

LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

**CERTIFIED TO:**

FOLLIA BUILDING LLC  
 HOMEPARTNERS TITLE SERVICES LLC  
 WFG NATIONAL TITLE INSURANCE CO.  
 FIFTH THIRD BANK, NATIONAL ASSOCIATION  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
 INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

**Community Number:** CITY OF POMPANO BEACH  
 120055  
**Panel Number:** 12011C0376J  
**Suffix:** J  
**Date of Firm Index:** 7/31/2024  
**Flood Zone:** X  
**Base Flood Elevation:** N/A  
**Date of Survey:** 12/17/2025

**LEGAL DESCRIPTION:** PARCEL "A" OF 621 NE 1ST AVENUE DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 386, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**Surveyor's Legend**

PROPERTY LINE	TREE	L.M.E.	LAKE or LANDSCAPE MAINT. ESMT.	ESMT.	EASEMENT
STRUCTURE	P.P.	R.O.E.	ROOF OVERHANG EASEMENT	D.E.	DRAINAGE EASEMENT
CONC. BLOCK WALL	C.B.	P.P.	POOL PUMP	L.B.E.	LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	C.U.E.	PL	PLANTER OR PROPERTY LINE	L.A.E.	LIMITED ACCESS EASEMENT
WOOD FENCE	I.E./E.E.	I.D.	IDENTIFICATION	TEL.	TELEPHONE FACILITIES
IRON FENCE	U.E.	B.C.	BLOCK CORNER	U.P.	UTILITY POLE
EASEMENT	FND. OR F	B.R.	BEARING REFERENCE	E.U.B.	ELECTRIC UTILITY BOX
CENTER LINE	LB#	A	CENTRAL ANGLE or DELTA	SEP. T.	SEPTIC TANK
WOOD DECK	LS#	R	RECORD OR RADIUS	D.F.	DRAIN-FIELD
CONCRETE	CALC	RAD.	RADIAL	AC	AIR CONDITIONER
ASPHALT	SET	N.R.	NON RADIAL	CSW	CONC SIDEWALK
BRICK/TILE	ELEV	TYP.	TYPICAL	DRIVE	DRIVEWAY
WATER	P.T.	I.R.	IRON ROD	SCR.	SCREENED AREA
APPROXIMATE EDGE OF WATER	P.C.	GAR.	IRON PIPE	ENCL.	ENCLOSURE
COVERED AREA	P.R.M.	N&D	NAIL & DISK	N.T.S.	NOT TO SCALE
	P.C.C.	PK NAIL	PARKER-KALON NAIL	F.F.E.	FINISHED FLOOR ELEVATION
	P.R.C.	D.H.	DRILL HOLE	T.O.B.	TOP OF BANK
	P.O.B.	WELL	WELL	E.O.W.	EDGE OF WATER
	P.O.C.	FIRE HYDRANT	MAN HOLE	E/P OR E.O.P.	EDGE OF PAVEMENT
	P.C.P.	O.H.	OVERHEAD LINES	C.V.G.	CONCRETE VALLEY GUTTER
	M	TX	TRANSFORMER	B.S.L.	BUILDING SETBACK LINE
	P	CATV	CABLE TV, RISER	S.T.L.	SURVEY TIE LINE
	D	W.M.	WATER METER	C	CENTER LINE
	C	P/E	POOL EQUIPMENT	R/W	RIGHT OF WAY
		CONC	CONCRETE	P.U.E.	PUBLIC UTILITY EASEMENT
		ML	MONUMENT LINE	C.M.E.	CANAL MAINTENANCE EASEMENT
				A.E.	ANCHOR ESMT / ACCESS ESMT

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS LOCATED ARE SHOWN ON SKETCH.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN UNLESS OTHERWISE SHOWN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE(N.T.S.) ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

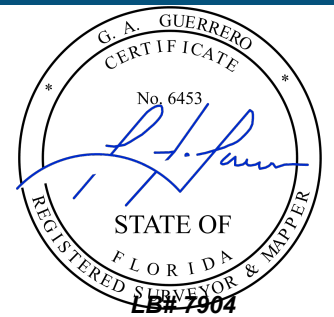
**Florida Land Title Association**  
**FLTA**  
 Affiliate Member

**Printing to Scale:**

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling  
 Copies: 1  Collate  
 Page Scaling: 1 None  
 Auto-Rotate and Center  
 Choose paper source by PDF page size  
 Use custom paper size when needed

<b>FIELD WORK:</b>	<b>12/16/2025</b>
<b>DRAWN BY:</b>	<b>C.S.</b>
<b>CHECKED BY:</b>	<b>G.A.G.</b>
<b>FINAL REVISION:</b>	
<b>COMPLETED:</b>	<b>12/17/2025</b>
<b>SCALE:</b>	<b>1" = 40'</b>
<b>SURVEY CODE:</b>	<b>O-136006</b>



6175 NW 153rd St # 401  
 Miami Lakes, FL 33014  
 Phone: (305) 910-0123  
 Fax: (305) 675-0999  
 www.OnlineLandSurveyors.Com