

CERTIFIED TO:
REGANZANI GROUP LLC, 1ST TRUST TITLE, INC / KALIS & KLEIMAN, PA ; CHICAGO
TITLE INSURANCE COMPANY;













FIELD WORK: 10/05/2023

PROPERTY ADDRESS:
VACANT-SW 14TH AVENUE,
POMPANO BEACH, FL 33069

SURVEY NUMBER: 607217
CLIENT FILE NUMBER: 23-3516

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	17.12'	25.00'	39°14.01"
C2	23.18'	25.00'	53°08.00"
LINE TABLE			
LINE	LENGTH	BEARING	
L1	10.01'	S02°48.59'E	

SYMBOL DESCRIPTIONS:

-  = CATCH BASIN
-  = CENTERLINE ROAD
-  = COVERED AREA
-  = EXISTING ELEVATION
-  = HYDRANT
-  = MISC. FENCE
-  = PROPERTY CORNER
-  = UTILITY BOX
-  = UTILITY POLE
-  = WATER METER
-  = WELL
-  = WOOD FENCE

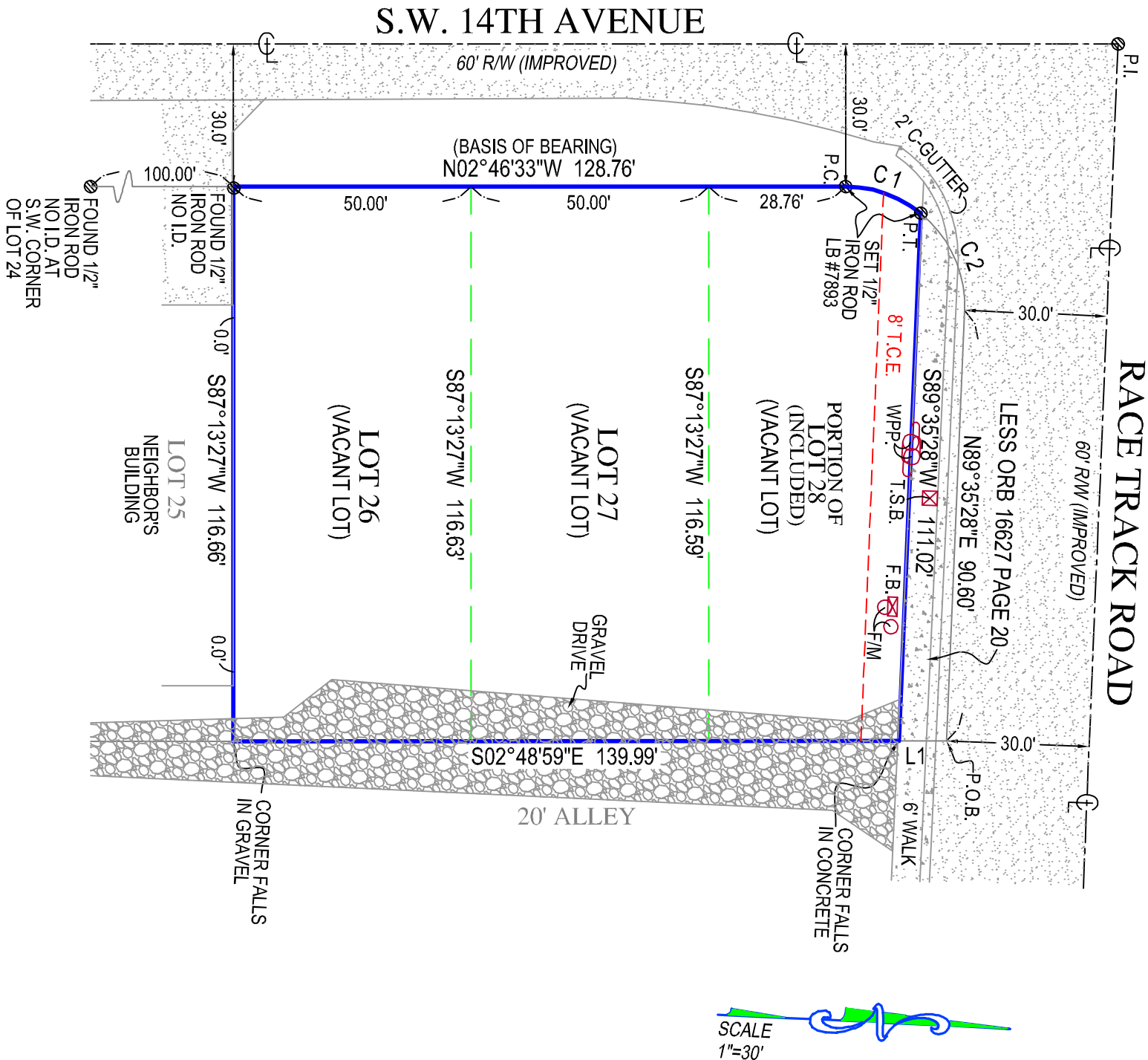
ABBREVIATION DESCRIPTION:

- | | | | | | |
|--------|------------------------------|----------|---------------------------|--------|-------------------------|
| E | ANCHOR EASEMENT | E.F. EL. | FINISH FLOOR ELEVATION | O.R.B. | OFFICIAL RECORDS BOOK |
| F | FOUNDATION | F.I.P. | FOUND IRON PIPE | (P) | PLAT |
| B.M. | BENCHMARK | F.P.K. | FOUND PARKER-KALON NAIL | P.B. | PLAT BOOK |
| B.R. | BEARING REFERENCE | F.L. | FOUND LENGTH | P.C. | POINT OF CURVATURE |
| (C) | CALCULATED | F.M. | FOUND MAINTENANCE | P.C.C. | POINT OF COMPOUND CURVE |
| C.C. | CENTRAL / C | L | LIMITED ACCESS EASEMENT | P.O.B. | POINT OF BEGINNING |
| (D) | DESCRIPTION | L.M. | LATE MAINTENANCE | P.O.C. | POINT OF COMMENCEMENT |
| D.E. | DEEP EASEMENT | M | MEASURED / FIELD VERIFIED | P.R.C. | POINT OF REVERSE CURVE |
| D.H. | DEEP HOLE | M.H. | MANHOLE | P.T. | POINT OF TANGENCY |
| D.M. | DEEP M | N | NAIL & DISK | R.W. | RIGHT-OF-WAY |
| E.O.W. | EASEMENT OF WATER | N.R. | NOT RADIAL | (R) | RADIUS |
| E.C.M. | EASEMENT CONCERNING MONUMENT | N.T.S. | NOT TO SCALE | S.I.R. | SET IRON ROD |
| | | O.U.L. | OVERHEAD UTILITY LINES | T.O.B. | TOP OF BANK |
| | | | | U.F. | UTILITY EASEMENT |

GENERAL NOTES:

2) THE LAND SHOWN HEREIN IS NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES.
3) NOT SHOWN HEREIN ARE THE PLAT LOCATIONS OF EASEMENTS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES A PLAT FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE PLAT DIMENSIONS LOCATED.
6) DIMENSIONS OWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

REVISIONS:

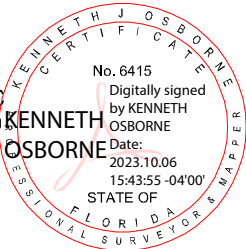


SCALE
1"=30'

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893

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