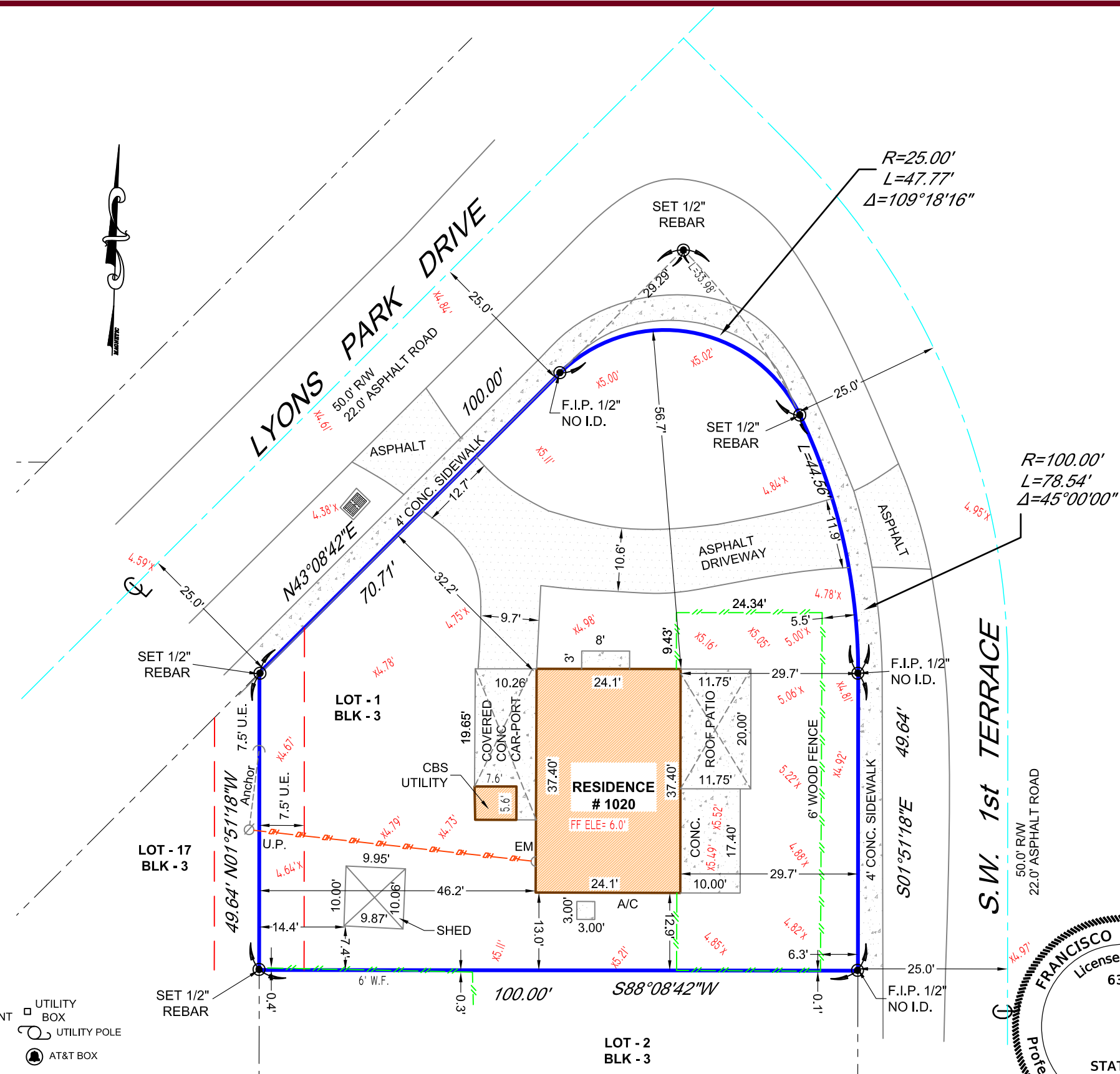


GENERAL LEGEND:

- 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
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 1/2" IRON ROD #6677
- SND = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- CATCH BASIN
- BOUNDARY CORNER
- FIRE HYDRANT
- ELECTRIC BOX
- VALVE
- WATER METER
- CENTERLINE
- SEWER CLEANOUT
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- CABLE TV RISER (CA/TV)
- AT&T BOX

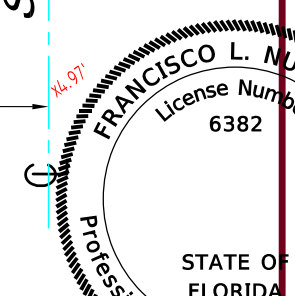


LEGAL DESCRIPTION:
 LOT 1, BLOCK 3, "LYONS PARK",
 ACCORDING TO THE MAP OR PLAT
 THEREOF, AS RECORDED IN PLAT BOOK 33,
 PAGE 28, OF THE PUBLIC RECORDS OF
 BROWARD COUNTY, FLORIDA.
 PARCEL ID #4942 02 13 0530

CERTIFICATIONS:
CENTKOWSKI, MICHAEL & ERIN

SURVEYORS NOTES:

- (1.) 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.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) 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.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED THEREIN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR ADDITION.
- (7.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
- (8.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE BENCHMARK BM#1250 ELEVATION = 6.243' (NAVD 1988)



BOUNDARY SURVEY

PROPERTY ADDRESS:
 1020 LYONS PARK DRIVE,
 POMPANO BEACH FL 33060

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.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 6677
 OFFICE: (954) 777-4747
 FAX: (954) 777-2707
 5400 SOUTH UNIVERSITY DRIVE
 DAVIE, FLORIDA 33328 SUITE 216