

**LANDTEC**  
S U R V E Y I N G  
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**PROPERTY ADDRESS:**

NE 14th Avenue  
Pompano Beach, FL 33060

**BOUNDARY SURVEY**

Prepared for:  
***Babatunde Epoyun***

Sheet 1 of 3

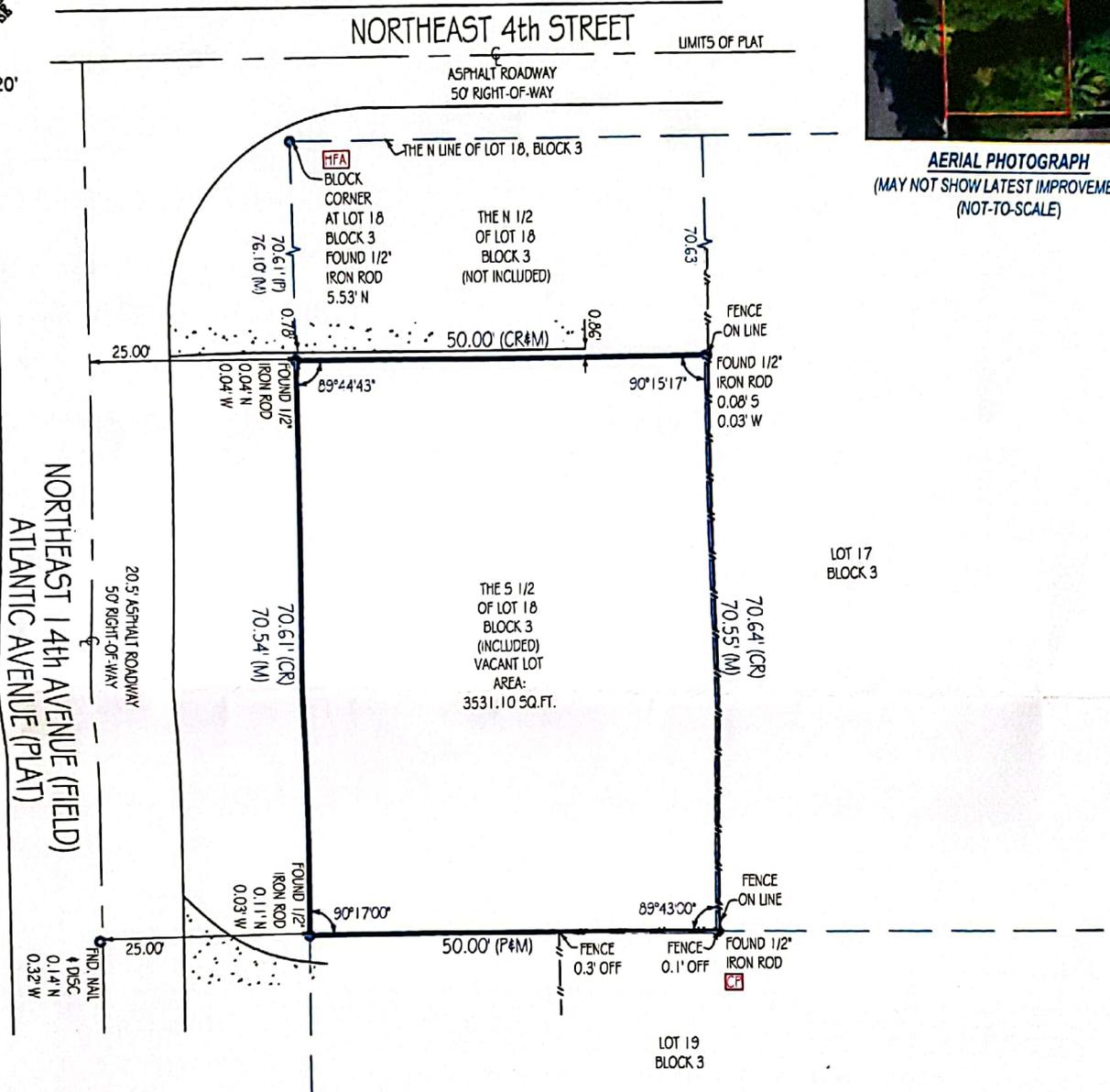


SCALE: 1"=20'

BEARING REFERENCE:  
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)



\*CP\* = CONTROLLING POINT (POINT OF ROTATION) \*HFA\* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE**  
- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	Elevations, if shown: Benchmark: _____ Benchmark Elev.: _____ Benchmark Datum: _____ Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input type="checkbox"/>	Revisions: _____ _____ _____	Job Nr: 130035-SE Date of Field Work: 11/16/2021 Drawn by: A.L.
	 Previously Serving Florida's Land Title & Real Estate Industries LICENSED BUSINESS No. 8007 <span style="float: right;">... measurably better!</span>		

**LEGAL DESCRIPTION:**

THE SOUTH HALF OF LOT 18, BLOCK 3, OF OCEAN WAY PARK ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

NE 14TH AVENUE  
POMPANO BEACH, FL 33060

INVOICE NUMBER: 130035-SE

DATE OF FIELD WORK: 11/16/2021

**CERTIFIED TO:**

BABATUNDE EPOYUN

FLOOD ZONE: X

FLOOD MAP: 12011C

PANEL: 0376

SUFFIX: H

PANEL DATE: 08/18/2014

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):**  
**IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

NO NOTABLE CONDITIONS FOUND.

**GENERAL NOTES:**

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 6J-17.051 & 6J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 6J-17.052, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally  
signed by  
Andrew  
Snyder, PSM  
Date:  
2021.11.18  
15:56:54  
-05'00'

DATE: 11/18/2021

SIGNATURE:  
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

**LEGEND:**

- |                                     |                               |  |                |
|-------------------------------------|-------------------------------|--|----------------|
| A - DENOTES ARC LENGTH              | P - DENOTES PLAT              |  | BOUNDARY LINE  |
| CA - DENOTES CENTRAL ANGLE          | PH - DENOTES POOL HEATER      |  | BUILDING LINE  |
| CATV - DENOTES CABLE T.V. BOX       | PP - DENOTES POOL PUMP        |  | CENTERLINE     |
| CF - DENOTES CALCULATED FROM FIELD  | R - DENOTES RADIUS            |  | EASEMENT LINE  |
| CR - DENOTES CALCULATED FROM RECORD | SV - DENOTES SEWER VALVE      |  | METAL FENCE    |
| CH - DENOTES CHORD DISTANCE         | TR - DENOTES TELEPHONE RISER  |  | WOODEN FENCE   |
| DE - DENOTES DRAINAGE EASEMENT      | UE - DENOTES UTILITY EASEMENT |  | PVC FENCE      |
| EM - DENOTES ELECTRIC METER         | UP - DENOTES UTILITY POLE     |  | OVERHEAD CABLE |
| FN - DENOTES FOUND NAIL             | WM - DENOTES WATER METER      |  |                |
| L - DENOTES LEGAL                   | WV - DENOTES WATER VALVE      |  |                |
| M - DENOTES MEASURED                |                               |  |                |
| OHC - DENOTES OVERHEAD CABLE        |                               |  |                |

**LANDTEC**

**SURVEYING**

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