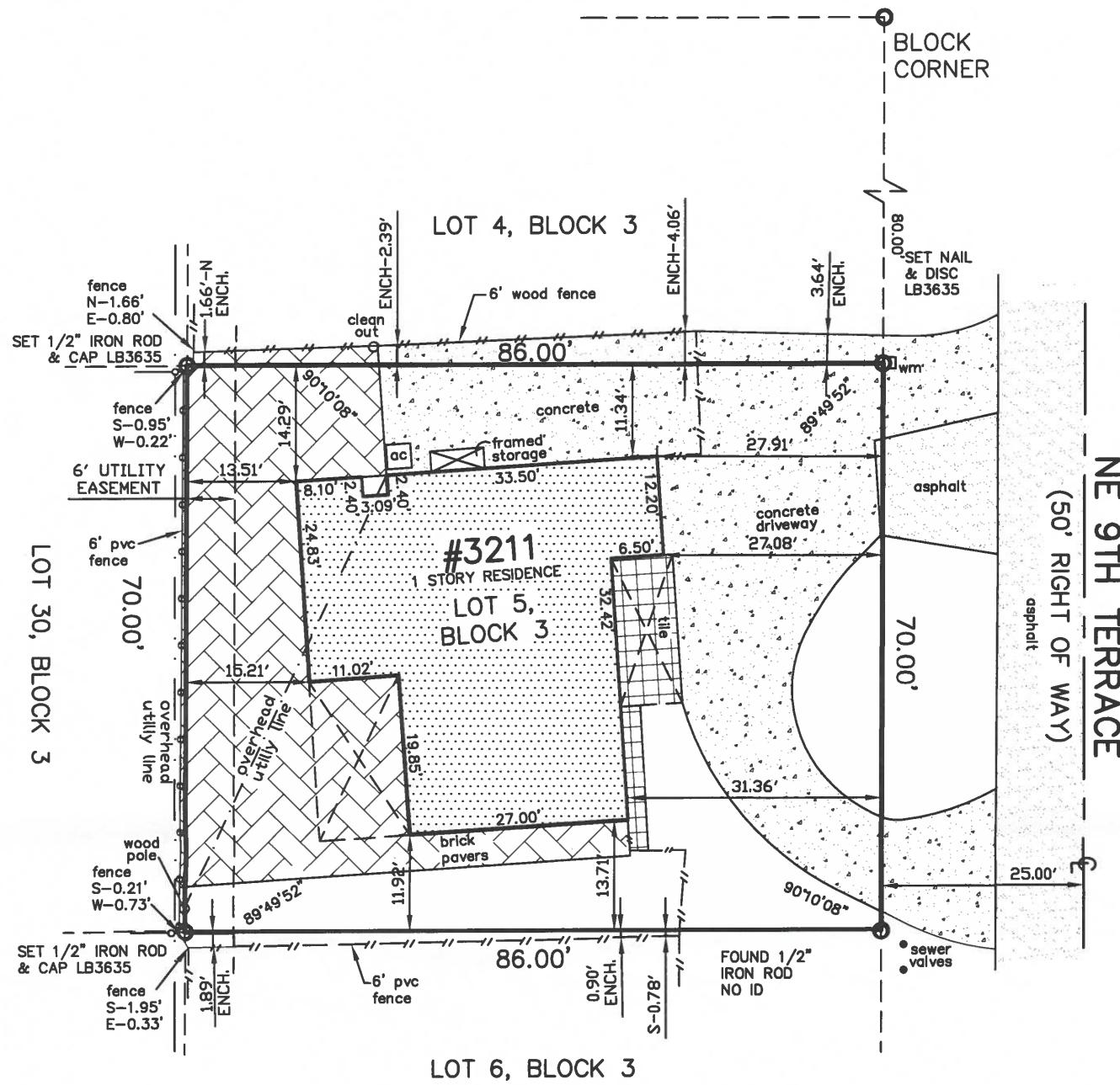
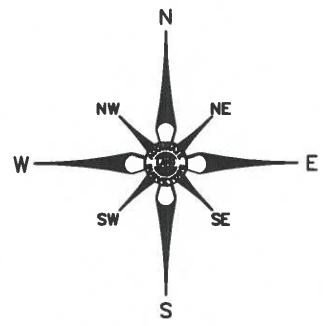


ACCURATE LAND SURVEYORS, INC.

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

L.B. #3635

SHEET 2 OF 2

TEL (954) 782-1441
FAX. (954) 782-1442GRAPHIC SCALE
1"=20'

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are per Plat book 53, Page 41, Broward County Records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.

10' + Denotes elevations based on the North American Vertical Datum of 1988.

REVISIONS & SURVEY UPDATES

DATE OF SURVEY & REVISIONS

BY

UPDATE SURVEY SU-22-1176

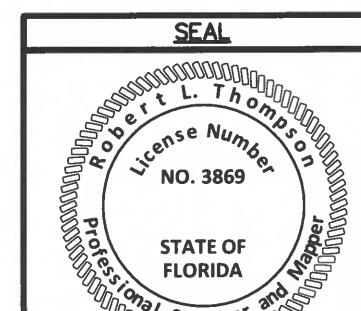
06-21-2022

AL/RLT

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



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

ORIGINAL DATE OF SURVEY
09-11-2020DRAWN BY
ERCHECKED BY
RLTFIELD BOOK
20-1863

SCALE 1"=20'

SKETCH NUMBER SU-20-1863