

TYPE OF SURVEY:

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

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PROPOSED SITE PLAN



PROPERTY ADDRESS:  
1300 N 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:

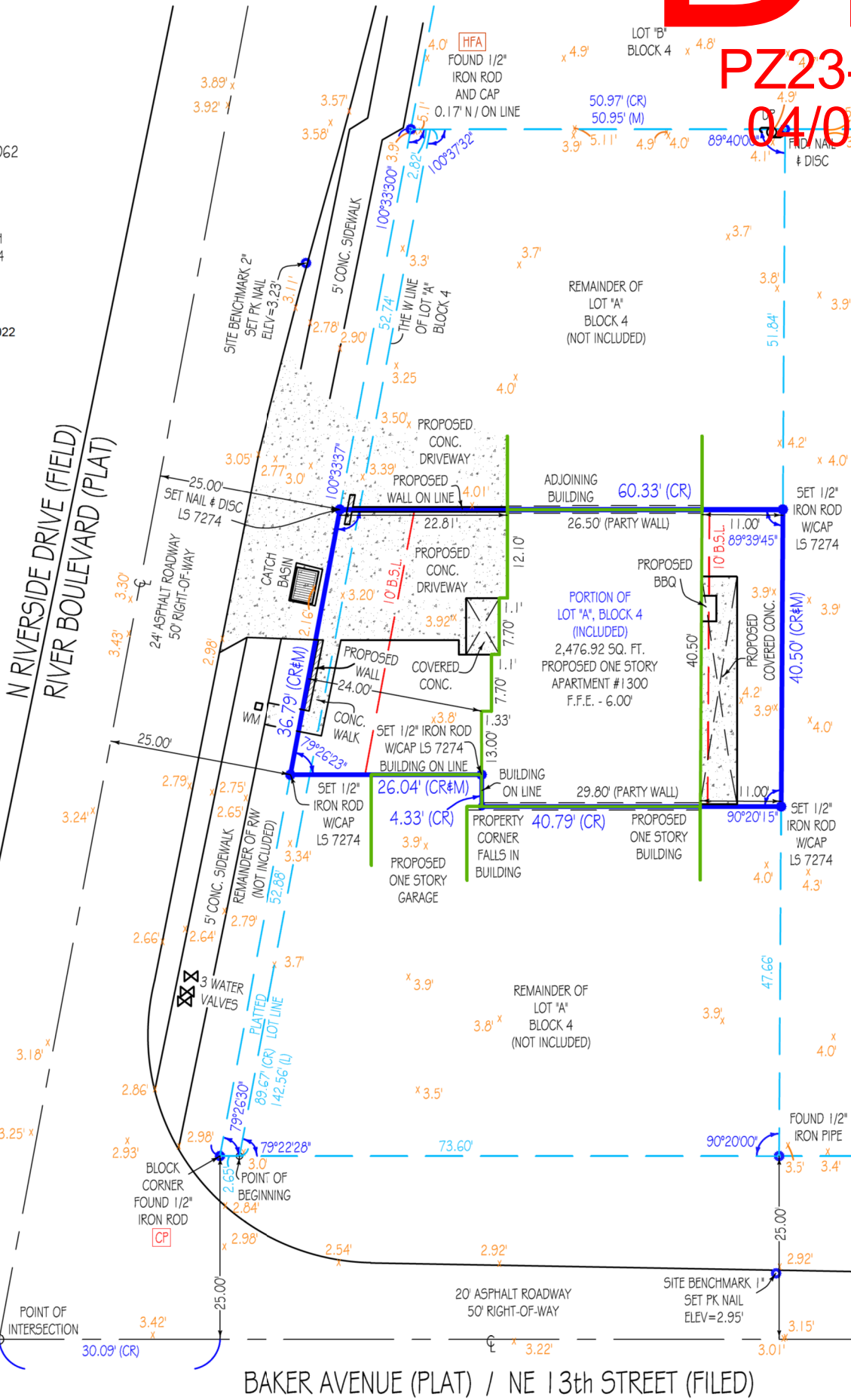
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
ALL ANGULAR DATA SHOWN HEREON REFERENCED HERETO.

DRC

PZ23-12000001  
04/03/2024



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



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, 52.88 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, PARALLEL WITH THE WEST LINE OF RIVERSIDE DRIVE, 36.79 FEET TO A POINT ON THE EXTENSION OF THE NORTH LINE OF SAID LOT "A", THENCE TURN AN ANGLE OF 100°33'45" TO THE LEFT A DISTANCE OF 2.76 FEET, THENCE CONTINUE EASTERLY A DISTANCE OF 57.57 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT "A"; THENCE TURN AN ANGLE OF 89°39'45" TO THE LEFT A DISTANCE OF 40.50 FEET SOUTH ALONG THE EAST LINE OF SAID LOT "A"; THENCE TURN AN ANGLE OF 90°20'15" TO THE LEFT A DISTANCE OF 40.79 FEET TO A POINT; THENCE TURN AN ANGLE OF 90° TO THE LEFT A DISTANCE OF 4.33 FEET TO A POINT; THENCE TURN AN ANGLE OF 90° TO THE LEFT A DISTANCE OF 26.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAIN 2,476.92 SQUARE FEET OR 0.057, 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.**

- PAVER SURFACE CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- PAVER DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- 10' BUILDING SETBACK LINE ALONG EASTERLY AND WESTERLY 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 <a href="http://www.LandtecSurveying.com">www.LandtecSurveying.com</a>	ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):		SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):		LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE
	A ORAL = 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 FN = FOUND NAIL FND = FOUND G.F.F. = GARAGE FINISHED FLOOR 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	WM = WATER METER WV = WATER VALVE = 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	

- GENERAL NOTES:
- 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.
  - 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.
  - 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.
  - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
  - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
  - 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.
  - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 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.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 54-17.051 & 54-17.052 OF THE FLORIDA STATUTES, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 72,027, FLORIDA SURVEYING BOARD REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SIGNATURE AND SEAL HEREON IN ACCORDANCE WITH CHAPTER 54-17.062, PURSUANT TO FLORIDA STATUTE CHAPTER 54-17.025,

Digitally signed by Pablo A Alvarez  
DN: c=US, o=Pablo A Alvarez, ou=Landtec Surveying, email=pablo.alvarez@landtec.com, cn=Pablo A Alvarez  
Date: 2023.04.03 12:23:40 -04'

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".



LICENSED BUSINESS No. 8507

PZ23-12000001  
01/17/2024