

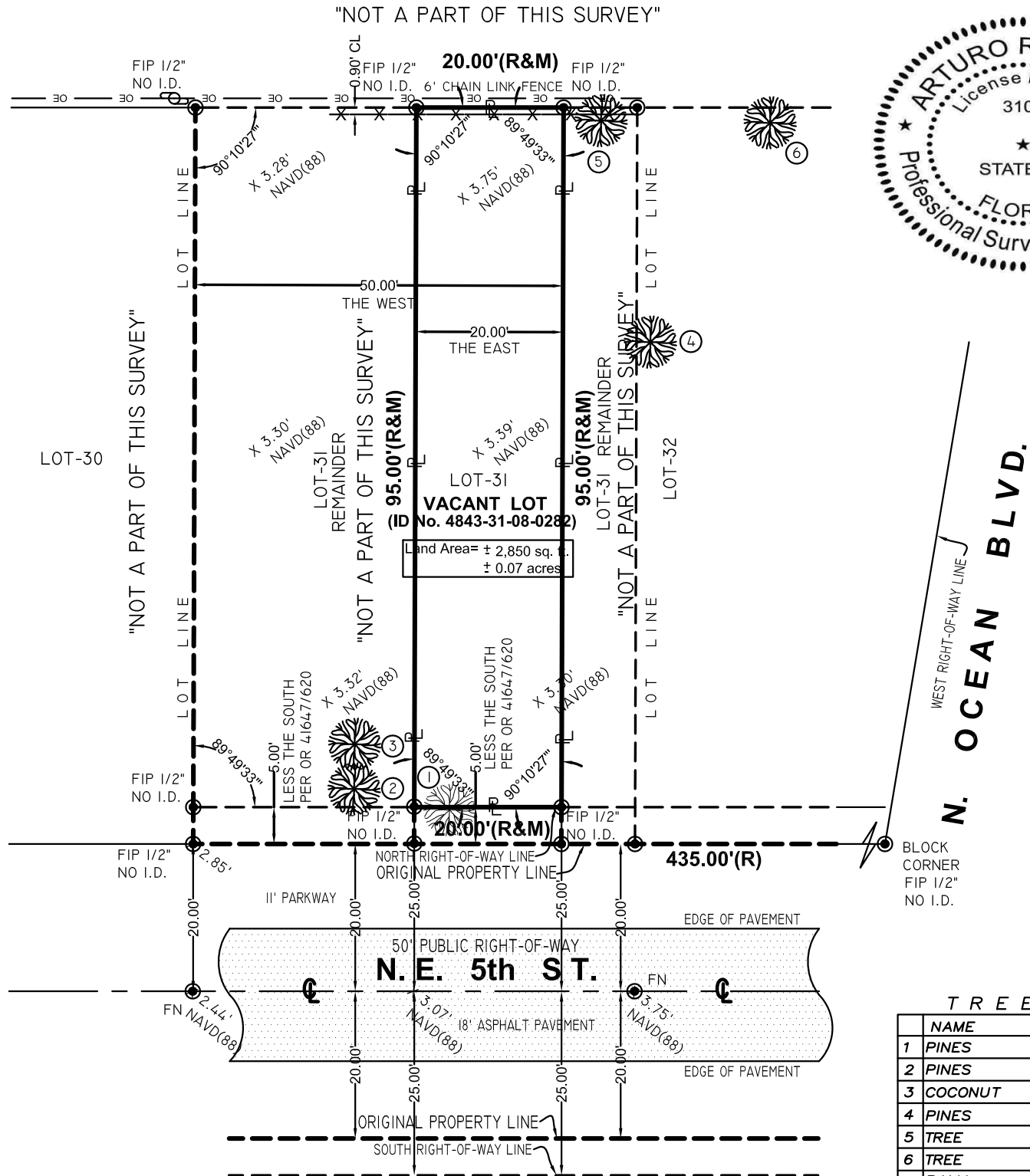
DRC

PZ24-12000008
09/05/2025



Scale 1"=20'

SKETCH OF SURVEY



N. OCEAN BLVD.
WEST RIGHT-OF-WAY LINE

TREE LEGEND			
NAME	HEIGHT	CANOPY	DIAMETER
1 PINES	50'	35'	2.0'
2 PINES	50'	30'	2.0'
3 COCONUT	15'	15'	1.5'
4 PINES	50'	35'	4.0'
5 TREE	30'	20'	2.0'
6 TREE	25'	20'	1.0'
7 PALM	15'	20'	2.0'
8 PALM	30'	25'	3.0'
9 PINES	50'	25'	4.0'
10 PINES	40'	10'	0.5'
11 PINES	40'	10'	0.5'
12 PINES	40'	10'	0.5'
13 COCONUT	30'	10'	1.0'

PROPERTY ADDRESS:
VACANT LOT
3225 N.E. 5 STREET
POMPANO BEACH, FL 33062
(ID No. 4843-31-08-0282)

LEGAL DESCRIPTION
The East 20.00 feet of the West 5 feet of
Lot 31, less the South 5 feet, of
"POMPANO BEACH" according to the Plat
thereof as recorded in Plat Book 22, at Page 22
of the Public Records of BROWARD
County, Florida.

