1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF MAP:11-17-2023

(SIGNED)

OSBORNE SURVEYOR AND MAPPER #6415

NOTES:

BLOCK 8

LB #7463

BLOCK 8

FOUND 1/2" IRON PIPE

LOT 3

IRON ROD/CAP SET 1/2"

LOT 8

0.8'E

WOOD DECK COVERED

LOT 2 BLOCK 8

20.0'

UNDER STAIRS

20.0'

Ŕ

90°00'00"

Ó 1 N

0.9'N

100.00'

FOUND 1/2"

90°00'00"

25.0'

9 9 9

RON PIPE

160.00'(P)

160.07'(M)

DATE OF FIELD WORK:11-13-2023

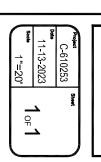
Osbo

Kenn

Date: 2023.11.21

LB. 7463

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION. NOT VALID
WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE. Kenneth Osborne Digitally signed by 6250 N. MILITARY TRAIL SUITE 102 WEST PALM BEACH, FL 33407 www.compasssurveying.net PASS WWW.COI SURVEYING PHONE: 561.640.4800 FAX: 561.640.0576



NOT TO SCALE ICINITY MAP

oro Orra Smor N.A.V.D.NORTH AN N.G.V.D.NATIONAL O.R.B. OFFICIAL PLAT EGEND ENSED BUSINESS ASURED ATH AMERICAN VERTICAL DATUM TONAL GEODETIC VERTICAL DATUM TONAL RECORDS BOOK NDITIONER
LOW PREVENTER
TION
TION
ED FLOOR
FICATION

IRON PIPE • FOUND 1/2"

100.00'(P&M)

90°00'00"

5.1

A/C

00'00'00'

WATER METER

0.1'W

EQUIPMENT POOL

20.1

3.3'S

BLOCK 8

IRON ROD/CAP _B #7463

BLOCK 8

IRON ROD/CAP LB #7463

60.00'(P)

LOT 1

CURVATURE POINT OF

100.00'

LOT 10

BLOCK 8

80.00

5' UTILITY EASEMENT

POOL

20.2'

20 5

COVERED

30.3

80.00

N.E. 23RD TER.(F)

23RD AVE.(P)

(IMPROVED)

PAVERS

14.6

15.6'

20.4

30.3

DELTA OR CENTRAL ANGLE
CONCRETE
CONCRET

ANEOUS FENCE

Ë

110

2 STORY RESIDENCE

#865

DRIVE PAVER

0.8'E

LOT9

LOT 2, BLOCK 8, OF BEACHWAY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 14, OF

PANEL: 12011C0376

SUFFIX: H

COMMUNITY NUMBER: 120055

FLOOD ZONE: AH

FIRM DATE: 08-18-2014 BASE FLOOD ELEVATION: LEGAL DESCRIPTION

THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PSM PRÖFESSIONAL SURVEYOR AND MAPPER P.R.M. PERMANENT REFERENCE MONUMENT PG. PAGE PAGE PAGE PLAT BOOK PARKER KYLON NAIL KYLON NAIL

SCALE: 1"=20'

BOUNDARY SURVEY OF 865 N.E. 23RD TERRACE POMPANO BEACH, FL. 33062

PREPARED FOR ISRAEL KUSHNIR