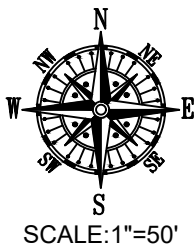


TYPE OF SURVEY:

- ☐ BOUNDARY
- ☐ CONSTRUCTION
- ☐ CONDOMINIUM
- ☐ ALTA/NSPS
- ☐ TOPOGRAPHIC
- ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):



LEGAL DESCRIPTION:  
LOT 13, BLOCK 2,  
FLORENCE VILLAS,  
ACCORDING TO THE  
PLAT THEREOF AS  
RECORDED IN PLAT  
BOOK 42, PAGE(S) 8, OF  
THE PUBLIC RECORDS  
OF BROWARD COUNTY,  
FLORIDA.

PROPERTY ADDRESS:  
1305 NE 23RD AVENUE  
POMPAÑO BEACH, FL  
33062

INVOICE NUMBER:  
144319-SE  
DATE OF FIELD WORK:  
05/30/2022

CERTIFIED TO  
STRAIGHT LINE TITLE

OLD REPUBLIC  
NATIONAL TITLE  
INSURANCE COMPANY

BELCREST 1  
PROPERTY, LLC AND  
BELCREST PROPERTY  
2, LLC AND HARVEST  
SQUARE PARTNERS, LP

FLOOD ZONE: AH  
FLOOD MAP: 12011C  
PANEL: 0376  
SUFFIX: H  
PANEL DATE: 08/18/2014



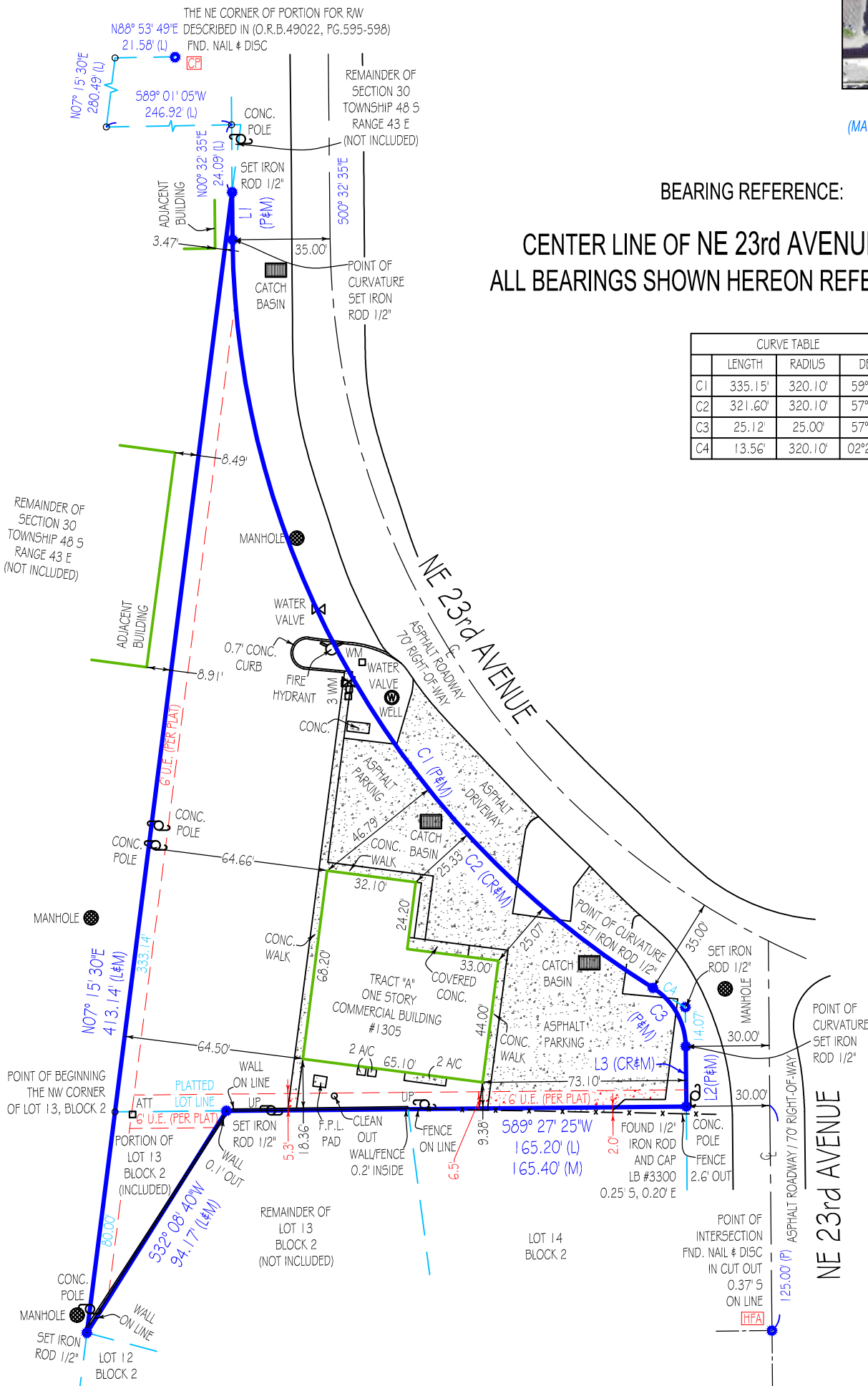
AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)

