

POINTS OF INTEREST:

DRIVEWAY, CONC SLABS, SHED AND FENCES ARE OVER EASEMENTS; ASPHALT PARKING AND DRIVEWAYS CROSS LOT LINES.

MAP OF BOUNDARY SURVEY

Property Address:

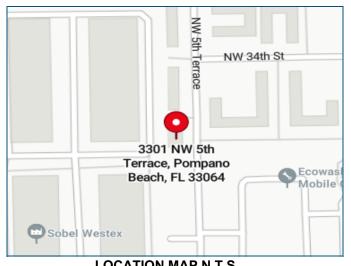
3301 NW 5 TER POMPANO BEACH, FL 33064



6175 NW 153rd St # 401, Miami Lakes, FL 33014 www.OnlineLandSurveyors.Com SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM SIGNED GUILLERMO A. GUERRERO P.S.M. No. 6453 STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.

PROPERTY FRONT VIEW

CERTIFIED TO:

FLAVIA I. PEREZ ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF POMPANO BEACH

120055

Panel Number: 12011 C 0170

Suffix: J

Date of Firm Index: 7/31/2024

Flood Zone: Х Base Flood Elevation: N/A Date of Survey: 4/9/2025

LEGAL DESCRIPTION: LOTS 3 AND 4, BLOCK 9, OF LOCH LOMOND SECTION 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Surveyor's Legend

PROPERTY LINE STRUCTURE CONC. BLOCK WALL CHAIN-LINK or WIRE FENCE WOOD FENCE IRON FENCE - - EASEMENT - CENTER LINE WOOD DECK CONCRETE ASPHALT

FND. OR F LB# LS# CALC SET P.C.C. P.R.C. P.R.C. P.C.C. P.R.C. P.O.B. P.O.C. P.C.P.

63

TREE POWER POLE POWER POLE
CATCH BASIN
COUNTY UTILITY ESMT.
INGRESS/ EGRESS ESMT.
UTILITY EASEMENT
FOUND IRON PIPE/ REBAR
PIN AS NOTED ON PLAT
LICENSE # - BUSINESS
LICENSE # - SURVEYOR
CAL CILI ATED POINT CALCULATED POINT SET MONUMENT CONTROL POINT CONCRETE MONUMENT CONCRETE MONUMENT
ELEVATION
POINT OF TANGENCY
POINT OF CURVATURE
PERMANENT REFERENCE MONUMENT
POINT OF COMPOUND CURVATURE
POINT OF REVERSE CURVATURE
POINT OF BEGINNING
POINT OF COMMENCEMENT
PERMANENT CONTROL POINT
FIELD MEASURED FIELD MEASURED PLATTED MEASURMENT CALCULATED

LAKE or LANDSCAPE MAINT. ESMT. ROOF OVERHANG EASEMENT POOL PUMP P.P. PLANTER OR PROPERTY LINE BLOCK CORNER BEARING REFERENCE CENTRAL ANGLE OF DELTA RECORD OR RADIUS B.R. △ R RAD. RADIAL NON RADIAL TYPICAL TYPICAL
IRON ROD
IRON PIPE
NAIL & DISK
PARKER-KALON NAIL
DRILL HOLE
WELL
FIRE HYDRANT
MAN HOLE
OVERHEAD LINES
TRANSFORMER
CABLE TV. RISER **⊘** M.H. O.H. TX CABLE TV. RISER WATER METER POOL EQUIPMENT

L.B.E. TEL. U.P. E.U.B. SEP. T. D.F. AC CSW SCR. GAR. ENCL. N.T.S. F.F. E. T.O.B. E.O.W. E.O.W.
E/P OR E.O.P.
C.V.G.
B.S.L.
S.T.L.
Q.
R/W
P.U.E.
C.M.E.
A.E.

EASEMENT DRAINAGE EASEMENT LANDSCAPE BUFFER ESMT.
LIMITED ACCESS EASEMENT
TELEPHONE FACILITIES TELEPHONE FACILITIES
UTILITY POLE
ELECTRIC UTILITY BOX
SEPTIC TANK
DRAIN-FIELD
AIR CONDITIONER
CONC SIDEWALK
DRIVEWAY
SCREENED AREA
GARAGE NOT TO SCALE FINISHED FLOOR ELEVATION TOP OF BANK TOP OF BANK
EDGE OF WATER
EDGE OF PAVEMENT
CONCRETE VALLEY GUTTER
BUILDING SETBACK LINE
SURVEY TIE LINE
CENTER LINE
RENTER LINE
RENTER OF WAY
PUBLIC UTILITY EASEMENT
ANCHOR ESMT / ACCESS ESMT

GENERAL NOTES:

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COVERED AREA

APPROXIMATE EDGE OF WATER

- LEGAL DESCRIPTION PROVIDED BY OTHERS.

 EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO

 DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.

 THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR

 OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.

 THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE

 AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING

 DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF

 ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.

- FENCE OWNERSHIP NOT DETERMINED. WALL TIES ARE TO THE FACE OF THE WALL. BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNI ESS NOTED
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS 13)
- OTHERWISE SHOWN.
 ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES
- UNIVAMED FATTIES.
 THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS,
 EASEMENTS AND /OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST
 AND ARE NOT DEPICTED IN THIS SKETCH.



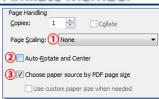
MONUMENT LINE

Florida Land **Title Association**

Affiliate Member

Printing to Scale:

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size



FIELD WORK:	4/2/2025
DRAWN BY:	V.K.
CHECKED BY:	G.A.G.
FINAL REVISION:	04/09/2025
COMPLETED:	4/9/2025
SCALE:	1"= 30'
SURVEY CODE:	O-124025



6175 NW 153rd St # 401 Miami Lakes, FL 33014 nlıneLand Phone: (305) 910-0123 Fax: (305) 675-0999 SURVEYORS, INC. www. On line Land Surveyors. Com