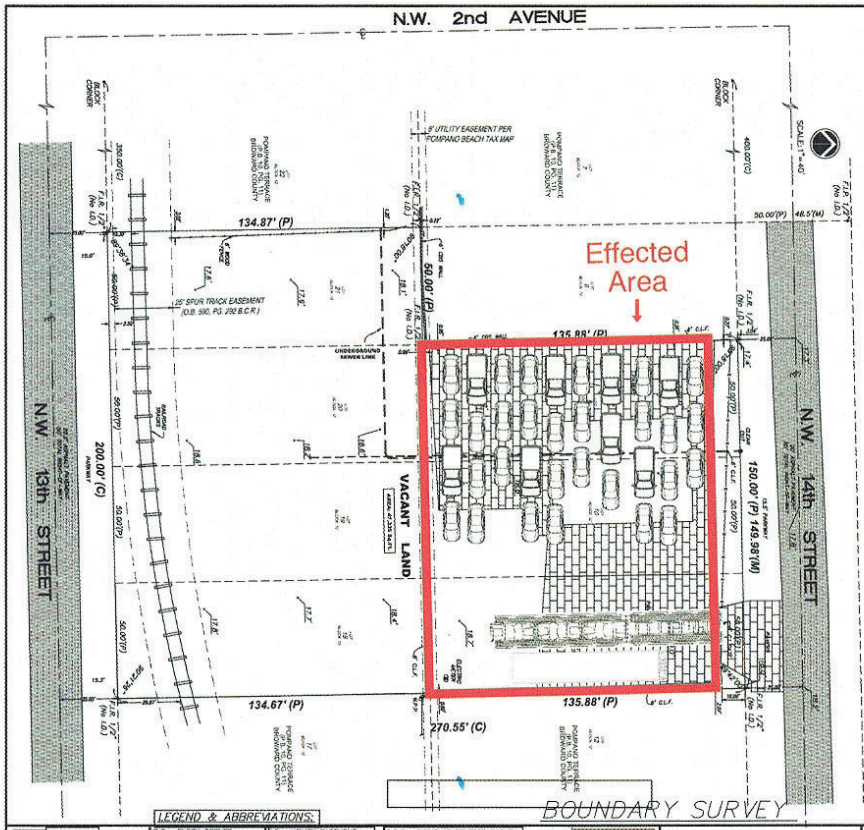
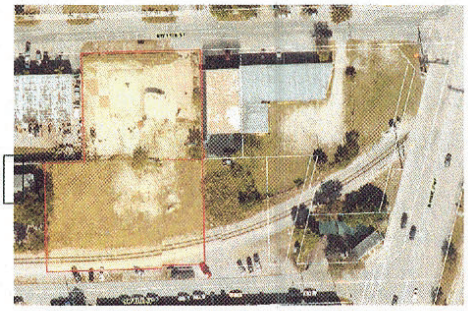


LOCATION MAP
(NOT TO SCALE)



LAND AREA = 47,335 SQ. FEET (1.086 ACRES)

CERTIFIED TO:
Aleksandr Kravets
Chicago Title Insurance Company
Clear Title & Escrow Group

PROPERTY ADDRESS:
128 NW 14 ST., POMPANO BEACH, FL. 33060 (PROPERTY ID 4842 35 29 0386)
VACANT LOT @ NW 13 ST POMPANO BEACH, FL. 33060 (PROPERTY ID 4842 35 29 0398)

LEGAL DESCRIPTION: LOTS 9, 10, 11, 18, 19, 20 AND 21, BLOCK 12, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6)ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
11)ELEVATIONS BASED OFF OF BM# Y-225 ELEV. 19.15' NAVD 1988

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 10 PG: 11 B

LEGEND & ABBREVIATIONS:

CONC. = CONCRETE
CONC. BLOCK WALL
WOOD FENCE
CHAIN LINK FENCE (CLF)
IRON FENCE (IF)
A = ARC DISTANCE
L= LENGTH
Δ = CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
CATV = CABLE UTILITY BOX
B.C.= BLOCK CORNER
P.= PROPERTY LINE
℄= CENTER LINE
M= MONUMENT LINE
C.B.C.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M.= WATER METER
R/W = RIGHT OF WAY
U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.U.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES
P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.A.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TR= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT
E.G.= EXISTING ELEVATION
ELEV.= ELEVATION
SEC.= SECTION
TWS.= TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
14728 Balgowan Road
Miami Lakes, Florida 33016
(305) 865-1200 Fax: (305) 865-7810

FLOOD ZONE: X		SUFFIX: J	FEMA DATE: 07/31/24 BASE: N/A
PANEL: 0376		COMMUNITY # 120055	
DATE: 8/15/25	SCALE: 1" = 40'	DWN. BY: R.BELLO	JOB No. 25-202

SURVEYOR'S SEAL
ADIS N. NUNEZ
License Number
5924
STATE OF
FLORIDA
Professional Surveyor and Mapper