

**LEGAL DESCRIPTION**

LOT 4, BLOCK 9, "KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BOWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BOWARD COUNTY, FLORIDA, AND CONTAIN 8224 SQ FT, MORE OR LESS.

**NOTES**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM REDUNDANT GPS OBSERVATIONS TIED TO THE FDOT FPRN
7. PROPERTY ADDRESS: 1711 NE 2 TER, POMPANO BEACH, FL 33060
8. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER : 120055  
 PANEL NUMBER : 0188  
 DATE OF FIRM INDEX : 7/31/2024  
 ZONE : X  
 BASE FLOOD ELEVATION : N/A

**ABBREVIATIONS**

- A/C = AIR CONDITIONER
- ALUM. = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- BRKN. = BROKEN
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- Δ = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- FND. = FOUND
- GAR. = GARAGE
- INV. = INVERT
- IP. = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = ARC LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- PROP. = PROPOSED
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SQ. = SQUARE
- STY. = STORY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

**LEGEND**

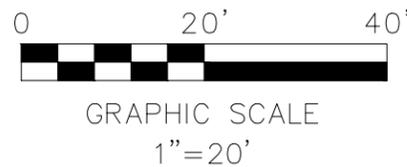
- [W] WATER SERVICE
- [E] ELECTRIC SERVICE
- [T] TELEPHONE BOX
- [C] CABLE TV BOX
- [D] DRAINAGE MANHOLE
- [S] SANITARY MANHOLE
- [WV] WATER VALVE
- [O] SIGN
- [FH] FIRE HYDRANT
- [CB] CATCH BASIN
- [LP] LIGHT POLE
- [WUP] WOOD UTILITY POLE
- [CUP] CONCRETE UTILITY POLE
- [CO] CLEAN OUT
- [CL] CENTERLINE
- [X0.00'] EXISTING ELEVATION

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

TODD M. PHILLIPS  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS7077

DATE OF LAST FIELD WORK: JANUARY 16, 2026

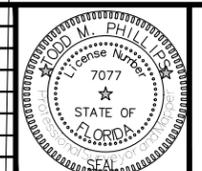


**PHILLIPS**  
 SURVEYING & MAPPING

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 www.psmsurvey.com

**BOUNDARY/TOPOGRAPHIC SURVEY**  
 1711 NE 2 TER, POMPANO BEACH, FL 33060

| NO. | DATE | BY | CK'D | REVISION |
|-----|------|----|------|----------|
| 1   |      |    |      |          |
|     |      |    |      |          |
|     |      |    |      |          |
|     |      |    |      |          |
|     |      |    |      |          |



JOB NO. 26-118  
 SCALE 1" = 20'  
 DRAWN CT  
 CHECKED TMP  
 SHEET 1 OF 1