

BEARING REFERENCE:

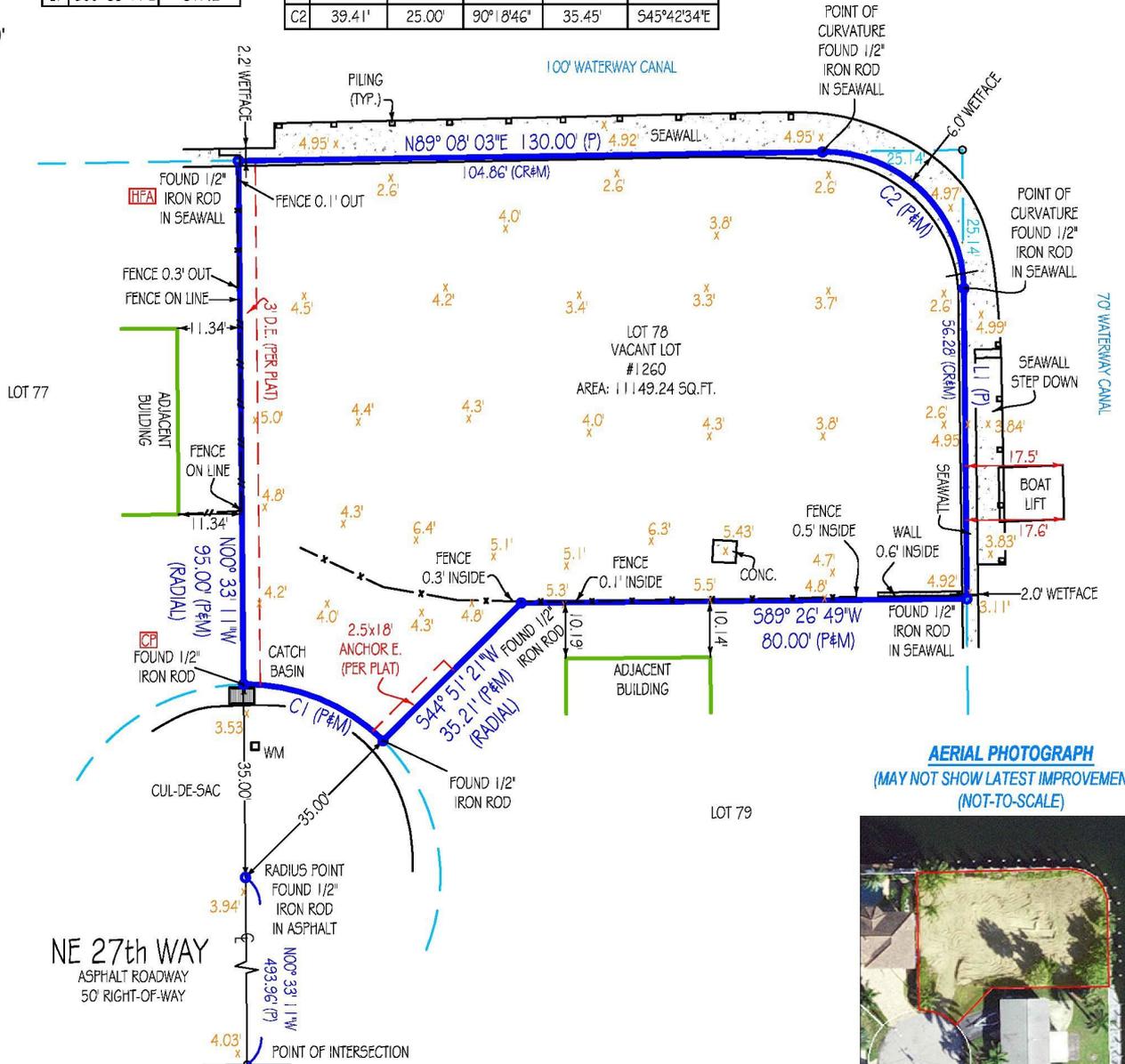
WESTERLY LINE OF SUBJECT LOT AS N00° 33' 11"W
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



SCALE: 1"=30'

LINE TABLE		
LINE	BEARING	DISTANCE
LI	S00° 33' 11"E	81.42'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
CHORD	LENGTH	RADIUS	DELTA		
C1	27.74'	35.00'	45°24'33"	27.02'	N67°50'55"W
C2	39.41'	25.00'	90°18'46"	35.45'	S45°42'34"E



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



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

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

- 3' D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- 2.5'x18' ANCHOR E. ALONG SOUTHEASTERLY BOUNDARY LINE OF SUBJECT LOT.
- BOAT LIFT CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Alex Surveyors LLC Office: 400 E Atlantic Blvd. Suit 23 Pompano Beach FL, 33060 Office: (305)609-6504 Fax: (561) 465-3145 www.AlexLandSurveyors.com	Elevations, if shown: Benchmark: <u>BCBM: 014</u> Benchmark Elev.: <u>9.97</u> Benchmark Datum: <u>N.A.V.D.88</u> Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input checked="" type="checkbox"/>	Revisions: J.C	Job Nr: 1260	Date of Field Work: 01/03/2023	Drawn by: A.I.

LEGAL DESCRIPTION:

LOT 78, COUNTRY CLUB ISLES,
 ACCORDING TO THE PLAT
 THEREOF, AS RECORDED IN PLAT
 BOOK 42, PAGE 40, OF THE PUBLIC
 RECORDS OF BROWARD COUNTY,
 FLORIDA.

PROPERTY ADDRESS:

1260 NE 27th WAY,
 POMPANO BEACH,
 FLORIDA 33060

INVOICE NUMBER:

1260

DATE OF FIELD WORK:

01/03/2023

CERTIFIED TO:

FLORA, CHRISTOPHER
 FLORA, STEPHANIE

FLOOD ZONE: AE

FLOOD MAP: 12011C

PANEL: 0376

SUFFIX: H

PANEL DATE: 08/18/2014

B.F.E: 5'

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GENERAL NOTES:

1. 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.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM ALEX SURVEYORS LLC. ALEX SURVEYORS LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. 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.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. 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.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS 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.

LEGEND:

- | | | |
|-------------------------------------|-------------------------------|--|
| A - DENOTES ARC LENGTH | P - DENOTES PLAT | |
| CA - DENOTES CENTRAL ANGLE | PH - DENOTES POOL HEATER | |
| CATV - DENOTES CABLE T.V. BOX | PP - DENOTES POOL PUMP | |
| CF - DENOTES CALCULATED FROM FIELD | R - DENOTES RADIUS | |
| CR - DENOTES CALCULATED FROM RECORD | SV - DENOTES SEWER VALVE | |
| CH - DENOTES CHORD DISTANCE | TR - DENOTES TELEPHONE RISER | |
| DE - DENOTES DRAINAGE EASEMENT | UE - DENOTES UTILITY EASEMENT | |
| EM - DENOTES ELECTRIC METER | UP - DENOTES UTILITY POLE | |
| FN - DENOTES FOUND NAIL | WM - DENOTES WATER METER | |
| L - DENOTES LEGAL | WV - DENOTES WATER VALVE | |
| M - DENOTES MEASURED | | |
| OHC - DENOTES OVERHEAD CABLE | | |



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



LICENSED BUSINESS No.8337