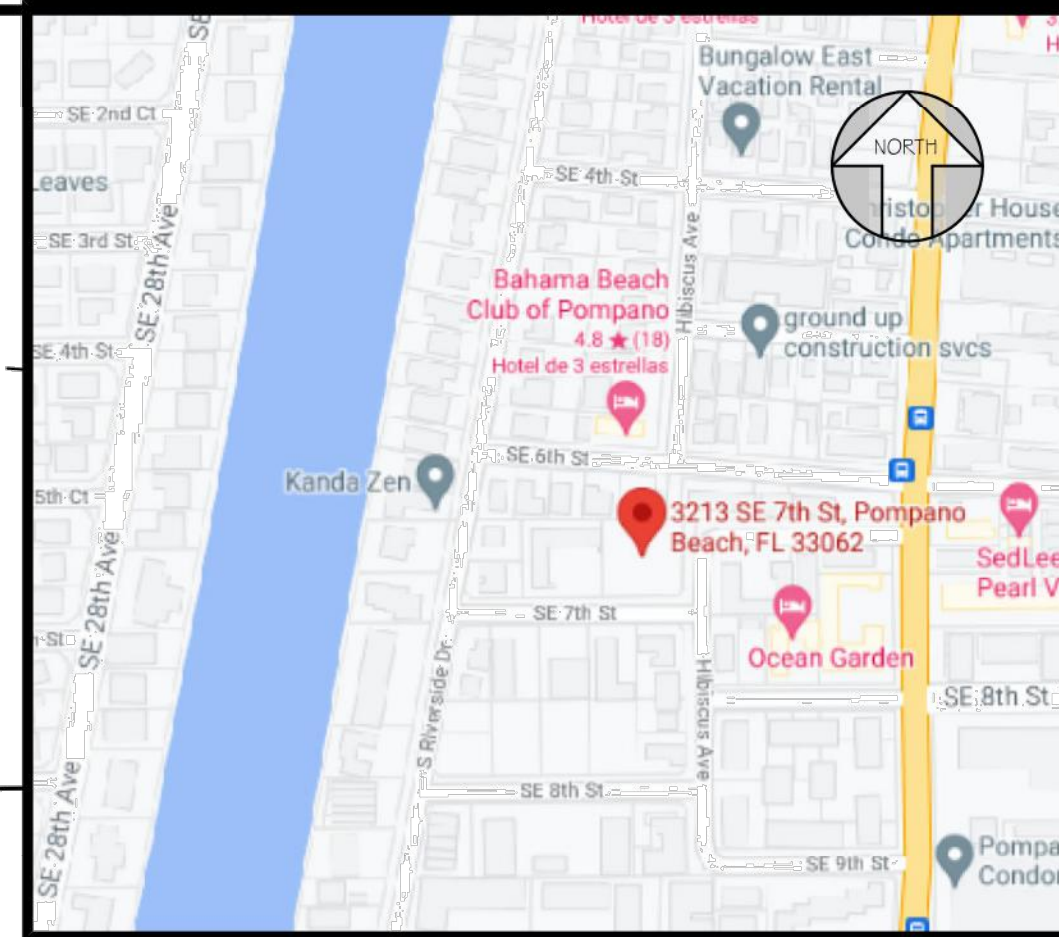
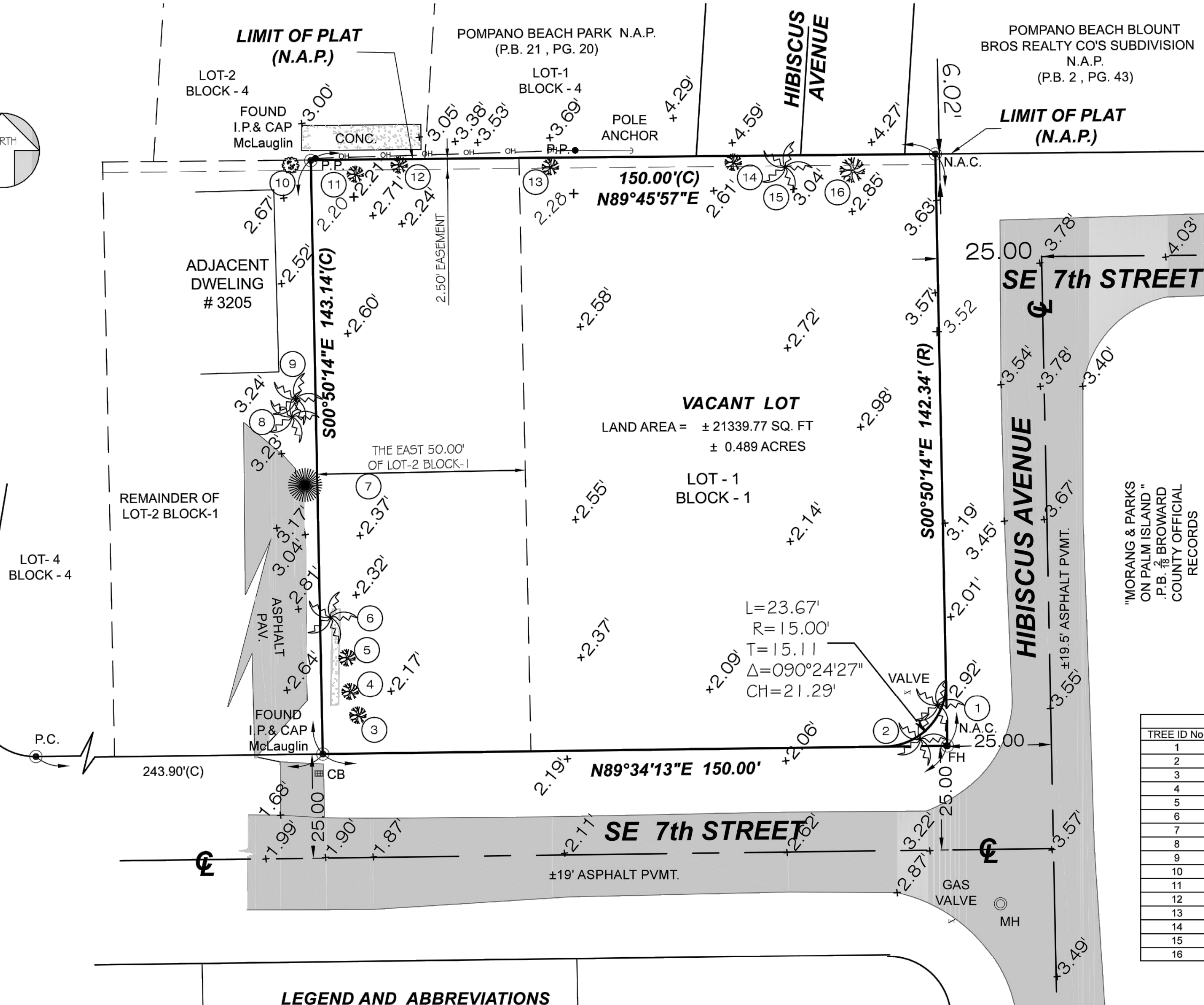
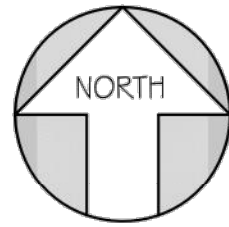


