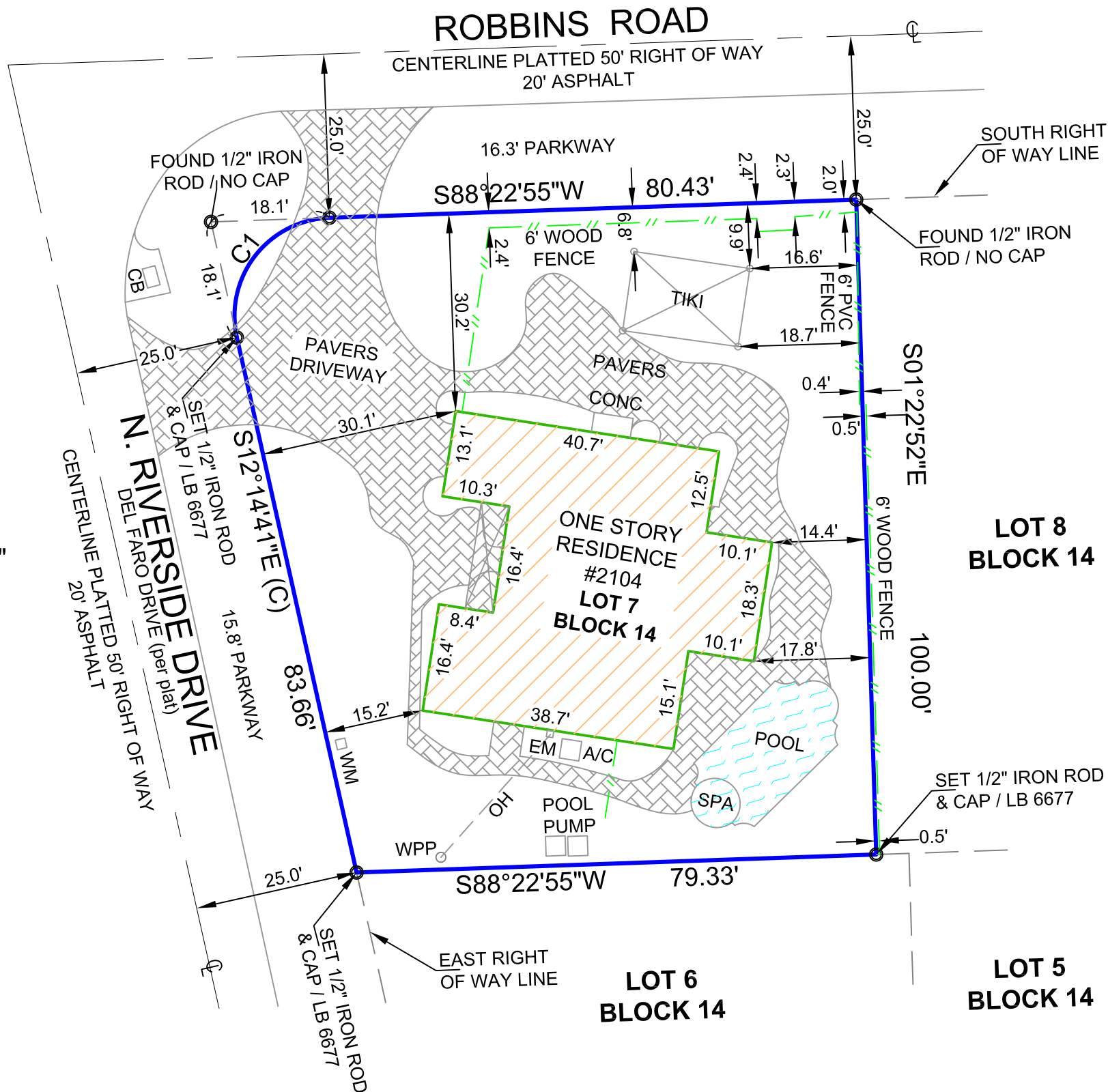
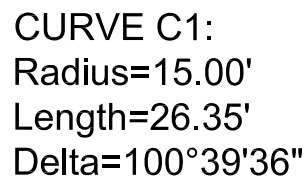


A/C	= AIR CONDITIONER
AF	= ALUMINUM FENCE
AE	= ANCHOR EASEMENT
BM	= BENCHMARK
CATV	= CABLE TV
CB	= CATCH BASIN
CME	= CANAL MAINTENANCE EASEMENT
CPP	= CONCRETE POWER POOL
CLF	= CHAIN LINK FENCE
CBS	= CONCRETE BLOCK STRUCTURE
CHATT	= CHATTAHOOCHEE
CONC	= CONCRETE
CO	= CLEAN OUT
COV	= COVERED
CE	= COVERED ENTRY
DE	= DRAINAGE EASEMENT
EM	= ELECTRIC METER
EOP	= EDGE OF PAVEMENT
EOW	= EDGE OF WATER
FF	= FINISHED FLOOR
FDH	= FOUND DRILLHOLE
FH	= FIRE HYDRANT
FN	= FOUND NAIL
GT	= GAS TANK
IP	= IRON PIPE
IR	= IRON ROD
INV	= INVERT
L	= ARC LENGTH
LP	= LIGHT POLE
LME	= LAKE MAINTENANCE EASEMENT
N	= NORTH
N/A	= NO BASE FLOOD (FOR FLOOD ZONE X)
N&D	= NAIL & DISC
MB	= MAIL BOX
MF	= METAL FENCE
MH	= MAN HOLE
OH	= OVERHEAD CABLES
OR	= OFFICIAL RECORD BOOK
PE	= POOL EQUIPMENT
PB	= PLANT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PL	= PLANTER
PT	= PROPANE TANK
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PP	= POOL PUMP
P&M	= PLAT AND MEASURED
PVCF	= POLYVINYL CHLORIDE FENCE
R	= RADIUS
R/W	= RIGHT OF WAY
S	= SOUTH
S/W	= SIDEWALK
SIR	= SET $\frac{1}{2}$ " IRON ROD #6677
SND	= SET NAIL & DISC
TYP	= TYPICAL
UE	= UTILITY EASEMENT
UP	= UTILITY POLE
UR	= UTILITY RISER
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE



LEGAL DESCRIPTION:

**LOT 7, BLOCK 14, HILLSBORO SHORES SECTION B,
ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 22, PAGE 39, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

CERTIFICATIONS:

RIVERSIDE OASIS LLC

SURVEYORS NOTES:

- (1.) BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF LOT 7 BLOCK 14 (S 88°22'55" W) PER THE RECORD PLAT AND ARE ASSUMED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR PERMIT.
- (7.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
- (8.) ALL FENCE LOCATION SHOWN IS THE CENTER OF EXISTING FENCE

BOUNDARY SURVEY

PROPERTY ADDRESS:

**2104 N RIVERSIDE DRIVE
POMPANO BEACH, FL 33062**

FLOOD ZONE: N/A	DATE OF SURVEY:		SCALE: 1" = 20'
BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS	04-24-25	CADD: SBS
COMMUNITY #: N/A			CHECKED BY: RBJ
PANEL & SUFFIX: N/A			INVOICE #: 25-62939
DATE OF FIRM: N/A			SHEET # 1 OF 1

THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ROBERT B. JOHNSON, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 7290
**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**

ALL COUNTY SURVEYORS