There may be legal restrictions on the subject
property that are not shown on the Map of Survey
that may be found in the Public Records of
BROWARD County, or the records of any other
public and private entities as their jurisdictions
may appear.

The Map of Survey is intended to be displayed at
the stated graphic scale in English units of
measurement. Attention is brought to the fact that
said drawing may be altered in scale by the
reproduction process.

This Survey was conducted for the purpose of a
BOUNDARY SURVEY only and is not intended to
delineate the regulatory jurisdiction of any federal,
state, regional or local agency board, commission
or other entity.

Legal description was furnished by the client.
The elevations of well-identified features as
depicted on this survey and map were measured
to an estimated vertical positional accuracy of 1/10
foot for natural ground surfaces and 1/100 foot for
hardscape surfaces, including pavements, curbs
and other man-made features as may exist.

Well-identified features as depicted on this survey
and map were measured to an estimated
horizontal positional accuracy of 1/10 foot unless
otherwise shown.

Legal Description subject to any dedications,
limitations, restrictions, reservations or recorded
easements.

Sketch of Survey cannot be used for construction
purposes. Surveyor not responsible for third party
alterations.

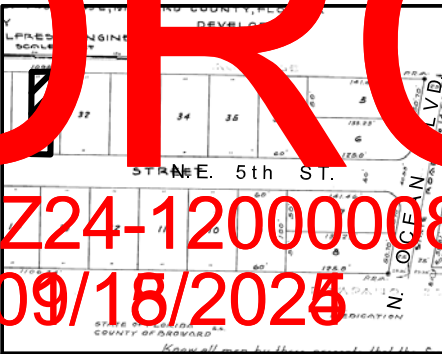
LIST OF POSSIBLE ENCROACHMENT: N/A



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION
Community No. 120055
Panel No. 0377
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 5'

BENCH MARK USED
BM #38 Elev. = 12.23' NA 1988



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to NAVD of 1988
The surveyor makes no representation as to
ownership, possession or occupation of the
subject property by any entity or individual.

Subsurface improvements and/or encroachments
within, upon, across, abutting or adjacent to the
subject property were not located and are not
shown.

Not valid without the signature and original raised
seal of a Florida Licensed Surveyor and Mapper.
Additions and deletions to this Map of Survey by
other than the signing party are prohibited without
the written consent of the signing party.

This Map of Survey has been prepared for the
exclusive use of the entities named herein and
the certification does not extend to any unnamed
party.

CERTIFY TO:
VIVENZA INC.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY
SURVEY" AND THE MAP OF SURVEY RESULTING
THERE FROM WAS PERFORMED UNDER MY
DIRECTION AND IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF AND
FURTHER, THAT SAID "BOUNDARY SURVEY"
MEETS THE INTENT OF THE "MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING IN THE STATE
OF FLORIDA", PURSUANT TO RULE 5J17 OF THE
FLORIDA ADMINISTRATIVE CODE AND ITS
REMENTING RULE, CHAPTER 202.07 OF THE
FLORIDA STATUTES.
Digitally signed by
R Toirac
Date: 2024.02.08 14:02:00 -0400

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

VIZCAY SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
13217 SW 46 LANE, MIAMI, FL 33157
(305) 779-1177

23780

LEGEND OF SURVEY ABBREVIATIONS

SWK. = SIDEWALK	P.L. = PROPERTY LINE	MH = MAN HOLE	CLP = CONC. LIGHT POLE
T = TELEPHONE SERVICE BOX	(R) = RECORDED	= MEASURED	CONC. = CONCRETE
U.D.E. = UTILITY & DRAINAGE	R = RADIUS	= MONUMENT LINE	ALUM. F. = ALUMINUM FENCE
U.E. = UTILITY EASEMENT	RAD. = RADIAL	= NATIONAL GEODETIC VERTICAL DATUM	BLOCK CORNER
U.M.E. = UTILITY & MAINTENANCE EASEMENT	RES. = RESIDENCE	= NOT TO SCALE	CATCH BASIN
U.P. = UTILITY POLE	R.W. = RIGHT OF WAY	= OVERHEAD ELECTRIC LINES	C.B.S. = CONCRETE BLOCK STRUCTURE
W.M. = WATER METER	SEG. = SEWER MANHOLE	= PERMANENT CONTROL POINT	CH. = CHORD DISTANCE
	S.I.P. = SET IRON PIPE No	= PAGE	C.L. = CENTER LINE
	S.I.V. = SET BACK LINE	= PERMANENT REFERENCE MONUMENT	C.L.F. = CHAIN LINK FENCE
	STY. = STORY		

Survey is not covered by
Professional Liability
Insurance.

ORIGINAL FIELD DATA
REVISIONS: 2-03-2024

DRAWN BY J.V.D.
SHEET NO. 1/1

JOB No.:

23780