



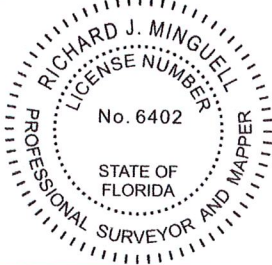
Property Location

Legal Description

Lot 5, Block 12 of HILLSBORO SHORES SECTION "B", according to the map or plat thereof, as recorded in Plat Book 22, Page 39, of the Public Records of Broward County, Florida.

SURVEYORS NOTES

- This is a NOT survey.
 - Legal description used for this survey is from last recorded public records.
 - This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
 - No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements
 - Bearings, if any, shown hereon are based on Plat Book 22, Page 39, of the Public Records of Broward County, Florida.
 - All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
 - Due to varying construction standards, house dimensions are approximate.
 - All ties to property line are perpendicular to it, unless otherwise noted.
 - In all cases dimensions shall control location over scaled positions.
 - Elevations, if shown, are based of NAVD 88.
 - Benchmark No. Elevation: feet, located at
 - This survey does not determine or imply ownership.
 - Underground improvements and utilities were not located.
 - Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.
- I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.



Richard J. Minguell
Richard J. Minguell
Registered Land Surveyor & Mapper
No. 6402, State of Florida



R. Minguell, Inc.

Land Surveyors & Planners
L.B.7272
954-298-8935
Minguell@bellsouth.net
591 S.W. 112 Avenue
Plantation, Florida 33325



1900 North Riverside Drive
Pompano Beach, Florida 33062

Survey Date: 09/14/2020
Job Number: 20-2050
Order Number:
Revision:

National Flood Insurance
Community Panel: 12011 C 0189 H
Flood Zone: AE
Base Flood Elevation: 5'
Firm Date: 08/18/2014

Certified to:
PENDEGAR, SULLO, PHYLLIS
PENDEGAR, WILLIAM ROBERT

Residence ±1634.8 sq. feet
Paver driveway ±1310.3 sq. feet
Wood deck ±1137.5 sq. feet
Total coverage ±2675.1 sq. feet
Lot Area ±8100.4 sq. feet

