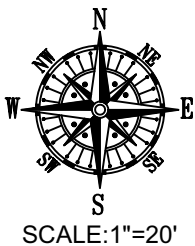


TYPE OF SURVEY:

- ☐ BOUNDARY
- ☐ CONSTRUCTION
- ☐ CONDOMINIUM
- ☐ ALTA/NSPS
- ☒ TOPOGRAPHIC
- ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

TREE LOCATION



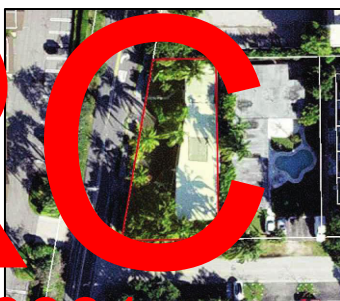
NOTE:

(#) = TREE

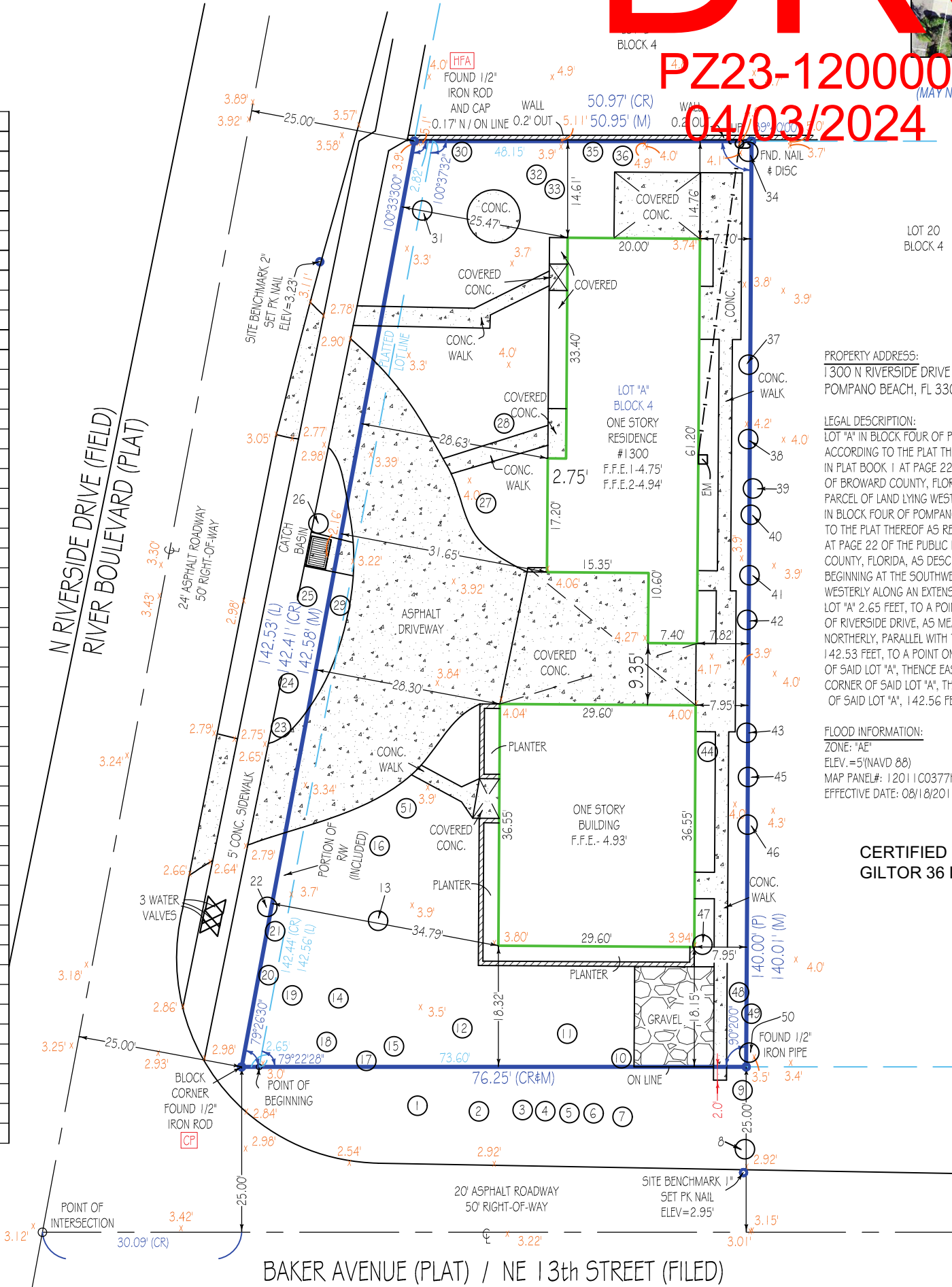
# TREE	TYPE	SIZE
1	ARECA PALM	28"
2	ARECA PALM	28"
3	ARECA PALM	28"
4	ARECA PALM	28"
5	ARECA PALM	28"
6	ARECA PALM	28"
7	ARECA PALM	28"
8	COCONUT PALM	6"
9	ARECA PALM	36"
10	COCO PALM	12"
11	MANGO	32"
12	COCONUT PALM	8"
13	COCONUT PALM	8"
14	COCONUT PALM	8"
15	COCONUT PALM	8"
16	TRIANGLE PALM	15"
17	ARECA PALM	28"
18	ARECA PALM	28"
19	ARECA PALM	28"
20	ZOMBIE PALM	4"
21	ARECA PALM	24"
22	ARECA PALM	24"
23	COCONUT PALM	8"
24	ARECA PALM	24"
25	ARECA PALM	24"
26	COCONUT PALM	8"
27	COCONUT PALM	8"
28	FISHTAIL PALM	36"
29	FRANGIPANI	4"
30	FRANGIPANI	4"
31	MAJESTY PALM	24"
32	COCONUT PALM	8"
33	ARECA PALM	24"
34	GUMBO LIMBO	14"
35	TRIANGLE PALM	8"
36	ARECA PALM	18"
37	ARECA PALM	26"
38	ARECA PALM	26"
39	COCONUT PALM	12"
40	ARECA PALM	24"
41	ARECA PALM	24"
42	COCONUT PALM	12"
43	ARECA PALM	24"
44	UMBRELLA TREE	24"
45	ARECA PALM	24"
46	ARECA PALM	24"
47	SABAL PALM	12"
48	COCONUT PALM	12"
49	ARECA PALM	36"
50	COCONUT PALM	12"
51	SPINDEL PALM	4"

