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 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

TREE TABLE

NUMBER	TYPE	SIZE
#1	SABLE PALM	10"
#2	SABLE PALM	11"
#3	SABLE PALM	11
#4	OAK	(5)X10"
#5	SABLE PALM	12"

LEGEND

FP&L BOX
CONTROL VALVE
GUY ANCHOR
WATER METER
FIRE HYDRANT
CABLE JUNCTION BOX
ELECTRIC SERVICE
POOL EQUIPMENT
POWER/LIGHT POLE
SPRINKLER SYSTEM
CATCH BASIN
CLEAN OUT
MANHOLE
WELL
WATER VALVE
BRICK/TILE PAVERS
CENTERLINE
CONCRETE/CHAT
CONCRETE WALL
0.00 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
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	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
POC	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 DOOR 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 EXAGERATED MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS 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 LINES UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

ATLANTIC COAST SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #7935

PAUL S. CWELL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION
ATLANTIC COAST SURVEYING, INC.
13795 NW 4th Street, Suite 306
Sunrise, FL 33325
954-610-6760 | info@docsweb.net

DRC
12-20-12005
12/20/2023