# BOUNDARY SURVEY

0' 30' 60'  
SCALE: 1"=30'



LOCATION  
(SCALE: N/A)

FIELD JOB DATE: 07/22/2022

TREE TABLE				
TREE ID No.	NAME	DIAM.(INCHES)	HEIGHT(FT)	DRIP RAD. (FT)
1	PALM	10	15	8
2	PALM	12	18	10
3	PALMETTO	12	25	15
4	PALMETTO	12	25	15
5	PALMETTO	10	20	15
6	PALM	18	40	17
7	PINE	12(CLUSTER)	15	8
8	PALM	10	20	17
9	PALM	18	40	17
10	ORNAMENTAL	CLUSTER	18	18
11	PALMETTO	18	22	18
12	PALMETTO	12	30	18
13	PALMETTO	12	22	15
14	PALMETTO	22(CLUSTER)	22	17
15	PALM	8	17	10
16	PALMETTO	15	20	15

## LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER PAD.  
ASPH = ASPHALT.  
B.C. = BLOCK CORNER.  
BLDG = BUILDING.  
B.M. = BENCH MARK.  
B.O.B. = BASIS OF BEARINGS.  
C = CALCULATED.  
C.B. = CATCH BASIN.  
CH = CHORD.  
CH.B. = CHORD BEARING.  
C.L.F. = CHAIN LINK FENCE.  
C.M.E. = CANAL MAINTENANCE EASEMENTS.  
CONC. = CONCRETE.  
C.S. = CONCRETE SLAB.  
C.W. = CONCRETE WALK.  
D.E. = DRAINAGE EASEMENT.

D.M.E. = DRAINAGE MAINTENANCE EASEMENTS  
\* = DEGREES.  
E = EAST.  
EB = ELECTRIC BOX.  
E.T.P. = ELECTRIC TRANSFORMER PAD.  
EL = ELEVATION.  
F.H. = FIRE HYDRANT.  
F.I.P. = FOUND IRON PIPE.  
F.I.R. = FOUND IRON ROD.  
F.F.E. = FINISHED FLOOR ELEVATION.  
F.N.D. = FOUND NAIL & DISK.  
FT = FEET.  
F.N. = FOUND NAIL.  
I.C.V. = IRRIGATION CONTROL VALVE.

I.F. = IRON FENCE.  
IN & EG = INGRESS AND EGRESS EASEMENT.  
L.P. = LIGHT POLE.  
L.F.E. = LOWEST FLOOR ELEVATION.  
L.M.E. = LAKE MAINTENANCE EASEMENT.  
M = MEASURED DISTANCE.  
MB = MAIL BOX.  
M.D.C.R. = MIAMI DADE COUNTY RECORDS.  
M.E. = MAINTENANCE EASEMENTS.  
MH = MANHOLE.  
M = MONUMENT LINE.  
N.A.P. = NOT A PART OF.  
NGVD = NATIONAL GEODETIC VERTICAL DATUM.  
N = NORTH.  
N.T.S. = NOT TO SCALE.

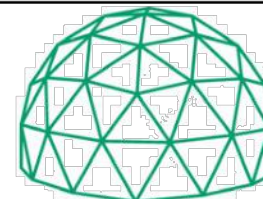
O/S = OFFSET.  
IN & EG = OVERHEAD UTILITY LINES.  
O.H.L. = OVERHEAD UTILITY LINES.  
O.R.B. = OFFICIAL RECORDS BOOK.  
OVH = OVERHANG.  
P.V.M.T. = PAVEMENT.  
PL = PLANTER.  
P.L. = PROPERTY LINE.  
P.C. = POINT OF CURVE.  
PT = POINT OF TANGENCY.  
P.O.C. = POINT OF COMMENCEMENT.  
P.O.B. = POINT OF BEGINNING.  
P.B. = PLAT BOOK.  
PG = PAGE.  
P.W.Y. = PARKWAY.

PRM. = PERMANENT REFERENCE MONUMENT.  
P.L.S. = PROFESSIONAL LAND SURVEYOR.  
R = RECORDED DISTANCE.  
RES. = RESIDENCE.  
PROP. COR. = PROPERTY CORNER.  
RW = RIGHT-OF-WAY.  
R.P. = RADIUS POINT.  
RGE = RANGE.  
SEC = SECTION.  
S = SEWER MANHOLE.  
SWK = SIDEWALK.  
S = SOUTH.  
T = TANGENT.  
TB = TELEPHONE BOOTH.

