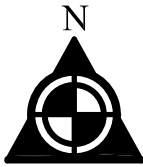
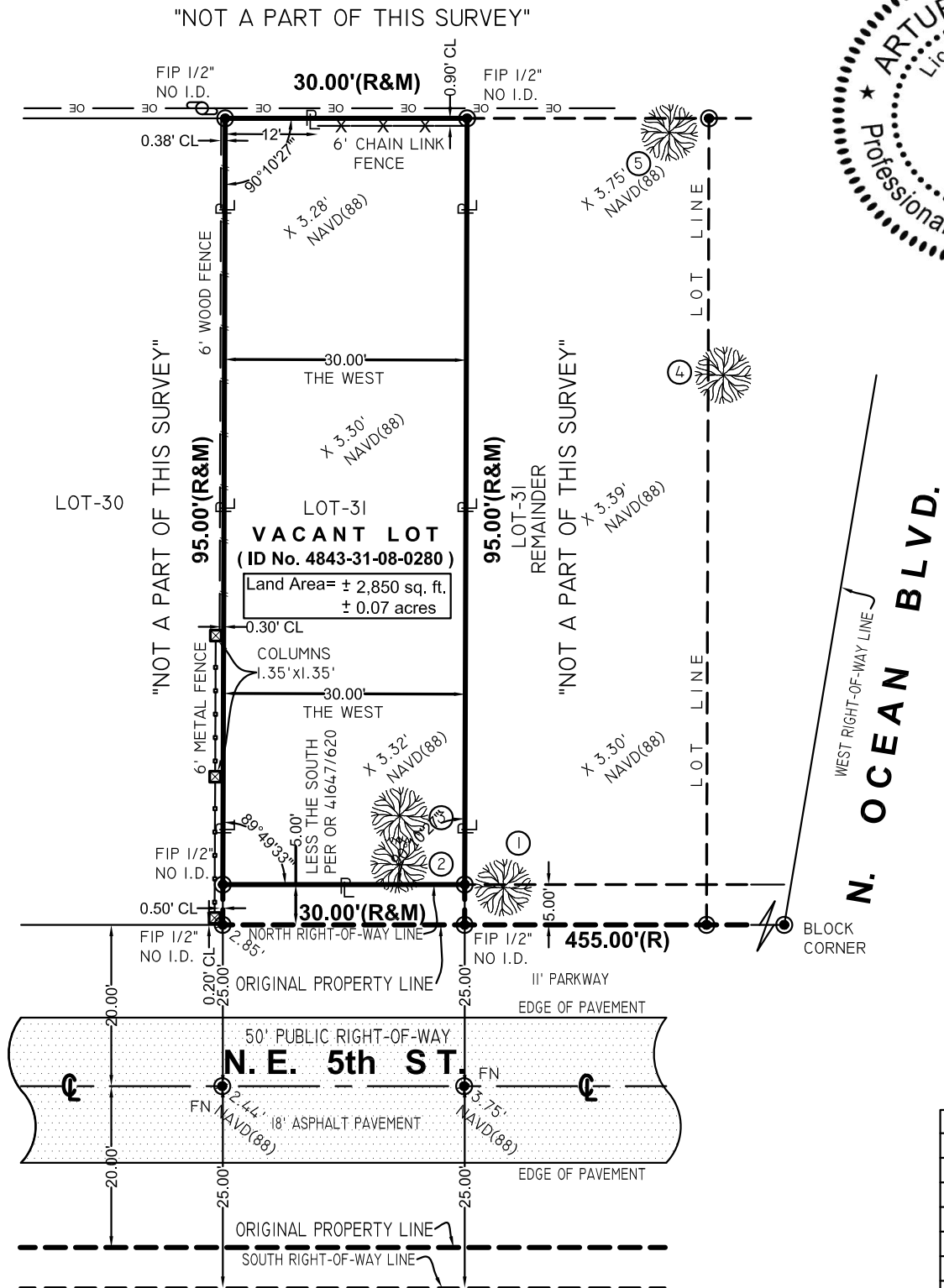


S K E T C H O F S U R V E Y



Scale 1"=20'



PROPERTY ADDRESS:
VACANT LOT
3223 N.E. 5 STREET
POMPANO BEACH, FL 33062
(ID No. 4843-31-08-0280)

BENCH MARK USED
BM #3864, Elev.= 13.75'
converted to 12.23' NAVD 1988

LEGAL DESCRIPTION
The East 30.00 feet of Lot 32, less the South 5 feet, of "SILVER BEACH" according to the Plat thereof as recorded in Plat Book 22, at Page 32, of the Public Records of BROWARD County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of BROWARD County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

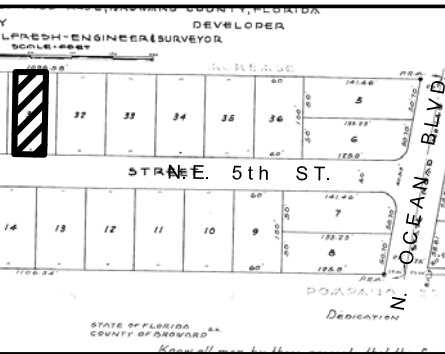
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

LOCATION MAP (NOT TO SCALE)



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION
Community No. 120055
Panel No. 0377
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 5'

If shown elevations are referred to NAVD of 1988 The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
VIVENZA INC.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS SUPPLEMENTARY RULE, CHAPTER 202.07 OF THE FLORIDA STATUTES.

Arturo R. Toirac
Professional Surveyor and Mapper
No. 3102
State of Florida

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

VIZCAY SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
P.O. Box 13000
13217 SW 46 LANE, MIAMI, FL. 33157
(781) 390-1818

2024-12-03-2024
5/15/2024

LEGEND OF SURVEY ABBREVIATIONS

SWK. = SIDEWALK	PIL = PROPERTY LINE	MH = MAN HOLE	CLP = CONC. LIGHT POLE
T = TELEPHONE SERVICE BOX	(R) = RECORDED	MEAS = MEASURED	CONC = CONCRETE
U.D.E. = UTILITY & DRAINAGE	R = RADIUS	MIL = MONUMENT LINE	CL = CENTRAL ANGLE
U.E. = UTILITY EASEMENT	RAD = RADIAL	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	EM = ELECTRIC SERVICE BOX
U.M.E. = UTILITY EASEMENT	RES. = RESIDENCE	N.T.S. = NOT TO SCALE	EM = ELECTRIC SERVICE BOX
U.P. = UTILITY POLE	R.W. = RIGHT OF WAY	OE = OVERHEAD ELECTRIC LINES	F.D.H. = FOUND DRILL HOLE
W. = WATER WELL	SEC. = SECTION	P.B. = PLAT BOOK	F.H. = FOUND IRON PIPE
WM = WATER METER	SECT. = SECTION	P.C.P. = PERMANENT CONTROL POINT	F.R. = FOUND REBAR
	SET. = SET	PG. = PAGE	F.N. = FOUND NAIL
	SET. = SET	P.M. = PERMANENT REFERENCE MONUMENT	G. = GAS METER
	SET. = SET	STY. = STORY	LP. = LIGHT POLE

Survey is not covered by Professional Liability Insurance.

ORIGINAL FIELD DATA 02-03-2024
REVISIONS:

DRAWN BY J.V.D.
SHEET NO. 1/1

JOB No.:

23779