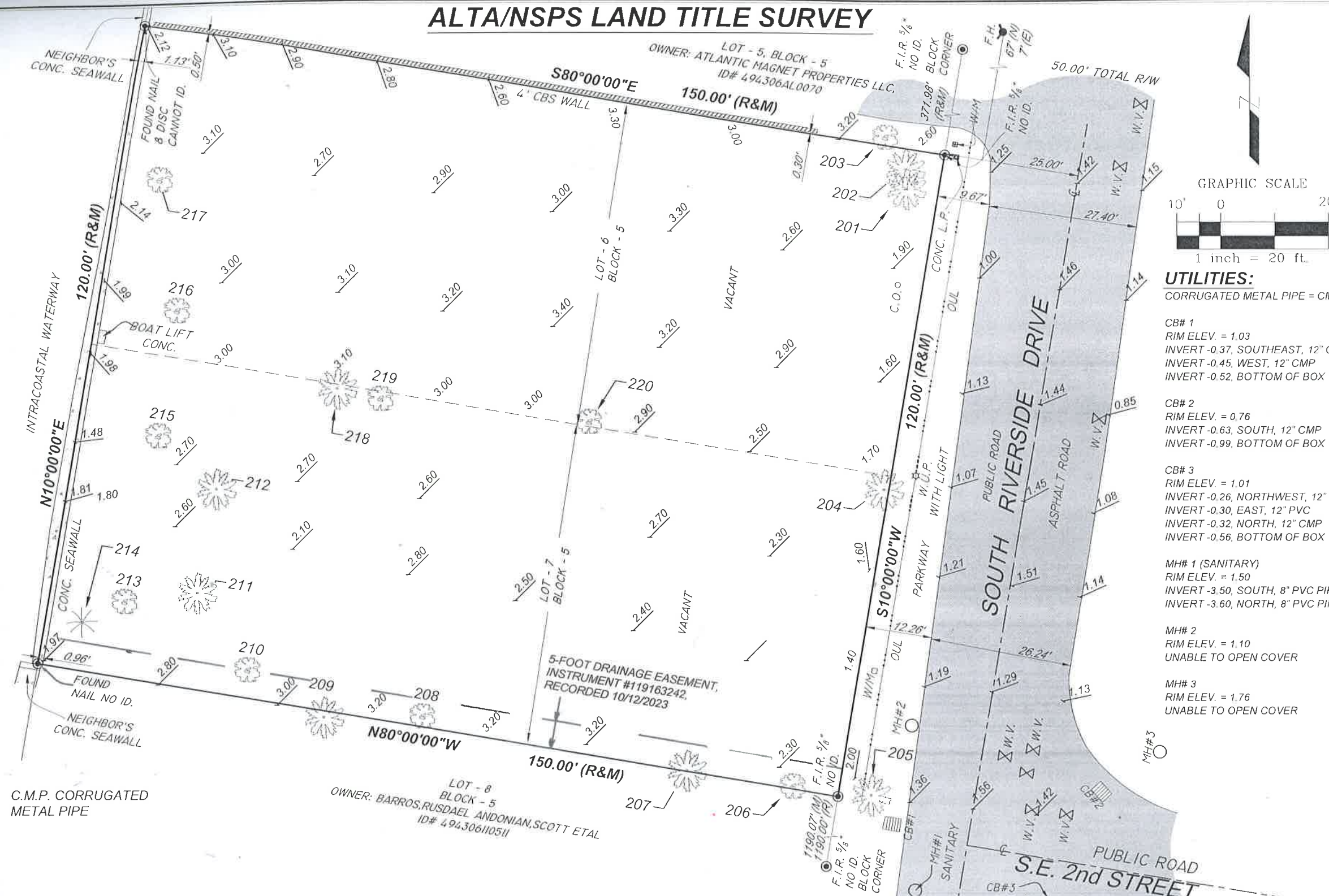
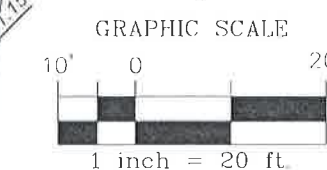
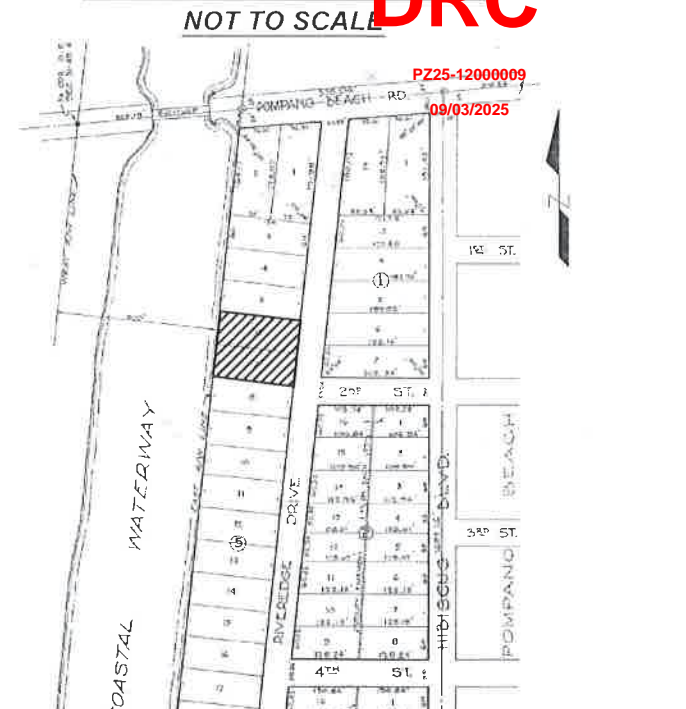