T.S.B. = TRAFFIC SIGNAL BOX.  
T.S.P. = TRAFFIC SIGNAL POLE.  
TWP = TOWNSHIP.  
UTIL = UTILITY.  
U.P. = UTILITY POLE.  
W.M. = WATER METER.  
W.F. = WOOD FENCE.  
W.R. = WOOD ROOF.

## FILE NAME

## MAP OF SURVEY



**RT GEOSOLUTIONS**  
A LAND SURVEYING COMPANY

## LEGAL NOTES

PROPERTY ADDRESS: 3213 SE 7TH STREET,  
POMPAÑO BEACH, FL 33062.  
PROPERTY ID: 494306120010  
LEGAL DESCRIPTION:  
LOT 1, AND THE EAST 50 FEET OF LOT 2, BLOCK 1,  
LAKESIDE, ACCORDING TO PLAT THEREOF, RECORDED IN  
PLAT BOOK 23 AT PAGE 38, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA (THE "PROPERTY").

## SURVEYOR'S NOTES

- SURVEYOR'S REPORT:**
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
  - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
  - LEGAL DESCRIPTIONS PROVIDED BY CLIENT.
  - UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
  - THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.
  - THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.
  - BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
  - FENCE OWNERSHIP NOT DETERMINED.
  - FIRM MAP NUMBER 12011C0377H, COMMUNITY 12093, PANEL 0377, SUFFIX H, FLOOD ZONE "AE", EL. 5 FEET. MAP REVISED 08/18/2014.
  - ELEVATIONS SHOWN ARE BASED ON N.A.V.D. 1988 VERTICAL DATUM.
  - BENCH MARK PID: AD2592, EL.=13.17'(N.A.V.D. 1988).

CERTIFY TO:  
HORIZON TIME LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
MONTELO LAW  
PIZZA VENTURES INC., A MISSOURI CORPORATION

Raul Tiza  
LS6942

RAUL TIZA  
LAND SURVEYOR, No. 6942, LB 8029.  
STATE OF FLORIDA  
18761 SW 29th Ave., Suite 100, Pompano Beach, FL 33062  
Date: 07/22/2022  
PHONE: 786-1526-0500

NOT VALID WITHOUT THE SIGNATURE AND THE  
ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR  
AND MAPPER

DRAWN	CHECKED
RTG	RT
SCALE	SHEET
1"=30'	1/1
FIELD JOB DATE	REVISIONS
07/22/2022	R-01
JOB NUMBER	
<b>B-22-07-421</b>	

## PROJECT

### HIBISCUS PARK TOWNHOMES

3213 SE 7TH STREET  
POMPAÑO BEACH, FL 33062

## COMMISSION NUMBER

2224

## DEVELOPER



A: 790 E. BROWARD BLVD. STE 2000  
FORT LAUDERDALE, FL 33301  
E: JACK@CASAMODERNALLC.COM  
T: 954.562.9647

CASAMODERNALLC.COM

## ARCHITECT



A: 1853 SW 24TH TER.  
MIAMI, FL 33145  
E: OFFICE@TAPLUSD.COM  
T: 786.584.7857

THAMANNARCHITECTURE.COM

## CONSULTANTS

CIVIL ENGINEER:  
HALEY ENGINEERING, INC.  
1680 SE 4TH ST.  
DEERFIELD BEACH, FL 33441  
(954) 260-6194

LANDSCAPE ARCHITECT:  
LAND ART PLANNING & DESIGN LLC.  
2600 NE 27TH AVE.  
FORT LAUDERDALE, FL 33306  
(954) 253-2265

STRUCTURAL ENGINEER:  
R.E. ENGINEERING DESIGN CORP.  
1641 NW 115TH TERR.  
PLANTATION, FL 33323  
(954) 848-1232

MEP ENGINEER:  
G&P DESIGN CONSULTANTS LLC.  
621 NW 53RD ST. SUITE 240  
BOCA RATON, FL 33487  
(305) 331-7626

## REVISION

# DATE/DESCRIPTION