

CERTIFY TO:

ERIKA ZUNIGA, GLORIA ZUNIGA AND EMANUELE SIMEONE
ZIMMETT & ZIMMETT, P. A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LOANDEPOT.COM, LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.

LEGAL DESCRIPTION:

A PORTION OF LOT 2, BLOCK 16, PINEHURST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°00'00" EAST, ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.17 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" EAST, A DISTANCE OF 43.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 21.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 44.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 7.33 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 13.67 FEET TO THE POINT OF BEGINNING. AKA 42 ATLANTIC URBAN VILLAGE

PROPERTY ADDRESS:

42 NE 23RD AVENUE #42
POMPAHO BEACH, FLORIDA 33062

SURVEYORS NOTATIONS: NONE

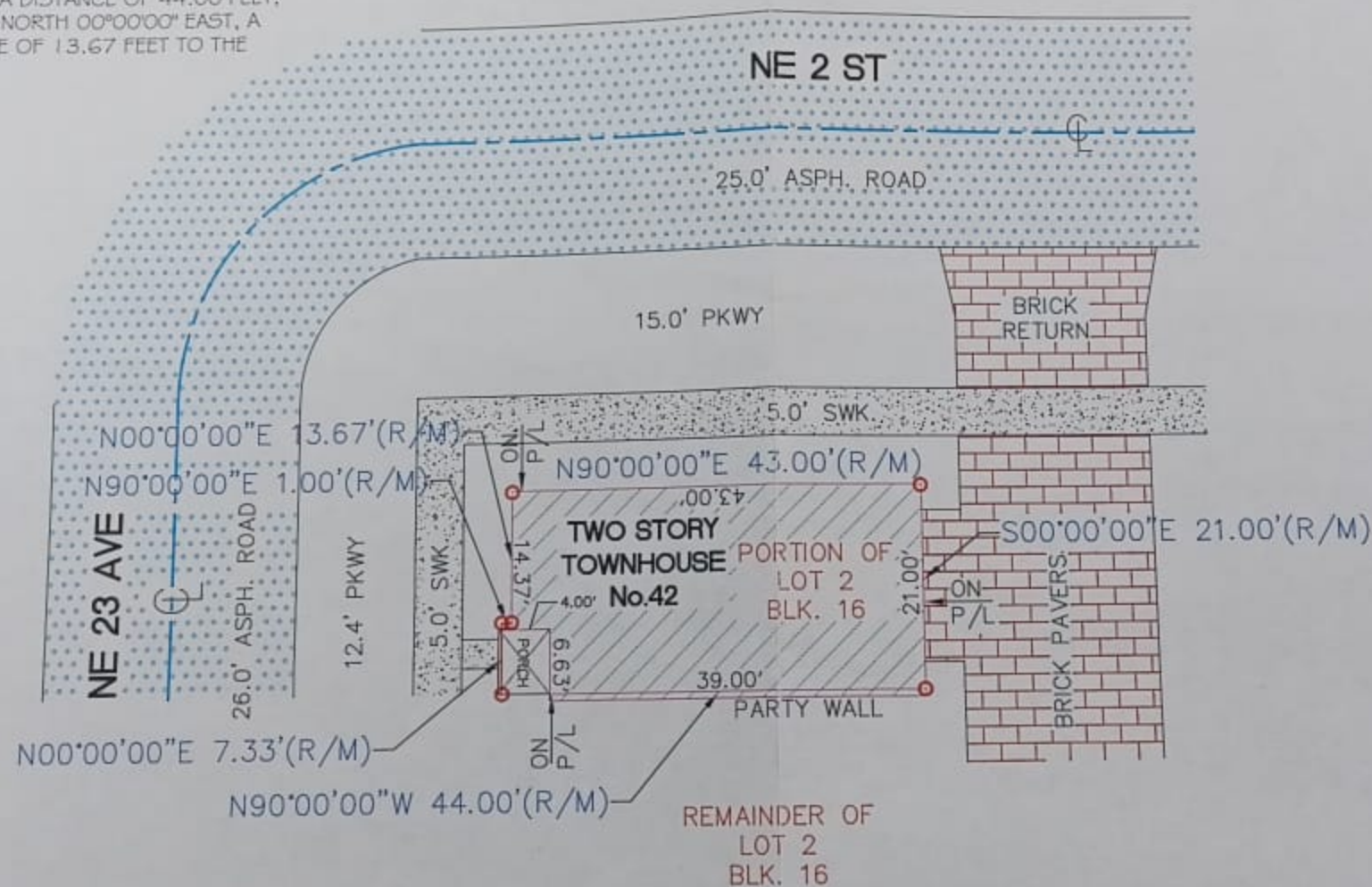
FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS
HAVE DESIGNATED THE HEREIN
DESCRIBED LAND TO BE SITUATED

