

BOUNDARY SURVEY

Date Of Field Work - 02/27/2019

Drawn By - A.C.V.

Order #: 1000048979

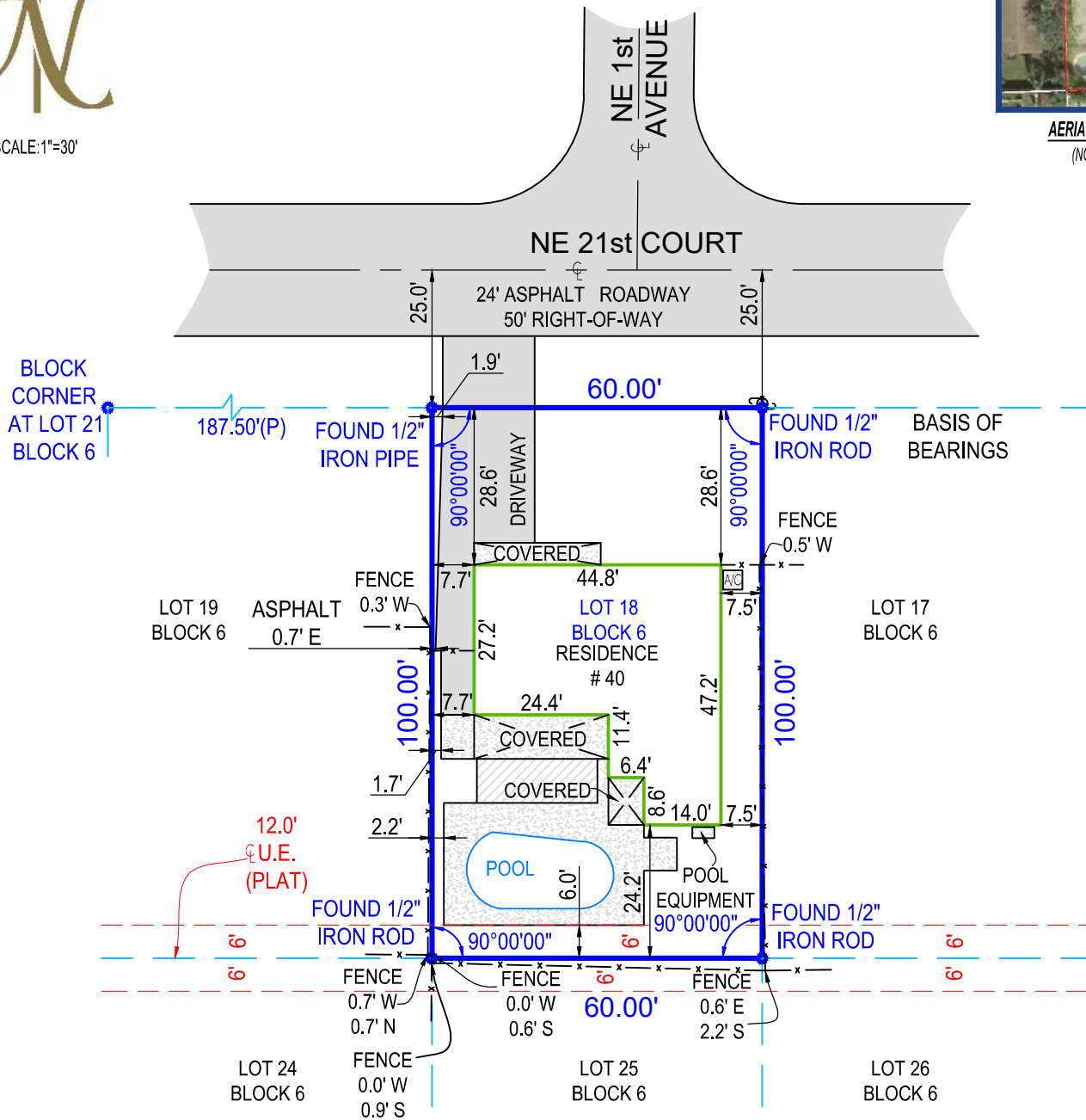
40 NE 21st COURT, POMPANO BEACH, FL 33060



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 2019-02-27

Drawn By: Oleg

Order #: 48979

Last Revision Date: 2019-02-26

Boundary Survey prepared by: LB8111

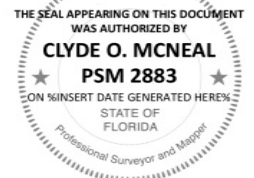
NexGen Surveying, LLC

5601 Corporate Way, Suite #103

West Palm Beach, FL 33407

561508.6272

NEXGEN
SURVEYING, LLC.



nexgensurveying.com

BOUNDARY SURVEY

Date of Field Work: 2019-02-27

Drawn By: Oleg

Order #: 48979 2019-310

40 NE 21ST COURT, POMPANO BEACH, FL, 33060

LEGAL DESCRIPTION:

LOT 18, BLOCK 6, OF VERA VILLAS 2ND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

KENNETH WINDELL BIRDEN AND MONA LAMARRE
TOWN CENTER TITLE
FAIRWAY INDEPENDENT MORTGAGE CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE

FLOOD ZONE:

12011C0188H
ZONE: X500
EFF: 08/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH UTILITY EASEMENT ALONG SOUTHERN, EASTERN AND WESTERN BOUNDARY LINE AS SHOWN.
- FENCES CROSSES THE BOUNDARY LINES ON EASTERLY SIDES OF LOT AS SHOWN.

LEGEND

A/C -AIR CONDITIONER
AL - ARC LENGTH
(C) -CALCULATED
D.E. -DRAINAGE EASEMENT
(M) -MEASURED
P.O.B. -POINT OF BEGINNING
P.O.C. -POINT OF COMMENCING

P.B. -PLAT BOOK
P.G. -PAGE
P.U.E. - PUBLIC UTILITY EASEMENT
R -RADIUS
(R) -RECORD
U.E. -UTILITY EASEMENT
WM -WATER METER

—x— FENCE
-NUMBER
■ -ASPHALT
■ -CONCRETE
■ -PAVER/BRICK
■ -WOOD
⊙ -LIGHT POLE
⊙ -WELL

⊙ -WATER VALVE
⊙ -CENTER LINE
■ -CATCH BASIN
⊙ -FIRE HYDRANT
⊙ -POLE
⊙ -MANHOLE
xxx -TOPOGRAPHIC ELEVATION



www.NexGenSurveying.com

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Suite 103

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SCAN ME!

