

GENERAL LEGEND:

A/C = AIR CONDITIONER
 AF = ALUMINUM FENCE
 BCR = BROWARD COUNTY RECORDS
 BM = BENCHMARK
 CB = CATCH BASIN
 CBS = CONCRETE BLOCK STRUCTURE
 CBW = CINDERBLOCK WALL
 CHATT = CHATTAHOOCHEE
 C/L = CENTERLINE
 CLF = CHAIN LINK FENCE
 CME = CANAL MAINTENANCE EASEMENT
 CO = CLEAN OUT
 CONC = CONCRETE
 D = DELTA (CENTRAL ANGLE)
 DE = DRAINAGE EASEMENT
 E = EAST
 EB = ELECTRIC BOX
 ELE = ELEVATION
 X 0.00' = ELEVATION
 EOP = EDGE OF PAVEMENT
 EOW = EDGE OF WATER
 FDH = FOUND DRILLHOLE
 FF = FINISHED FLOOR
 FH = FIRE HYDRANT
 FN = FOUND NAIL
 FND = FOUND
 FPL = FLORIDA POWER AND LIGHT
 IF = IRON FENCE
 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
 NO ID = NO IDENTIFICATION
 MF = METAL FENCE
 MH = MAN HOLE
 OH = OVERHEAD CABLES
 OR = OFFICIAL RECORD BOOK
 O/S = OFFSET
 PB = PLAT BOOK
 PBCR = PALM BEACH COUNTY RECORDS
 PC = POINT OF CURVATURE
 PCC = POINT OF COMPOUND CURVATURE
 PG = PAGE
 PL = PLANTER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 P/M = PLAT AND MEASURED
 PP = POOL PUMP
 PRC = POINT OF REVERSE CURVATURE
 PVC = POLYVINYL CHLORIDE FENCE
 R = RADIUS
 R/W = RIGHT OF WAY
 S = SOUTH
 S/W = SIDEWALK
 SIR = SET 2nd IRON ROD #6677
 SND = SET NAIL & DISC
 TYP = TYPICAL
 UE = UTILITY EASEMENT
 W = WEST
 WF = WOOD FENCE
 WM = WATER METER
 WV = WATER VALVE
 OH = OVERHEAD CABLES (OH)
 PVC = POLYVINYL CHLORIDE FENCE (PVC)
 CLF = CHAIN LINK FENCE (CLF)
 WF = WOOD FENCE (WF)
 MF = METAL FENCE (MF)
 CATCH BASIN
 BOUNDARY CORNER
 CENTERLINE
 LIGHT POLE
 CABLE TV RISER (CA/TV)
 FIRE HYDRANT
 UTILITY BOX
 ELECTRIC BOX
 VALVE
 WATER METER
 SEWER CLEANOUT
 SEWER MANHOLE
 AT&T BOX

BOUNDARY SURVEY

PROPERTY ADDRESS:

1020 LYONS PARK DRIVE,
POMPANO BEACH FL 33060

MAP/PANEL #: 12011C0359J
DATE OF FIRM: 7/31/2024

FLOOD ZONE: AE

DATE OF SURVEY:

SCALE: 1" = 20'

BASE FLOOD: 7

FIELD LOCATION OF IMPROVEMENTS 1/30/2025

CADD: SG

COMMUNITY #: 120055

CHECKED BY: FLN

MAP/PANEL #: 12011C0359J

INVOICE #: 25-62389

DATE OF FIRM: 7/31/2024

SHEET # 1 OF 1

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

FRANCISCO L. NUNEZ, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6382
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

