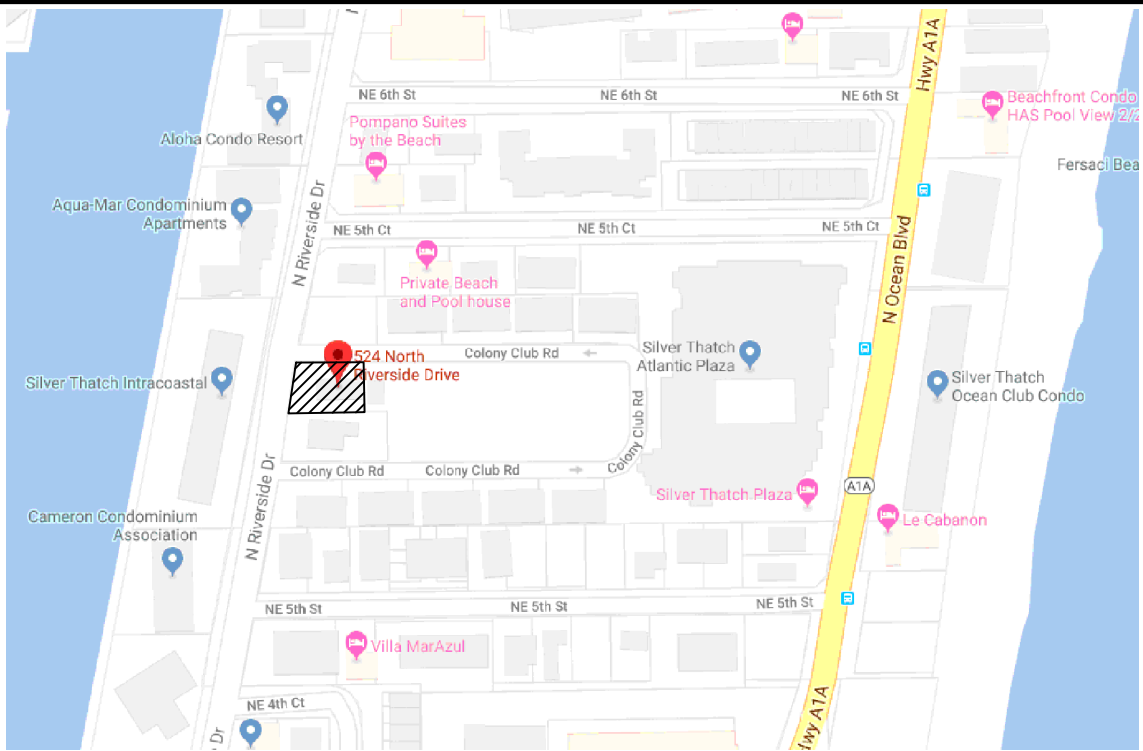
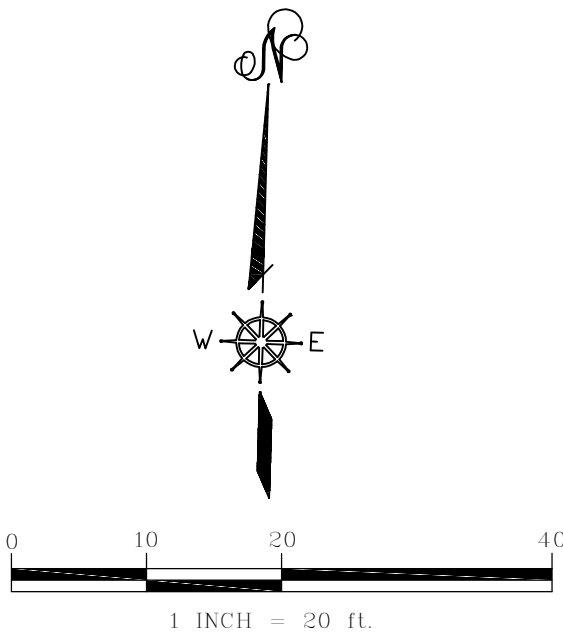
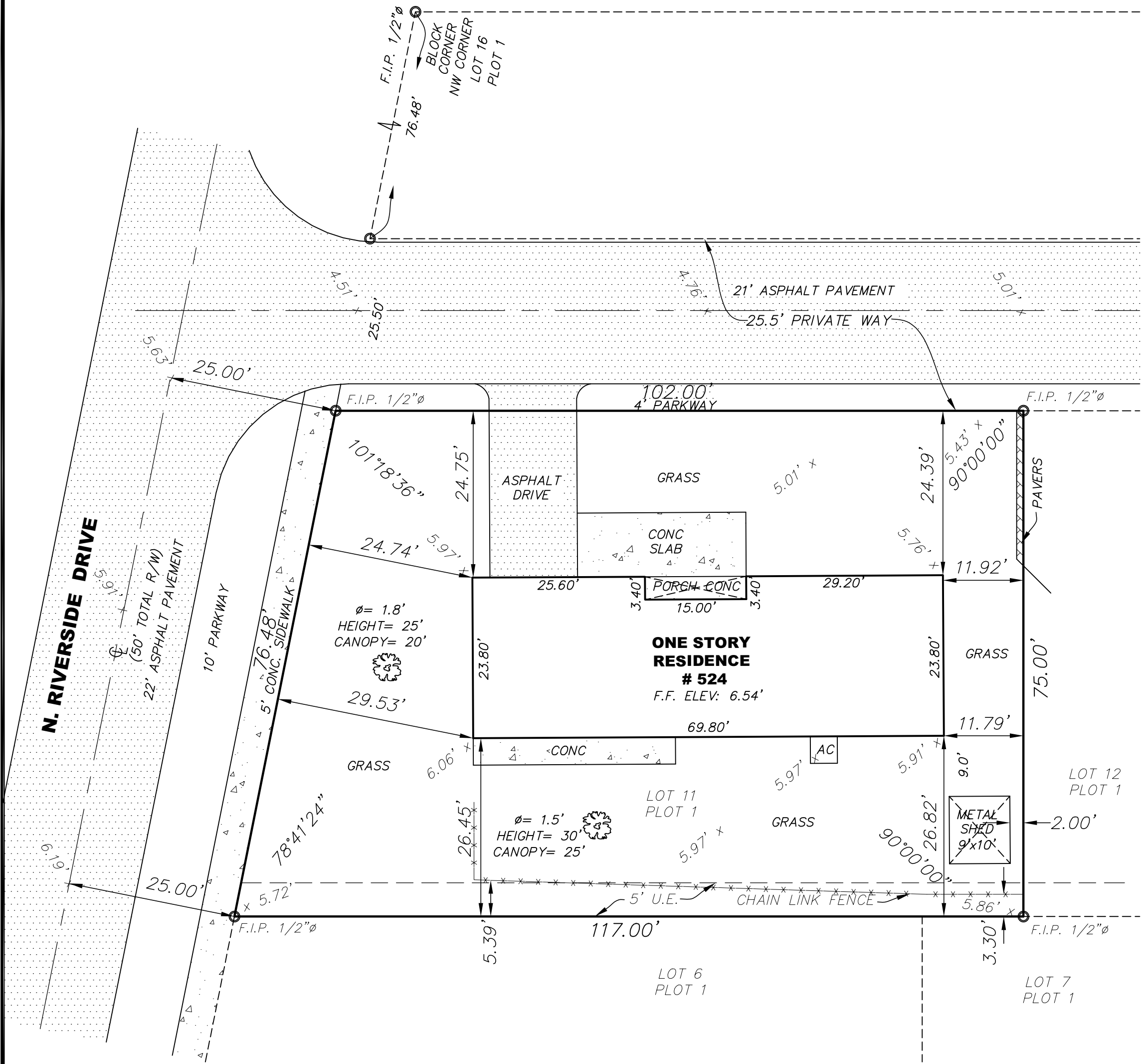


BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP.

NOT TO SCALE.

PROPERTY ADDRESS: 524 N. RIVERSIDE DRIVE, POMPANO BEACH, FLORIDA 33062

LEGAL DESCRIPTION: LOT 11, PLOT 1, OF NORTH BEACH COMPANY, INC, PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO: a.- BRANSEP REALTY VENTURES LLC

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client.
- 2) Bearings, if shown, are based on an assumed meridian and referenced on the centerline of _____ N/A _____, _____ N/A _____, per plat.
- 3) The lands shown hereon were not abstracted for easements, right of ways or other recorded incumbrances not shown on the plat, and the same, if any may not be shown on this section.
- 4) Underground utilities are not depicted hereon.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
- 6) Elevations are based on The North American Vertical Datum 1988.
- 7) Ownership subject to opinion of the Title.
- 8) Fence ties are to be the center line of the fence.
- 9) Wall ties are to face of the wall.
- 10) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- 11) This survey was prepared without the benefit of a Title Search; thereof, only those easements on the recorded plat as shown.
- 12) This survey is prepared to be used exclusively as an aide to obtain Title Insurance, no other warranties are hereby extended.
- 13) This survey depicted hereon is not covered by professional liability insurance

FLOOD ZONE INFORMATION:

DATE OF FIRM: 08-18-2014

COMMUNITY No: 120055

PANEL: 0377 SUFFIX: H

FIRM ZONE: AE BASE FLOOD ELEVATION: 5.0'

BENCHMARK No: # 3864 ELEVATION: 13.75'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER J-17.050-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

Arturo R Toirac

Digitally signed by Arturo R Toirac Date: 2021.01.15 13:15:55 -05'00'

ARTURO R. TOIRAC P.S.M 3102 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD
P.C.P. = PERMANENT CONTROL POINT
E.T.P. = ELECTRIC TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
C.B.S. = CONC. BLOCK STRUCTURE
NO ID = NO IDENTIFICATION NUMBER
F.N.D. = FOUND NAIL & DISK
U.E. = UTILITY EASEMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON BAR
---x--- = CHAIN LINK FENCE
CH = CHORD
S.I.R. = SET IRON BAR
F.H. = FIRE HYDRANT
RES. = RESIDENCE
C.B. = CATCH BASIN
R/W = RIGHT OF WAY
CL = CLEAR
STY. = STORY
S/W = SIDE WALK
L = ARC. LENGTH
CONC. = CONCRETE
S.N. = SET NAIL
R = RADIUS
ENC. = ENCROACHMENT
--- = WOOD FENCE
||||| = C.B.S. WALL
Δ = CENTRAL ANGLE

VIZCAYA SURVEYING AND MAPPING INC.

PHONE/FAX: (305) 300 - 8926
E-MAIL: lopez.232@gmail.com
714 N.W. 20TH AVE. MIAMI, FLORIDA 33125
L.B 8000

TYPE OF PROJECT: RECORD SURVEY	SCALE: AS SHOWN
	DATE: 01-15-21
PROJECT LOCATION: 524 N. RIVERSIDE DRIVE	DRAWN BY: I.C.
CITY, STATE & ZIP CODE: POMPANO BEACH, FLORIDA 33062	DRAWN No: PROJECT No: 19 / VP - 5111
DATE OF FIELD WORK: 10-16-20	SHEET: 1 OF 1