IN FLOOD ZONE: X
PANEL NO/SUFFIX: 376/H
COMMUNITY NO.: 120055
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA

- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
 - this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet all standards.
 - code restriction and title search are not reflected on this survey.
 - the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
 - the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 - underground encroachments, if any, not located.
 - I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5J-17.050 to 17.052 Florida administrative code pursuant to section 472.027 Florida statutes.
 - if shown, bearings are to an assumed meridian (by plat).
 - if shown, elevations are referred to n.g.v.d. 1929
 - this is a boundary survey

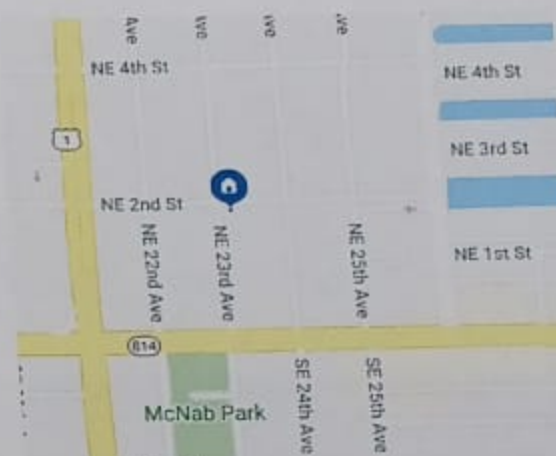


BOUNDARY SURVEY

SCALE: 1"=20'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

LEGEND OF SYMBOLOLOGY

S	MAN HOLE SANITARY SEWER	WD	WATER METER
CATCH BASIN		WV	WATER VALVE
FIRE HYDRANT		EB	ELECTRIC BOX
SIGN		T.V. BOX	
HANDICAP PARKING		EM	ELECTRIC METER
CONC. LIGHT POLE		WL	WOOD LIGHT POLE
		ML	METAL LIGHT POLE
		UP	UTILITY POLE

LEGEND OF SURVEY ABBREVIATIONS

ADJ.	ADJACENT	(M)	MEASURED
A/C	AIR CONDITIONER	N	NORTH
ASPH. PAV.	ASPHALT PAVEMENT	N&D	NAIL AND DISC
B/C	BLOCK CORNER	N.G.V.D.	NATIONAL GEODEIC VERTICAL DATUM
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLK	BLOCK	O/H	OVER HANG
B.M.	BENCH MARK	O.R.B.	OFFICIAL RECORD BOOK
B.C.R.	BROWARD COUNTY RECORD	O.U.L.	OVERHEAD UTILITY LINE
C/G	CURB AND GUTTER	(P)	PLAT
C.B.	CATCH BASIN	P.B.	PLAT BOOK
CH	CHORD DISTANCE	P.C.	POINT OF CURVATURE
CH.L.F.	CHAIN LINK FENCE	P.C.C.	POINT OF COMPOUND CURVATURE
CLP	CONC. LIGHT POLE	P.C.P.	PERMANENT CONTROL POINT
C/L	CENTER LINE	P.D.	PAGE
(C)	CALCULATED	P.I.	Point of Intersection
C.B.S.	CONCRETE BLOCK AND STUCCO	P.K.	PARKER KALON
CL	CLEAR	PKWY	PARKWAY
C.M.E.	CANAL MAINTENANCE EASEMENT	P.L.S.	PROFESSIONAL LAND SURVEYOR
CONC.	CONCRETE	P/L	PROPERTY LINE
COR	CORNER	P.O.B.	POINT OF BEGINNING
C.T.	COURT	P.O.C.	POINT OF COMMENCEMENT
D.B.	DEED BOOK	P.R.C.	POINT OF REVERSE CURVATURE
D.C.R.	DADE COUNTY RECORD	P.R.M.	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	P.T.	POINT OF TANGENCY
D/H	DRILL HOLE	(R)	RECORD
D/W	DRIVEWAY	RE-BAR	REINFORCEMENT BAR
E	EAST	(R/W)	RECORD AND MEASURED
ENC.	ENCROACHMENT	RES.	RESIDENCE
E.O.W.	EDGE OF WATER	R/W	RIGHT-OF-WAY
F	FENCE	S	SOUTH
FD	FOUND	SEC.	SECTION
F.H.	FIRE HYDRANT	S.I.P.	SET IRON PIPE
F.L.E.	FOUND FLOOR ELEVATION	SWK	SIDEWALK
F.P.L.	FLORIDA POWER AND LIGHT CO.	(TYP.)	TYPICAL
L	LENGTH	TERR.	TERRACE
L.M.E.	LAKE MAINTENANCE EASEMENT	U.E.	UTILITY EASEMENT
M.E.	MAINTENANCE EASEMENT	U.P.	UTILITY POLE
M.F.	METAL FENCE	W.F.	WOOD FENCE
M.H.S.S.	MANHOLE SANITARY SEWER	W.M.	WATER METER
M/L	MONUMENT LINE	W	WEST

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
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E-MAIL: tjksurvey@gmail.com

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

BOUNDARY SURVEY

DATE 05/10/2022
SCALE 1"=20'
DRAWN BY J.P.IV
ORDER No. 22-0813
SHEET 1 OF 1