BEARING REFERENCE:

CENTER LINE OF NE 23rd AVENUE AS S00°32'35"E  
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	335.15'	320.10'	59°59'23"	320.05'	S30°32'16"E
C2	321.60'	320.10'	57°33'48"	308.24'	S29°19'29"E
C3	25.12'	25.00'	57°33'48"	24.07'	S29°19'29"E
C4	13.56'	320.10'	02°25'35"	13.55'	S59°19'10"E

LINE TABLE		
	BEARING	DISTANCE
L1	S00°32'35"E	17.04'
L2(P)	S00°32'35"E	35.68'
L2(M)	S00°32'35"E	35.94'
L3(P)	S00°32'35"E	21.61'
L3(M)	S00°32'35"E	21.86'



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 6' U.E. ALONG WESTERLY AND SOUTHERLY BOUNDARY LINES OF SUBJECT LOT.

- ASPHALT PARKING CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

- ASPHALT PARKING AND CONC WALK EXTENDS THROUGH THE SOUTHERLY EASEMENT.

This survey has been issued by the  
following Landtec Surveying office:  
700 West Hillsboro Boulevard, Suite 4-100  
Deerfield Beach, FL 33441  
Office: (561) 367-3587  
Fax: (561) 465-3145  
[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CR = CALCULATED FROM RECORD CH = CHORD DISTANCE CIO = CLEANOUT CONC. = CONCRETE DE = DRAINAGE EASEMENT	EL or ELEV = ELEVATION EM = ELECTRIC METER FIR = FOUND IRON ROD FN = FOUND NAIL FND = FOUND L = LEGAL DESCRIPTION M = MEASURED OHC = OVERHEAD CABLE P = PLAT	PI = POINT OF INTERSECTION PT = POINT OF TANGENCY PC = POINT OF CURVE PRC = POINT OF REVERSE CURVE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PH = POOL HEATER PP = POOL PUMP	R = RADIUS SEC = SECTION TWP = TOWNSHIP RING = RANGE QTR = QUARTER TR = TELEPHONE RISER UE = UTILITY EASEMENT UP = UTILITY POLE WM = WATER METER WV = WATER VALVE
---	--	--	--

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL
= LIGHT POLE	= CENTER LINE
= CATCH BASIN	= PARTY WALL
= FIRE HYDRANT	= AIR CONDITIONER
= MANHOLE	= SEPTIC LID
= WATER VALVE	= ELEV. SHOT
= WATER METER	= SECTION CORNER

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

- GENERAL NOTES:
- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
  - AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
  - ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
  - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
  - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
  - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
  - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
  - ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

Job Nr: 144319-SE

Date of Field Work : 05/30/2022

Drawn by: I.P.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Elevations, if shown:

Benchmark: \_\_\_\_\_

Benchmark Elev.: \_\_\_\_\_

Benchmark Datum: \_\_\_\_\_

Elevations on Drawing are in:  
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.  
DO NOT USE "FIT".

SIGNATURE 06/02/2022  
DATE:  
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

**LANDTEC**  
SURVEYING  
Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

LICENSED BUSINESS No. 8007