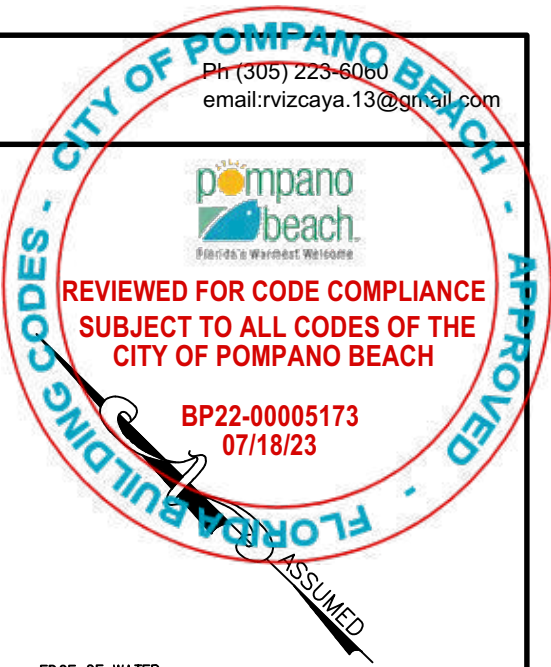


13217 NW 46th Lane,
Miami, Florida, 33175

VIZCAYA SURVEYING AND MAPPING, INC.
LAND SURVEYOR & PLANNER

Ph (305) 223-6060
email:rvizcaya.13@gmail.com

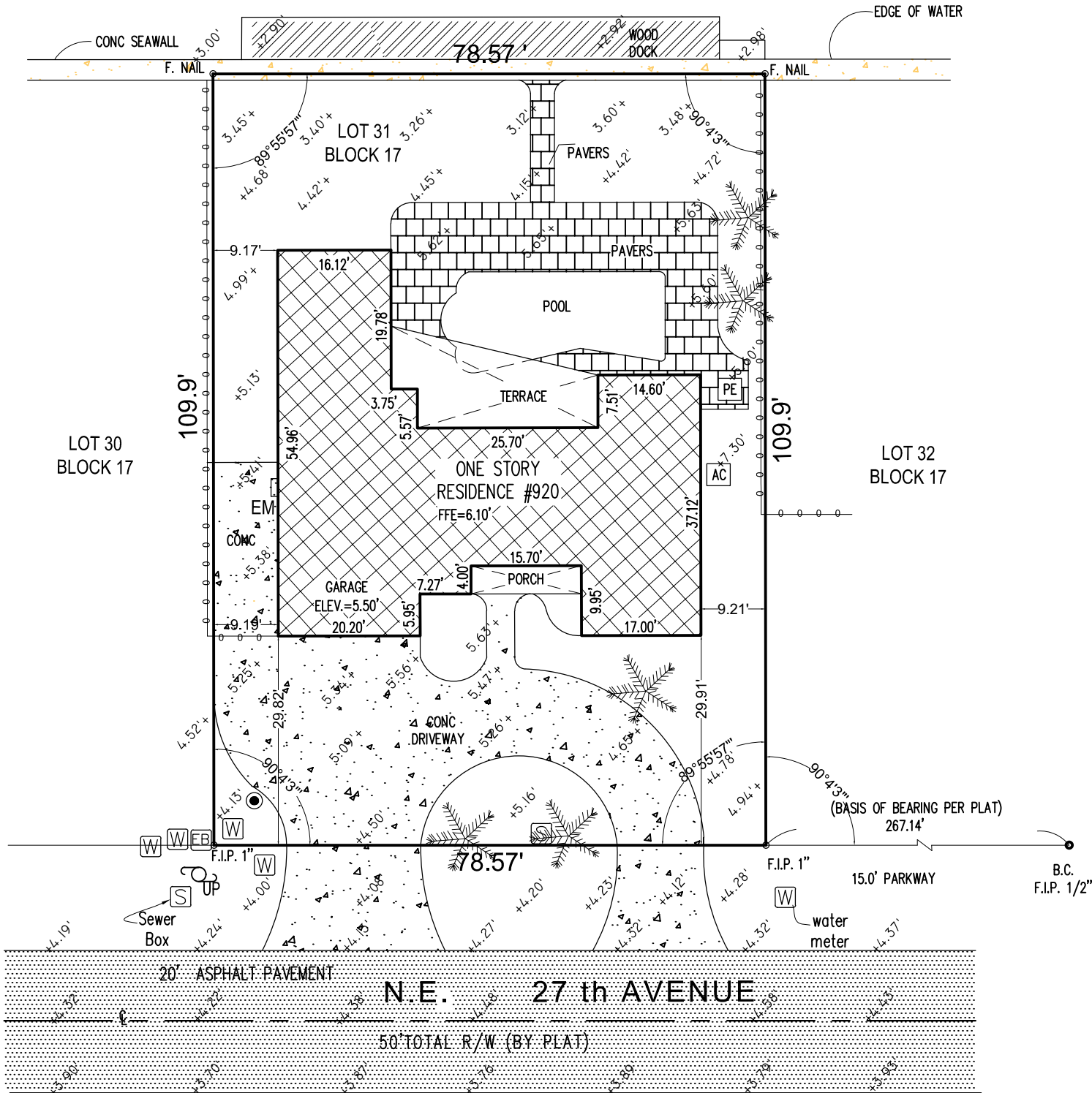
Property Address: 920 NE 27th AVENUE, POMPANO BEACH, Florida, 33062.
Legal Description: Lot 31, Block 17, "HARBOR VILLAGE SECTION F" according to the Plat thereof, as recorded in Plat Book 43,at Page 15,of the Public Records of Broward County, Florida.



Boundary Survey

Scale 1"= 20'

LAKE CAPRI



SURVEYOR'S REPORT

-THE SUBJECT PROPERTY LIES WITHIN A ZONE DESIGNATED AS X, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 120055 (CITY OF POMPANO BEACH) AND PANEL NUMBER 0376-H, AS LAST REVISED IN AUGUST 08, 2014.
-THIS IS A SPECIFIC PURPOSE SURVEY. BEFORE ANY CONSTRUCTION THE SETBACKS MUST BE CHECKED
-ELEVATIONS ARE RELATIVE TO NAVD 88 OF MEAN SEA LEVEL AND ARE BASED ON A GPS BENCH MARK SUPPLIED BY THE FLORIDA PERMANENT REFERENCE STATION (NAVD 88), ENGINEERING DEPARTMENT BROWARD COUNTY, FLORIDA; BENCHMARK #0857, ELEV.=8.037, (NAVD 88).

Certified to:
RUBEN J AYALA
MARTHA AYALA

LEGAL NOTES

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of rec.; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to North American Vertical Datum of 1988 (NAVD 88).

Order No. 21-1230

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

Date of Field Work 05-10-2021
Revised on 12-14-2021

Arturo R Toirac
Digitally signed by Arturo R Toirac
Date: 2022.05.25 09:43:31 -04'00'
Arturo R Toirac, PLSM 3102

LEGEND AND ABBREVIATIONS

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; CI=Clear; Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation; FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale; OE=Overhead Cables; OH=Over Hang; Pb=Plat Book; PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning; PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right OfWay; Sec=Section; T=Tangent; S=South; SIP=Set Iron Pipe With Cap Stamped PLS 3102; UE=Utility Easement; UP=Utility Pole; UTY=Utility; W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; $\bigcirc$ = Centerline; $\times$ = Chain Link; $\square$ = Concrete Wall; $^\circ$ =Degrees; Δ =Central Angle; ϕ =Diameter; ' =Minutes; " =Seconds; $\text{---}\text{---}$ = Wood Fence