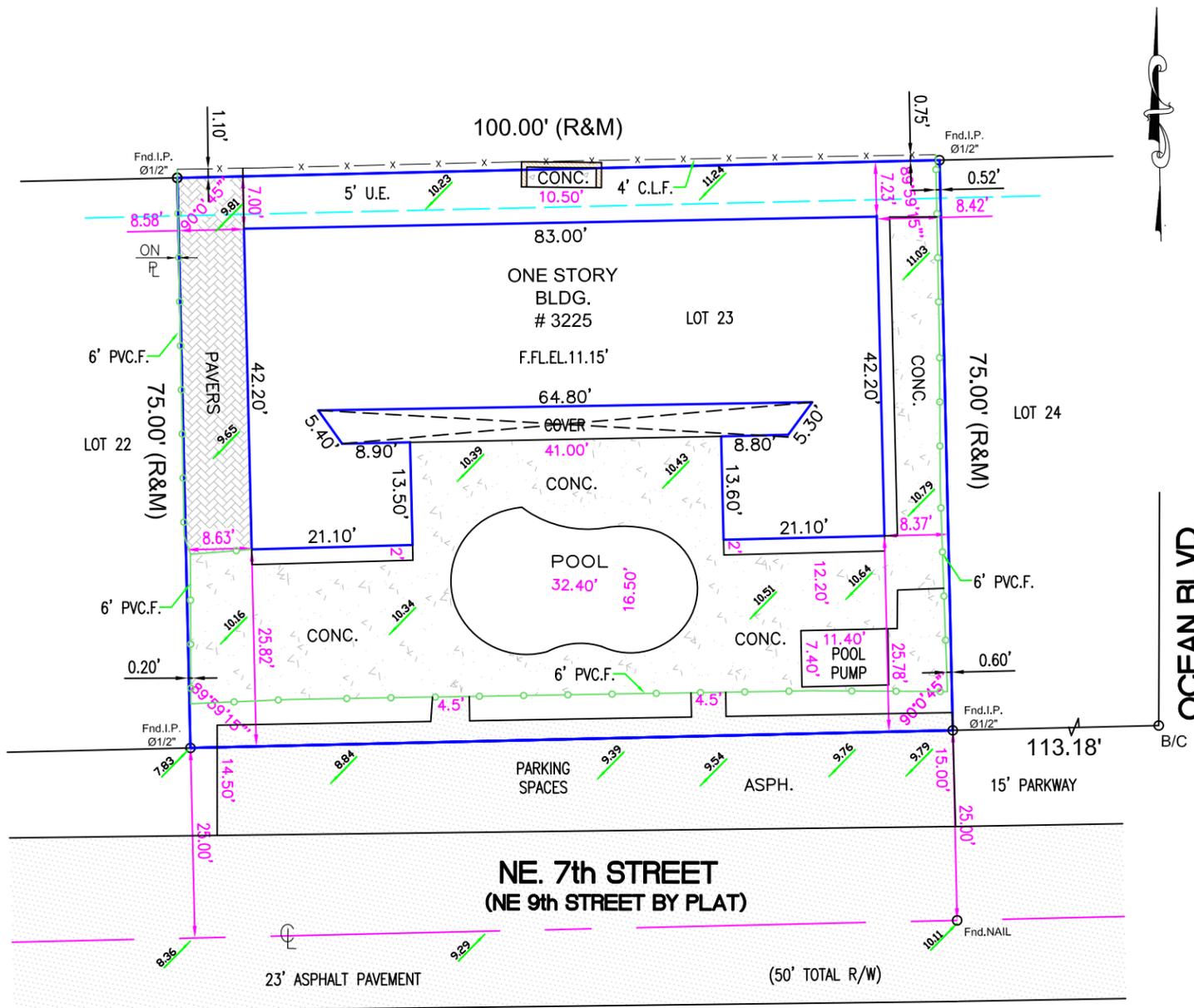


BOUNDARY SURVEY



JOB No. 21-053225 CLIENT: M & D INVESTMENTS PROPERTIES LLC
PROPERTY ADDRESS 3225 NE 7 ST #1-8, POMPANO BEACH FL 33062
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT 23
SUBDIVISION ATLANTIC VIEW
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26 AT PAGE 19
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 7.00 COMMUNITY 120055 PANEL NUMBER 0377 SUFFIX H
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D.1988 DATUM,
LOMR 15-04-42 4261P EFF. 4/06/2016
COUNTY BENCHMARK USED #3862 ELEVATIONS 11.422' FEET B.M. LOCATION PROPERTY #812 HWY A1A

LEGEND AND ABBREVIATIONS

0.00' = ELEVATION	F.N. = FOUND NAIL	CONC. = CONCRETE FOUNDATION
DRWY. = DRIVEWAY	P.O.C. = POINT OF COMMON-CEMENT	Δ = CENTRAL ANGLE
U.P. = UTILITY POLE	F.D.H. = FOUND DRILL HOLE	-// - = WOOD FENCE
B.O.B. = BASIS OF BEARINGS	P.T. = POINT OF TANGENCY	-X- = CHAIN LINK FENCE
A/C = AIR CONDITIONING PAD	E.N.C. = ENCROACHMENT	ZZZZ = C.B.S. WALL
A = ARC DISTANCE	F.H. = FIRE HYDRANT	B/C = BLOCK CORNER
BLDG. = BUILDING	F.I.P. = FOUND IRON PIPE	R = RADIUS
C.B. = CATCH BASIN	F.I.R. = FOUND REBAR	RAD. = RADIAL
C.B.S. = CONCRETE BLOCK STRUCTURE	I.F.E. = LOWEST FLOOR ELEVATION	RES. = RESIDENCE
CH. = CHORD DISTANCE	I.P. = LIGHT POLE	R/W = RIGHT OF WAY
CL. = CLEAR	(M) = MEASURED	SEC. = SECTION
C/L = CENTER LINE	(R) = RECORD	S.I.P. = SET IRON PIPE
CONC. = CONCRETE	(R & M) = RECORD & MEASURED	STY. = STORY
		SWK = SIDEWALK
		UE. = UTILITY EASEMENT
		N.T.S. = NOT TO SCALE

CERTIFIED TO:
M & D INVESTMENTS PROPERTIES LLC

SURVEY DATE: 05-28-2021



Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323



Digitally signed by Leonardo Maqueira
DN: c=US, st=Florida, l=Hialeah, o=Maq Services Inc, cn=Leonardo Maqueira, email=MAQPROCESSING@GM AILCOM
Date: 2021.06.08 11:44:57 -0400

LEONARDO MAQUEIRA, P.S.M.
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."