

# SURVEY MAP

SCALE: 1" = 20'



Property Location

Legal Description

Lot 14, Block 1 of CONNOR ESTATES, according to the Plat thereof, as recorded in Plat Book 29, Page 38, of the Public Records of Broward County, Florida.

Survey Date: 12/08/2023  
Job Number: 18-7031a  
Revision:

Certified to:  
AIM Partners LLC  
Real Title Insurance Agency, LLC  
Old Republic National Title Insurance Company

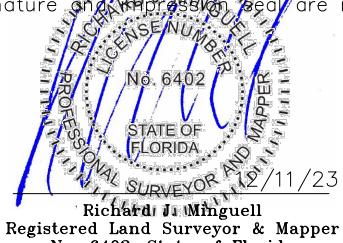
National Flood Insurance  
Community Panel: 12011 C 0188 H  
Flood Zone: X  
Base Flood Elevation: N/A  
Firm Date: 08/18/2014

SURVEYORS NOTES

- This is a Boundary survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements.
- Bearings, if any, shown hereon are based on Plat Book 29, Page 38 Broward County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based of NAVD 88.
- Benchmark No. Elevation: feet, located at
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUES.

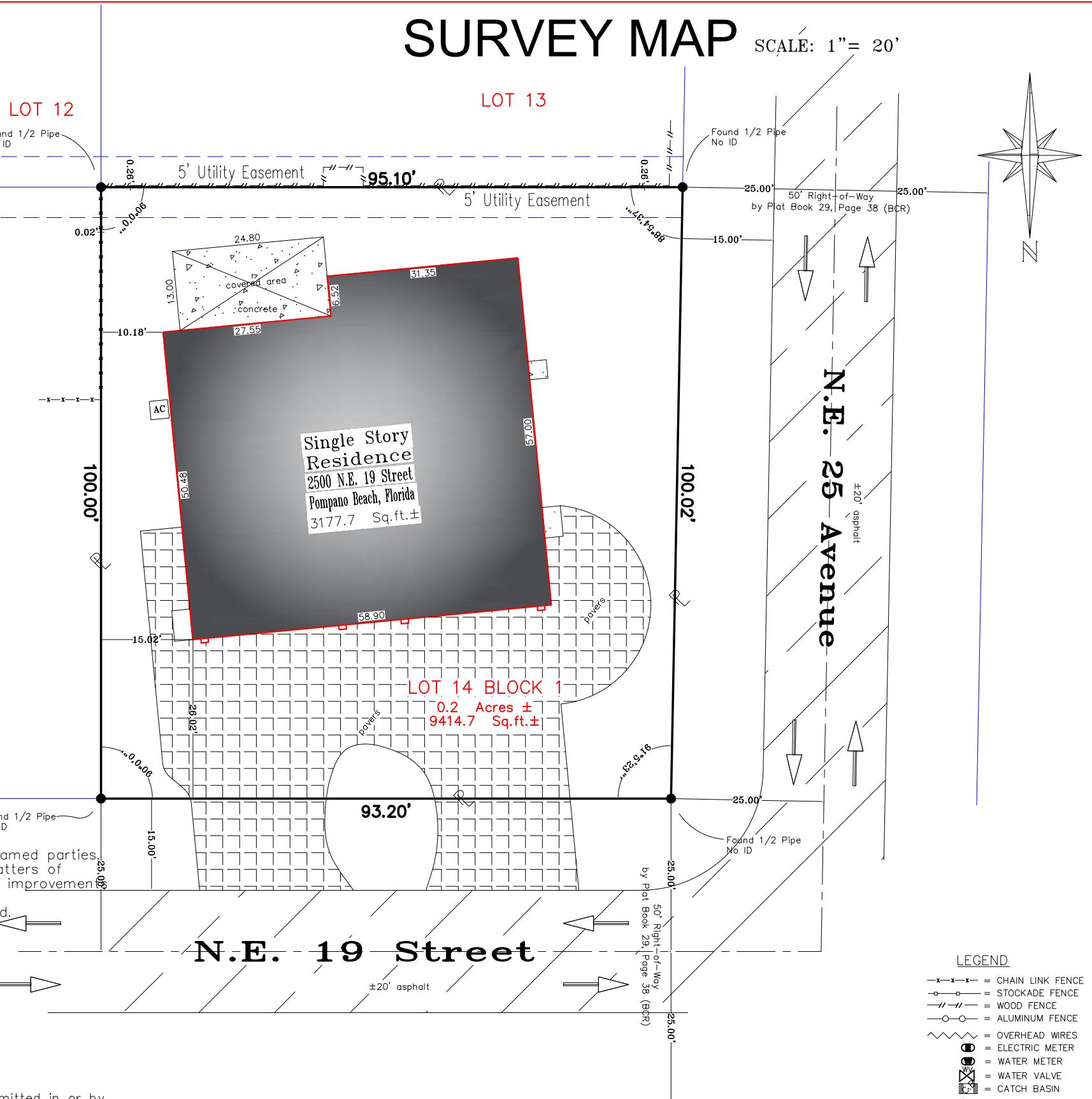
No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature or impression seal are not valid.



R. Minguell, Inc.  
Land Surveyors & Planners L.B.7272  
591 S.W. 112 Avenue  
Plantation, Florida 33325  
954-298-8935  
Minguell@bellsouth.net  
RMinguell.com



2500 N.E. 19 Street  
Pompano Beach, Florida 33062



Encroachments  
-Fencing along rear easement.

LEGEND

—x—x—	CHAIN LINK FENCE
—o—o—	STOCKADE FENCE
///\	WOOD FENCE
—o—o—	ALUMINUM FENCE
~~~~~	OVERHEAD WIRES
●	ELECTRIC METER
●	WATER METER
●	WATER VALVE
■	CATCH BASIN
○	UTILITY POLE
○	FIRE HYDRANT
○	PROPERTY LINE
—	CENTER LINE
■	BELLSOUTH BOX
□	CABLE BOX
□	ELECTRIC BOX
□	POOL EQUIPMENT
AC	AIR CONDITIONER
■	EXISTING ELEVATION
■	ELECTRICAL TRANSFORMER

BCR = BROWARD COUNTY RECORDS  
PBCR = PALM BEACH COUNTY RECORDS  
MDCR = MIAMI-DADE COUNTY RECORDS