PAGE 1 OF 1

TYPE OF SURVEY:

☐ BOUNDARY ■ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ■ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PROPOS SITE PLA

DRC
PZ23-12000001
04/03/2024

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

N NE E SE S SW W NW

SCALE:1"=20'

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

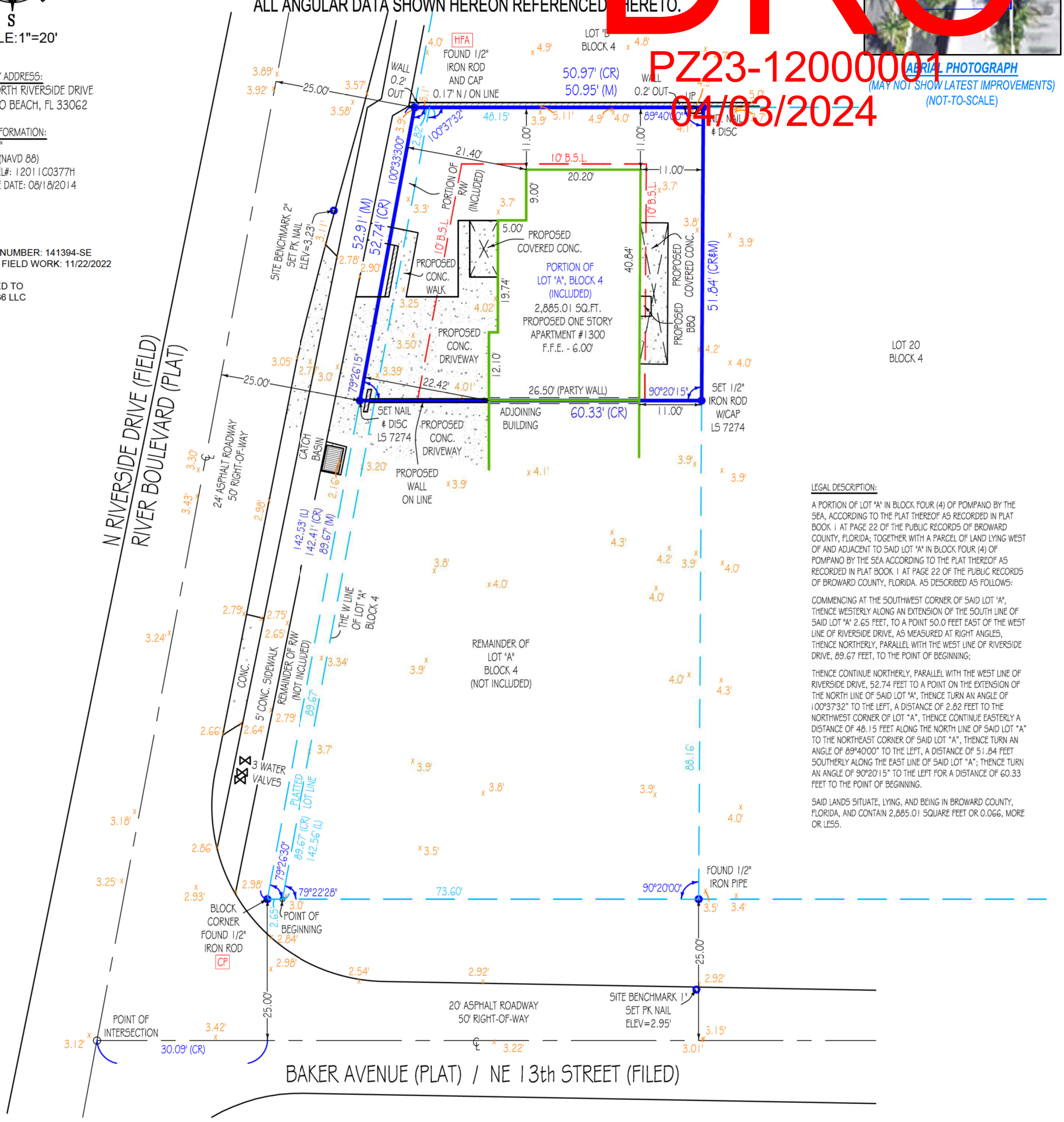
FLOOD INFORMATION:
ZONE: "AE"
ELEV.=5' (NAVD 88)
MAP PANEL#: 12011C0377H
EFFECTIVE DATE: 08/18/2014

INVOICE NUMBER: 141394-SE
DATE OF FIELD WORK: 11/22/2022

CERTIFIED TO
GILTOR 36 LLC

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULA DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED HERETO.



