

Permit 16-3879

MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
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NOT VALID WITHOUT PAGE 2 OF 2



JOB No. 16-04929-41 CLIENT: JMPM INVESTMENT CO LTD
PROPERTY ADDRESS 929 & 941 SW 8 ST, POMPANO BEACH FL 33069
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 8, LESS THE FOLLOWING DESCRIBED PARCEL; BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY 160.03 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE S88°19'02"W 5.77 FEET; THENCE S0°50'09"E 160.08 FEET; THENCE N88°16'42"E 9.35 FEET TO THE POINT OF BEGINNING, IN BLOCK 11, OF THE AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FOLIO 4942 02 03 0880
LOTS 9, 10 AND 11, BLOCK 11, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 25, 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 MIAMI-DADE 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.

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 AH
 BASE FLOOD ELEVATION 7.00 COMMUNITY 120055 PANEL NUMBER 0357 SUFFIX H
 ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D., 1988 DATUM,
 COUNTY BENCHMARK USED # 0718 ELEVATIONS 9.683 (NGVD29) FEET B.M. LOCATION SW 12 AC
SW 8 ST

CERTIFIED TO:
JMPM INVESTMENT CO LTD

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

LEGEND AND ABBREVIATIONS

<u>0/0</u>	= ELEVATION	F.N.	= FOUND NAIL	P.I.	= POINT OF INTERSECTION	Δ	= CENTRAL ANGLE
DRWY.	= DRIVEWAY	P.C.	= POINT OF COMMEN-CEMENT	P.R.C	= POINT OF REVERSE CURVE	∕	= WOOD FENCE
L.P.	= LOT LINE	P.D.	= POINT OF DOWNGRADE	P.C.	= POINT OF CURVATURE	—	= CHAIN LINK FENCE
B.O.B	= BASIS OF BEARINGS	F.N.	= FOUND NAIL	P.C.C.	= POINT OF COMPLETION	—	= C.B.S.
A/C	= AIR CONDITIONING PAD	P.T.	= POINT OF TANGENCY	P.C.C.	= POINT OF CURVATURE	B/C	= BLOCK CORNER
B/D	= BUILDING	E.N.C.	= ENCRICHMENT	W/L	= MONUMENT LINE	R	= RADIUS
C.B.	= CATCH BASIN	F.N.	= FOUND NAIL	N.O.V.	= NATIONAL GRID VERTICAL DATUM	RES.	= RESIDENCE
C.B.	= CATCH BASIN	F.I.R.	= FOUND IRON PIPE	O.E.V.	= OVERHEAD ELECTRIC LINE	R/W	= RIGHT OF WAY
C.B.	= CATCH BASIN	F.R.	= FOUND REBAR	P.B.	= PLANT BLOCK	S.E.	= SECTION
C.B.	= CATCH BASIN	L.F.	= LIGHTS/FLOOR ELEVATION	P.C.	= PERMANENT CONTROL POINT	S/I	= SET IRON PIPE
C.B.	= CATCH BASIN	L.P.	= LIGHT POLE	P.G.	= PAGE	ST	= STORY
C.B.	= CATCH BASIN	(M)	= MEASURED	P.O.B.	= POINT OF BEGINNING	SWK	= SIDEWALK
C.B.	= CATCH BASIN	R	= RADIUS	P.P.	= PROPERTY LINE	U	= UTILITY EASEMENT
C.B.	= CATCH BASIN	R & W	= RECORD & MEASURED	N.T.S.	= NOT TO SCALE		

 = CONCRETE FOUNDATION
 Δ = CENTRAL ANGLE
 -// - = WOOD FENCE
 -X- = CHAIN LINK FENCE
 = C.B.S. WALL
 B/C = BLOCK CORNER
 R = RADIUS
 RAD. = RADIAL
 RES. = RESIDENCE
 R/W = RIGHT OF WAY
 SEC. = SECTION
 S.I.P. = SET IRON PIPE
 STY = STORY
 SWK = SIDEWALK
 UE. = UTILITY EASEMENT

ON

OVERHEAD ELECTRIC

UTILITY CONC. POLE

WATER METER

DRC

PZ20-12000049
5/4/2022