

AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

PROPERTY ADDRESS:
1300 N RIVERSIDE DRIVE
POMPANO BEACH, FL 33062

LEGAL DESCRIPTION:
LOT "A" IN BLOCK FOUR OF POMPAHO BY THE SEA,
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 1 AT PAGE 22 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A
PARCEL OF LAND LYING WEST OF AND ADJACENT TO LOT "A"
IN BLOCK FOUR OF POMPAHO BY THE SEA ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1
AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT "A" THENCE
WESTERLY ALONG AN EXTENSION OF THE SOUTH LINE OF SAID
LOT "A" 2.65 FEET, TO A POINT 50.0 FEET EAST OF THE WEST LINE
OF RIVERSIDE DRIVE, AS MEASURED AT RIGHT ANGLES, THENCE
NORTHERLY, PARALLEL WITH THE WEST LINE OF RIVERSIDE DRIVE,
142.53 FEET, TO A POINT ON THE EXTENSION OF THE NORTH LINE
OF SAID LOT "A", THENCE EASTERLY 2.82 FEET, TO THE NORTHWEST
CORNER OF SAID LOT "A", THENCE SOUTHERLY, ALONG THE WEST LINE
OF SAID LOT "A", 142.56 FEET TO THE POINT OF BEGINNING.

















FLOOD INFORMATION:
ZONE: "AE"
ELEV.=5'(NAVD 88)
MAP PANEL#: 12011C0377H
EFFECTIVE DATE: 08/18/2014








This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
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Fax: (561) 465-3145
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)		
A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE
CO = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY
CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE	F.F.E. = FINISHED FLOOR ELEVATION
CH = CALCULATED FROM FIELD	PH = POOL HEATER	FR = FOUND IRON ROD
CF = CHORD DISTANCE	PI = POINT OF INTERSECTION	FND = FOUND
CONC. = CONCRETE	POB = POINT OF BEGINNING	G.F.F. = GARAGE FINISHED
CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT	FLOOR
DE = DRAINAGE EASEMENT	PP = POOL PUMP	L = LEGAL DESCRIPTION

M = MEASURED
OHC = OVERHEAD CABLE
QTR = QUARTER
R = RADIUS
RNG = RANGE
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

	= UTILITY POLE		= WELL		= HANDICAP PARKING SPACE
	= LIGHT POLE		= CENTER LINE		
	= CATCH BASIN		= PARTY WALL		
	= FIRE HYDRANT		= AIR CONDITIONER		= SEC. QTR. CORNER
	= MANHOLE		= SEPTIC LID		= SECTION CORNER
	= WATER VALVE		= ELEV. SHOT		
	= WATER METER				

LINETYPES:	
BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING INC,
dnQualifier=A01410C0000180E1EC781
7000CCA2C, cn=Andrew Snyder
Date: 2022.11.28 10:03:55 -05'00'
Adobe Acrobat version: 2022.003.20282

SIGNATURE _____
DATE: 11-28-2022
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL
OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: AD5848

Benchmark Elev.: 2.03'

Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88

Revisions: TREE UPDATE

Date of Field Work:	11/22/2022
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Date of Revision :	02/01/2023
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Revised By: N.M.

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