THOMAS J. KELLY, INC.
SURVEYORS

CERTIFY TO:
ENVOY H. HODGSON AND PATRICIA HODGSON

LEGAL DESCRIPTION:
LOTS 11, 12 AND 13 IN BLOCK 7 OF FIRST ADDITION TO PINECREST, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH THE EAST 1/2 OF VACATED RIGHT OF WAY OF NE 9 AVE LYING WEST OF AND ADJACENT TO LOT 11 BY CITY OF POMPANO BEACH ORDINANCE NO. 91-18 RECORDED IN OFFICIAL RECORDS BOOK 17988, PAGES 282-285 AND OFFICIAL RECORDS BOOK 18060, PAGES 175-179, BROWARD COUNTY, FLORIDA.

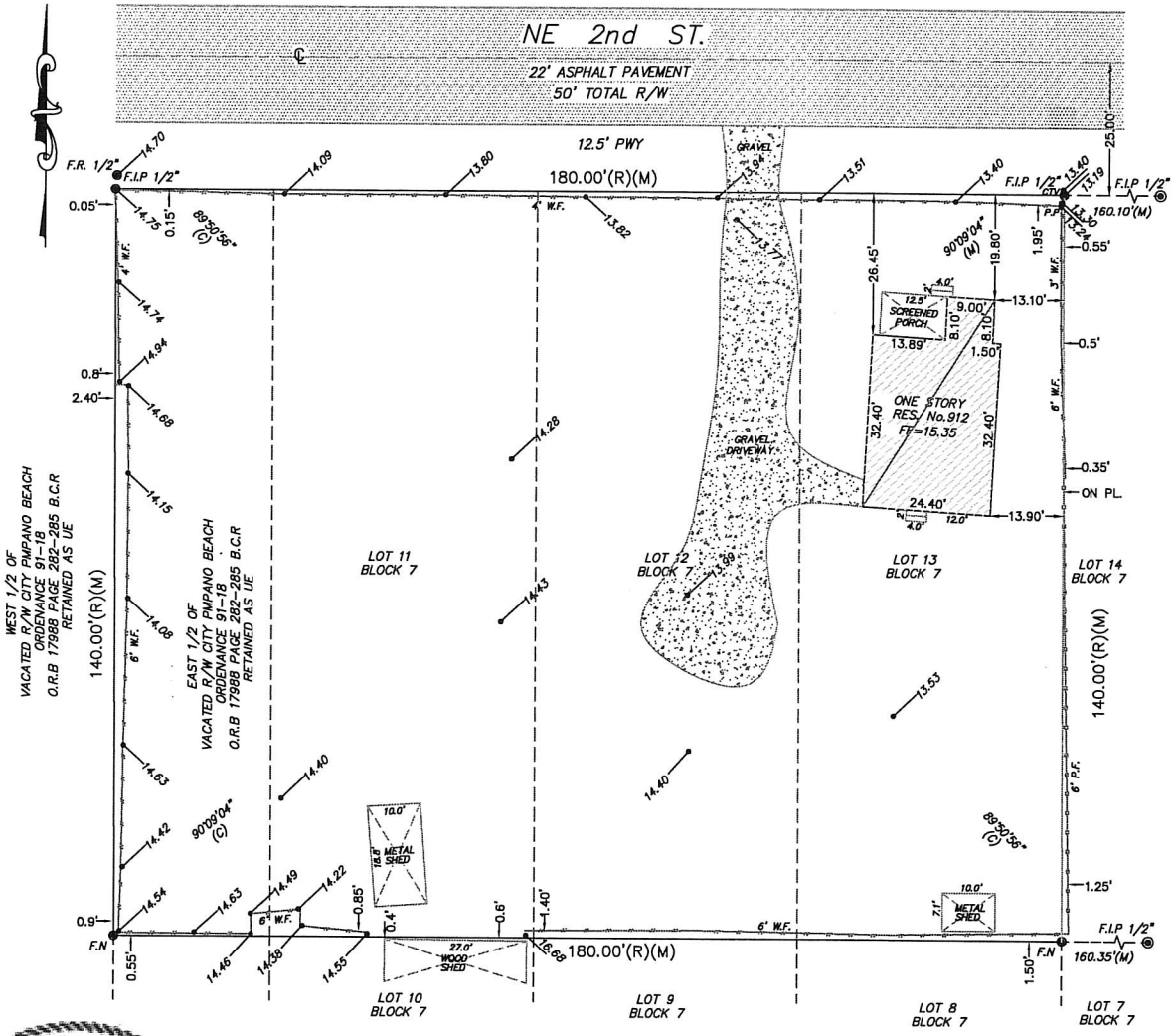
PROPERTY ADDRESS:
912 NE 2nd STREET
POMPANO BEACH, FLORIDA 33060

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:
A) All Clearances and / or encroachments shown hereon are of apparent nature. fences ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly .Inc.
C) Code restriction and title search are not reflected on this survey.
D) 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.
E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) 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 persuant to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed mendian (by plat)
I) If shown, elevations are referred to N.A.V.D. 1988
J) This is a boundary/topographic survey



BENCHMARK:
BCED BM 192
ELEVATION: 1 1
STR: 36-48-4
STAMP: U 3
A C&GS BM DI
ALONG STATE
INTERSECTION
OF THE WESTB
APPROXIMATE
OF THE NORTH
A STOP SIGN,
TOP OFA CON

LEGEND OF SYMB
MAN HOLE S
CATCH BAS
FIRE HYDRA
SIGN
HANDICAP P
CONC. LIGH

LEGEND OF SU

ADJ.	ADJACENT
A/C	AIR CONDITIONE
ASPH. PAV.	ASPHALT PAVE
B/C	BLOCK CORNER
BLDG.	BUILDING
BLK.	BLOCK
B.M.	BENCH MARK
B.C.R.	BROWARD COU
C/G	CURB AND GUT
C.B.	CATCH BASIN
CH.	CHORD DISTAN
CH.L.F.	CHAIN LINK FE
CLP.	CONC.LIGHT PO
C/L	CENTER LINE
(C)	CALCULATED
C.B.S.	CONCRETE BLO
CL	CLEAR
C.M.E.	CANAL MAINTE
CONC.	CONCRETE
COR.	CORNER
CT.	COURT
D.B.	DEED BOOK
D.C.R.	DADE COUNTY
D.E.	DRAINAGE EASE
D & M.E.	DRAINAGE AND
D/H.	DRILL HOLE
D/W.	DRIVEWAY
E.	EAST
ENC.	ENCROACHMENT
E.O.W.	EDGE OF WATE
F.	FENCE
FD.	FOUND
F.H.	FIRE HYDRANT
FD. I.P.	FOUND IRON PI

JULIO SERGIO PITA
CERTIFICATE
No. 5789
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Julio S Pita
Date: 2023.02.21

Julio S Pita