ALTA/NSPS LAND TITLE SURVEY



LOCATION SKETCH



UTILITIES:
CORRUGATED METAL PIPE = CMP

CB# 1
RIM ELEV. = 1.03
INVERT -0.37, SOUTHEAST, 12" CMP
INVERT -0.45, WEST, 12" CMP
INVERT -0.52, BOTTOM OF BOX

CB# 2
RIM ELEV. = 0.76
INVERT -0.63, SOUTH, 12" CMP
INVERT -0.99, BOTTOM OF BOX

CB# 3
RIM ELEV. = 1.01
INVERT -0.26, NORTHWEST, 12" CMP
INVERT -0.30, EAST, 12" PVC
INVERT -0.32, NORTH, 12" CMP
INVERT -0.56, BOTTOM OF BOX

MH# 1 (SANITARY)
RIM ELEV. = 1.50
INVERT -3.50, SOUTH, 8" PVC PIPE
INVERT -3.60, NORTH, 8" PVC PIPE

MH# 2
RIM ELEV. = 1.10
UNABLE TO OPEN COVER

MH# 3
RIM ELEV. = 1.76
UNABLE TO OPEN COVER

LEGAL DESCRIPTION:
LOTS 6 AND 7, BLOCK 5, "POMPAHO BEACH PARK"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 21, PAGE 20, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED
LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR
EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE
PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE
TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR
OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL
DATUM 1988.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY
LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT:
WESTERLY RIGHT OF WAY OF SOUTH RIVERSIDE DRIVE (S10°00'00"W)
13) THERE NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, GRAVESITES
OR BURIAL GROUNDS ON THE PROPERTY IN THE PROCESS OF
CONDUCTING THE FIELDWORK.
14) THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID
WASTE DUMP, SUMP OR SANITARY LANDFILL.
15) THERE IS NO OBSERVED EVIDENCE OF FIELD DELINEATION OF
WETLANDS.

FLOOD ZONE: AE	PROPERTY OF: ROYAL QUALITY HOMES OF FLORIDA LLC,
MAP & PANEL= 12011C0377	
COMMUNITY No.: 120055	
SUFFIX: H	
DATE OF FIRM: 08-18-2014	117 SOUTH RIVERSIDE DRIVE,
BASE ELEV.= +5.00 NAVD 1988	POMPAHO BEACH, FLORIDA 33062
ELEVATIONS SHOWN REFER TO N.A.V.D. 1988.	
B.M. # AD2593 ELEV. = 10.57 (NATIONAL GEODETIC SURVEY)	



ALTA/NSPS LAND TITLE SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS
MADE UNDER MY SUPERVISION AND MEETS STANDARDS
OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER
5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA
STATUTES, AND, THAT THE SKETCH HEREON IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN
HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767

PROFESSIONAL SURVEYING AND MAPPING

LANNES AND GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155

PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 04/23/2024

SCALE: 1" = 20'

DRAWN BY:
PB/TJY

DWG. No.: 258208D & 258209D

DRC

DRC