



LEGAL DESCRIPTION

PARCEL 1 (PARCEL ID 484235360049):
SOUTH 136.55 FEET OF THE WEST 50.41 FEET OF THE EAST 201.64 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 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 EAST 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 EAST 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 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 7 (PARCEL ID 484235360056):
NORTH 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 8 (PARCEL ID 484235360057):
NORTH 136.55 FEET OF WEST 50.41 FEET OF EAST 201.64 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 ID 484235350010):
LOT 14, BLOCK 3, WARRINGTON, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 14, PAGE 20.5, PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

(PARCEL ID 484235350011):
LOT 13, BLOCK 3, WARRINGTON, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 14, PAGE 20.5, PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.
TOGETHER WITH:
THE W 8.36 FEET OF S 136.55 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.

CERTIFIED TO:
CERVETERI LLC

PROPERTY ADDRESS
NW 10TH STREET
POMPANO BEACH, FL 33060

BOUNDARY SURVEY
INVOICE # 44080
SURVEY DATE 12/09/22

FLOOD ZONE AH 11 / AH 12
MAP DATE 08/18/14
MAP NUMBER 120055 0357H

LEGEND

- FP&L BOX
- CONTROL VALVE
- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE JUNCTION
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE

ABBREVIATIONS

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BM BENCHMARK
- BW BACK OF WALK
- C CALCULATED
- CNF CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- E/F END/FENCE
- EDS OF PAVEMENT
- EW EDGE OF WATER
- FENCE/CORNER
- FF FINISH FLOOR
- F/L FENCE/LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FN&T FOUND NAIL & TAB
- FP&L FLORIDA POWER & LIGHT
- GAR GARAGE
- GEN GENERATOR
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB OFFICIAL RECORD BOOK
- M MEASURED
- NTS NOT TO SCALE
- PB PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- PCC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE
- MONUMENT
- PT POINT OF TANGENCY
- R RECORD
- RAD RADIAL
- RW RIGHT-OF-WAY
- SN&D SET NAIL & DISC 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP 5495
- UE UTILITY EASEMENT

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR 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. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY 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 REPRESENTATION HAVE BEEN EXAGGERATED MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENT OVER SCALED 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 UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS LOCATED THEREON.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

TREE TABLE

NUMBER	TREE TYPE	SIZE
#1	SABLE PALM	10"
#2	SABLE PALM	11"
#3	SABLE PALM	11"
#4	OAK	(5X)10"
#5	SABLE PALM	12"

