

TYPE OF SURVEY: BOUNDARY

JOB NUMBER: SU-18-0682

LEGAL DESCRIPTION:

LOT 7, BLOCK 9 OF BOULEVARD PARK ISLES SECTION 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ADDRESS: 401 SW 18TH COURT POMPANO BEACH, FL 33060

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120055-0359-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. MARK P. GRIEIER AND LISETTE SACON
2. THE MORTGAGE FIRM, INC, ISAOA, ATIMA
3. SUSAN A. LOPEZ, PA
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- 5.
- 6.

EASEMENTS ACCORDING TO THE AFORESAID PLAT:
5' DRAINAGE EASEMENT ALONG THE EAST BOUNDARY.

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:
DRIVEWAY IN ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY.
FENCE, PAVERS AND SEAWALL IN 5' DRAINAGE EASEMENT ALONG THE EAST 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.

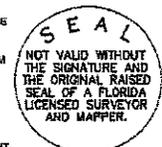
A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
RW	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
PH	=	FIRE HYDRANT
OH	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE

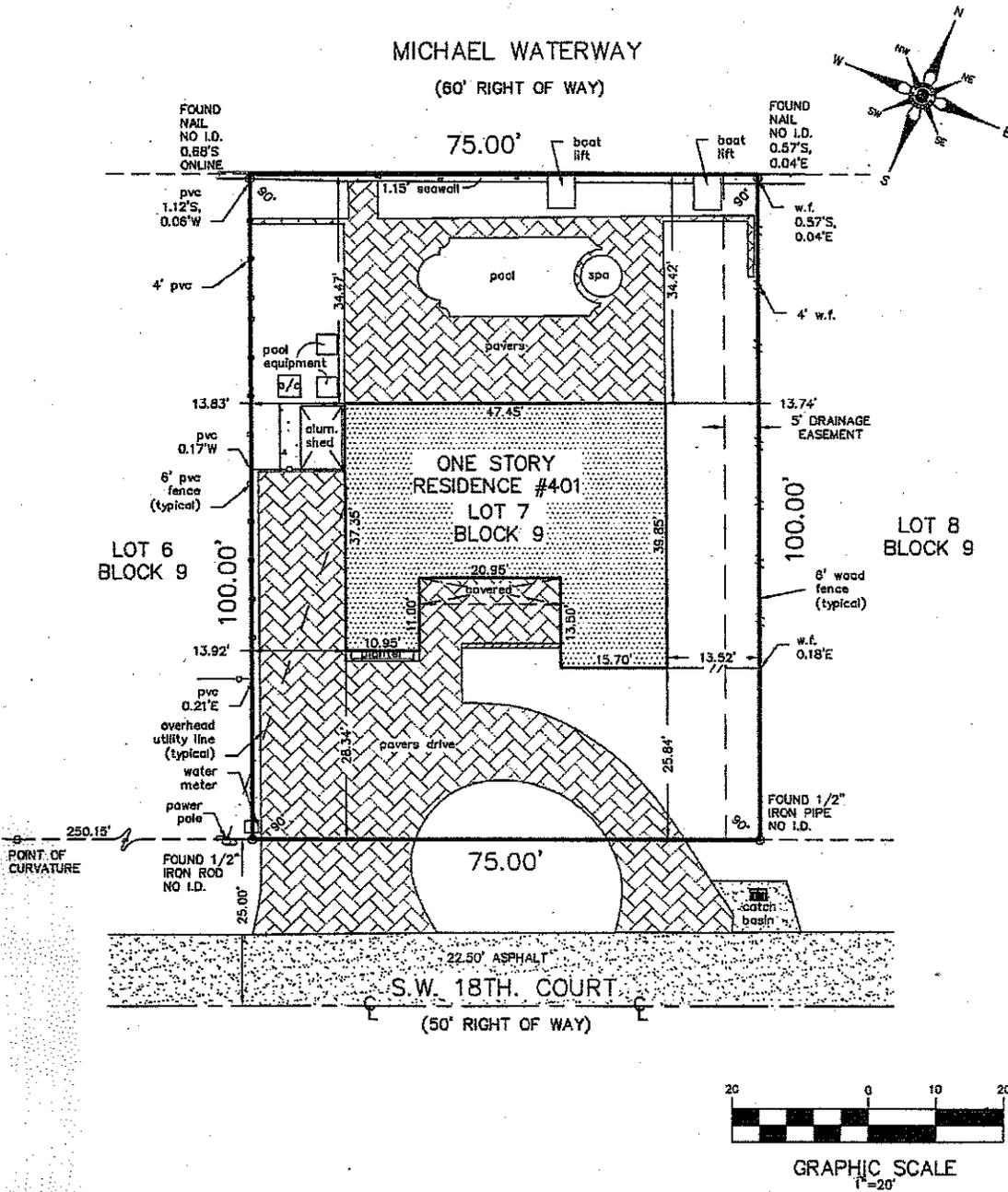
LEGEND OF ABBREVIATIONS:

7.00	OR	7.00	ELEVATIONS BASED ON NAVD 1988
SQ.FT.	=	SQUARES FEET	
P.C.P.	=	PERMANENT CONTROL POINT	
P.B.C.R.	=	PALM BEACH COUNTY RECORDS	
P	=	PLAT	
N&D	=	NAIL & DISC	
P.O.C.	=	POINT OF COMMENCEMENT	
P.O.B.	=	POINT OF BEGINNING	
A/C	=	AIR CONDITIONER	
FND.	=	FOUND	
CHATT.	=	CHATTAHOOCHEE	
F.P.L.	=	FLORIDA POWER & LIGHT	
ELEV.	=	ELEVATION	
MH	=	MANHOLE	
ESMT.	=	EASEMENT	
ELEC.	=	ELECTRIC	
MAINT	=	MAINTENANCE	
B.C.R.	=	BROWARD COUNTY RECORDS	
D.C.R.	=	DADE COUNTY RECORDS	
P.B.	=	PLAT BOOK	
O.R.B.	=	OFFICIAL RECORDS BOOK	
F.F.	=	FINISHED FLOOR	
ENCH.	=	ENCROACH	
X	=	CHAIN LINK FENCE	
W	=	WOOD FENCE	
M	=	METAL FENCE	
PVC	=	PVC FENCE	
C	=	CONCRETE FENCE	
CW	=	CONCRETE WALL	
W	=	WIRE FENCE	

BROWARD COUNTY NAVD1988

D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
WF	=	WOOD FENCE
BLVD.	=	BOULEVARD
AD	=	ASSUMED DATUM
IM	=	IRON PIPE
I.R.	=	IRON ROD
GAR.	=	GARAGE
CA	=	CENTERLINE
(M)	=	MEASURED
LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM 1988





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NOTICES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY GOLD COAST SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF GOLD COAST SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. 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.

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 Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter SJ-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



Robert L. Thompson 3-7-18
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

REVISIONS	DATE	BY

DATE OF SURVEY 03-05-18	DRAWN BY O.L.W.	CHECKED BY C.C.C.	FIELD BOOK 18-0682
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SCALE 1" = 20' SKETCH NUMBER SU-18-0682