LEGAL DESCRIPTION:

A PORTION OF LOT "A" IN BLOCK FOUR (4) 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 SAID LOT "A" IN BLOCK FOUR (4) 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:

COMMENCING 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, 89.67 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTHERLY, PARALLEL WITH THE WEST LINE OF RIVERSIDE DRIVE, 52.74 FEET TO A POINT ON THE EXTENSION OF THE NORTH LINE OF SAID LOT "A", THENCE TURN AN ANGLE OF 100°37'32" TO THE LEFT, A DISTANCE OF 2.82 FEET TO THE NORTHWEST CORNER OF LOT "A", THENCE CONTINUE EASTERLY A DISTANCE OF 48.15 FEET ALONG THE NORTH LINE OF SAID LOT "A" TO THE NORTHEAST CORNER OF SAID LOT "A", THENCE TURN AN ANGLE OF 89°40'00" TO THE LEFT, A DISTANCE OF 51.84 FEET SOUTHERLY ALONG THE EAST LINE OF SAID LOT "A"; THENCE TURN AN ANGLE OF 90°20'15" TO THE LEFT FOR A DISTANCE OF 60.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAIN 2,885.01 SQUARE FEET OR 0.066, MORE OR LESS.

"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 DRIVEWAY CROSSES THE BOUNDARY LINES ON WESTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN. - 10' BUILDING SETBACK LINE ALONG EASTERLY, WESTERLY AND NORTHERLY BOUNDARY LINES OF SUBJECT LOT.

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	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED	WM = WATER METER
C/O = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE	WV = WATER VALVE
CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER	
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS	
CF = CALCULATED FROM FIELD	CURVE	FIR = FOUND IRON ROD	RNG = RANGE	
CH = CHORD DISTANCE	PH = POOL HEATER	FN = FOUND NAIL	SEC = SECTION	
CONC. = CONCRETE	PI = POINT OF INTERSECTION	FND = FOUND	TR = TELEPHONE RISER	
CR = CALCULATED FROM	POB = POINT OF BEGINNING	G.F.F.= GARAGE FINISHED	TWP = TOWNSHIP	
RECORD	POC = POINT OF COMMENCEMENT	FLOOR	UE = UTILITY EASEMENT	
DE = DRAINAGE EASEMENT	PP = POOL PUMP	L= LEGAL DESCRIPTION	UP = UTILITY POLE	

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

= UTILITY POLE, = LIGHT POLE, = CATCH BASIN, = FIRE HYDRANT, = MANHOLE, = WATER VALVE, ☐WM = WATER METER, (W) = WELL, ℄ = CENTER LINE, PL = PARTY WALL, A/C = AIR CONDITIONER, SL = SEPTIC LID, X = ELEV. SHOT, = HANDICAP PARKING SPACE, = SEC. QTR. CORNER, = SECTION CORNER

LINETYPES:

BOUNDARY, BUILDING, EASEMENT, CHAIN LINK FENCE, WOOD FENCE, PLASTIC FENCE, OVERHEAD CABLE

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. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. 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.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. 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 ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. 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 LS (LICENSED SURVEYOR) #7274.

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 ...MINISTRATIVE C...472.027, FLORIDA ST... ELECTRONIC SIGNATURE A... HEREON ...S PROCEDURES AS SE...TH IN CHAPT...7.062. PURSUAN...CTION 472.025, FLORIDA STATU...

Digitally signed by Pablo A Alvarez
DN: c=...o=Florida, dnQual...=A01410D00000184E2C...DD79B0...BB98, cn=Pablo Alvarez
...e: 2023.0...4'00'

SIGNATURE:
DATE: 4-19-2023
PABLO ALVAREZ, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

DRC
PZ23-12000001
01/17/2024

Elevations, if shown:

Benchmark: AD 5848
Benchmark Elev.: 2.03'
Benchmark Datum: NAVD 1988

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

Revisions:	Site Plan
Job Nr:	141394-SE
Revision by:	E.I. - 04/03/2023

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