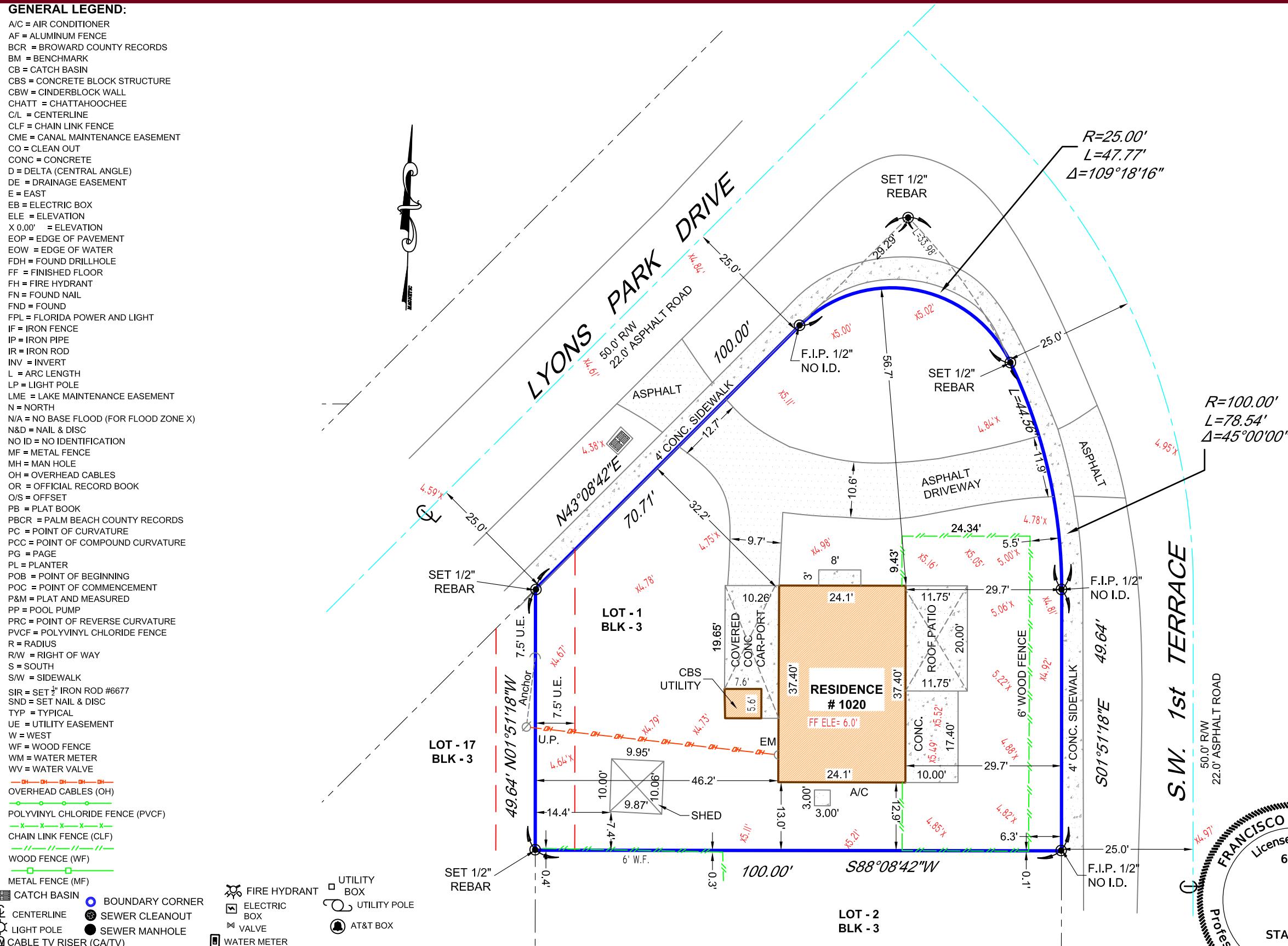
LEGAL DESCRIPTION:

LOT 1, BLOCK 3, "LYONS PARK",
ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK 33,
PAGE 28, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.
PARCEL ID #4942 02 13 0530

CERTIFICATIONS:
CENTKOWSKI, MICHAEL & ERIN

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST R/W LINE OF SW 1 TERRACE (S01°51'18"W) PER THE RECORD PLAT AND ARE ASSUMED.
- LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- 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.
- THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- SURVEY PURPOSE FOR ADDITION.
- ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
- ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE BENCHMARK BM#1234 ELEVATION = 6.243' (NAVD 1988)



ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
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