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANCESTRAL DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO

PZ23-12000001
04/03/2024



N RIVERSIDE DRIVE (FIELD)
RIVER BOULEVARD (PLAT)



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

LEGAL DESCRIPTION:
LOT "A" IN BLOCK FOUR OF POMPANO 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 POMPANO 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

CERTIFIED TO
GILTOR 36 LLC

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- CONCRETE WALK CROSSES THE BUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com		ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH C/O = CLEANOUT CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CH = CHORD DISTANCE CONC. = CONCRETE CR = CALCULATED FROM RECORD DE = DRAINAGE EASEMENT EL OR ELEV = ELEVATION P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PH = POOL HEATER PI = POINT OF INTERSECTION POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP PRC = POINT OF REVERSE CURVE PT = POINT OF TANGENCY EM = ELECTRIC METER F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD FND = FOUND G.F.F. = GARAGE FINISHED FLOOR L = LEGAL DESCRIPTION M = MEASURED OHC = OVERHEAD CABLE QTR = QUARTER R = RADIUS RING = RANGE SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY EASEMENT UP = UTILITY POLE WM = WATER METER WV = WATER VALVE	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = LIGHT POLE = CATCH BASIN = FIRE HYDRANT = MANHOLE = WATER VALVE = WELL = CENTER LINE = PARTY WALL = AIR CONDITIONER = SEPTIC LID = ELEV. SHOT = HANDICAP PARKING SPACE = SEC. QTR. CORNER = SECTION CORNER	LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE
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GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

UPDATE/TREES - E.I. - 11/22/2023
Date of Field Work: 11/22/2023

Job Nr: 141394-SE Date of Field Work : 04/20/2022 Drawn by: R.D.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA STATUTES, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 1274 (NOT ALLOWED TO SIGN SURVEY MAPS WITHOUT THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE).

Digitally signed by Pablo Alvarez
Date: 2023.11.27
Time: 11:23:05'00'

SKETCH: PZ23-12000001
DATE: 11-27-2023

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 <input type="checkbox"/> N.A.V.D.88	
Revisions:	Topo / Update
Date of Field Work:	11/22/2022
Date of Revision :	11/23/2022
Revised By:	N.M.

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

LANDTEC
SURVEYING
and Lien
LICENSED BUSINESS No. 8507