



LEGAL DESCRIPTION
PARCEL 1 (PARCEL ID 484235360049):
SOUTH 136.55 FEET OF LOT 3 LESS EAST 151.23 FEET, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 2 (PARCEL ID 484235360051):
SOUTH 136.55 FEET OF WEST 50.41 FEET OF EAST 151.23 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 3 (PARCEL ID 484235360052):
SOUTH 136.55 FEET OF WEST 50.41 FEET OF EAST 100.82 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 4 (PARCEL ID 484235360053):
SOUTH 136.55 FEET OF WEST 50.41 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 5 (PARCEL ID 484235360054):
NORTH 136.55 FEET OF WEST 50.41 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 6 (PARCEL ID 484235360055):
NORTH 136.55 FEET OF WEST 50.41 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 7 (PARCEL ID 484235360056):
NORTH 136.55 FEET OF WEST 50.41 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 8 (PARCEL ID 484235360057):
NORTH 136.55 FEET OF WEST 50.41 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 9 (PARCEL ID 484235360058):
NORTH 136.55 FEET OF WEST 50.41 FEET OF EAST 252.05 FEET OF LOT 3, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 10 (PARCEL ID 484235360059):
NORTH 136.55 FEET OF LOT 3, LESS EAST 252.05 FEET, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 11 (PARCEL IDS 484235350010 AND 484235350011):
LOTS 13 AND 14, BLOCK 3, WARRINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 20.5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
CERVETERI LLC
PROPERTY ADDRESS
NW 10TH STREET
POMPAHO BEACH, FL 33060
BOUNDARY SURVEY
INVOICE # 44080
SURVEY DATE 12/09/22
FLOOD ZONE AH 11 / AH 12
MAP DATE 08/16/14
MAP NUMBER 120055 0357H

TABLE 1: TREE DATA

NUMBER	TREE TYPE	SIZE
#1	SABLE PALM	10"
#2	SABLE PALM	11"
#3	SABLE PALM	11"
#4	SABLE PALM	11"
#5	SABLE PALM	15X10"

SCALE: 1"=20'

LEGEND

- APRAL BOX
- CATCH BASIN
- CONTROL VALVE
- CLEAN OUT
- JOINT ANCHOR
- MANHOLE
- WATER METER
- WELL
- FIRE HYDRANT
- WATER VALVE
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- BRICK/TILE PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTIONS ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE SURVEYOR'S WRITTEN PERMISSION.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS RIGHTS-OF-WAY, UNLESS OTHERWISE INDICATED BY OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FENCE ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTING. THE LOCATION OF THE IMPROVEMENTS OVER SOLID POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
12. DISTURBED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

LEGEND

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CPTD SAFETY PLAN NARRATIVE:

1. BSO NO TRESPASSING SIGNS SHALL BE POSTED AT NORTH, SOUTH, WEST AND EAST SIDES OF PROPERTY. THE AFFIDAVIT WILL BE SUBMITTED WHEN PERMITTING FOR THE SITE.
2. SHRUBBERY AT FRONT OF HOUSE TO BE MAINTAINED TO 30" HIGH FOR CLEAR VISIBILITY.
3. TREES CLOSEST TO HOUSE SHALL HAVE A CLEAR TRUNK OF 8' FOR VISIBILITY UNDERNEATH.
4. SECURITY LIGHTING SHALL INCLUDE A CEILING MOUNTED, VANDAL PROOF FIXTURE IN THE CENTER OF FRONT AND REAR PORCH IN ADDITION MOTION DETECTOR SOFT BRIGHT FLOOD LIGHTING SHALL BE OPEN FRONT AND REAR SOFFITS OF HOUSE. TYPICAL
5. FENCING ALL FENCING FACING THE STREET SHALL BE 5'-0" HIGH ALUMINUM PICKET FOR INCREASED VISIBILITY. THE FENCING FACING THE SHEET SHALL BE TIED INTO THE FRONT CORNERS OF THE HOMES. ALL FENCING AT SIDE YARDS AND REAR YARDS SHALL BE 4' HIGH CHAIN LINK FOR INCREASED VISIBILITY.
6. FOR SECURITY MEASURES EACH HOME SHALL BE EQUIPPED WITH THE FOLLOWING:
RING WIRELESS SECURITY SYSTEM.
7. EACH HOME WILL BE EQUIPPED WITH A RING DOOR BELL SYSTEM.

NOTES:

3. FOR RESIDENTIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW OR AT THE MINIMUM A 180-DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE)
5. ALL EXTERIOR DOORS MUST HAVE NON REMOVABLE DOOR HINGE PINS
6. INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS.
7. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/REVENT THEFT.
8. THE HOME NUMBER ADDRESS SIGNAGE SHOULD BE A MINIMUM OF 5 INCHES, UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

ABBREVIATIONS

AC	AIR CONDITIONER
AL	ANCHOR EASEMENT
BM	BENCHMARK
BN	BUILDING CORNER
CA	CATCH BASIN
CH	CHALK
CM	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
DP	DEAD END
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FRESH FLOOR
F/L	FENCE/LINE
FR	FOUND IRON PIPE
FR	FOUND IRON ROD
FN	FOUND NAIL
FNAD	FOUND NAIL & DISC
FNAD	FOUND NAIL & 1/8"
FL	FLUORIDE POWER & LIGHT
GA	GAS
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
MS	MEASURED
NTS	NOT TO SCALE
PL	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PS	PAVE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE
PT	POINT OF TANGENCY
R	RECORD
RA	RADIUM
RD	RIGHT-OF-WAY
SD	SET NAIL & DISC 5495
SP	SCREENED PORCH
SPAC	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

ATLANTIC COAST
SURVEYING, INC.

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REVISION

NO.	DATE	REVISION
1	3-5-2024	BLDG DEPT COMMENTS

SITE PLAN
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Checked
DATE 6-26-2023
COMM. NO. 21-194

SITE
1

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No. 13378
REGISTERED ARCHITECT