

TYPE OF SURVEY: BOUNDARY
& TOPOGRAPHIC

JOB NUMBER: SU-21-0322

LEGAL DESCRIPTION:

LOT 3, BLOCK 2 OF CYPRESS POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28,
PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 411 SE 28TH AVE POMPANO BEACH, FL 33062

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 5'NAVD
CONTROL PANEL NUMBER: 120055/12011C0376-H
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: SEE PAGE 2 OF 2
GARAGE FLOOR ELEVATION: SEE PAGE 2 OF 2
LOWEST ADJACENT GRADE : SEE PAGE 2 OF 2
HIGHEST ADJACENT GRADE : SEE PAGE 2 OF 2

REFERENCE BENCH MARK: CITY OF POMPANO BEACH #0017/2011, ELEV: 6.62'NAVD

CERTIFY TO:

1. GRACE M. COLLURA
2. M. DANIEL HUGHES AND ASSOCIATES, P.A.
3. CITY OF POMPOANO BEACH, FLORIDA.
- 4.
- 5.
- 6.

EASEMENTS ACCORDING TO THE AFORESAID PLAT:

1.5' UTILITY EASEMENT ALONG THE WEST BOUNDARY.

APPARENT ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:

1. DRIVEWAY IN ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY.
2. FENCE IN 5' UTILITY EASEMENT ALONG THE WEST BOUNDARY.
3. FENCE IN ROAD RIGHT-OF-WAY ALONG THE EAST BOUNDARY.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE
A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTANOOCHEE
CLF	=	CHAIN LINK FENCE
C/L	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH/
	=	ENCROACHMENT
ESMT.	=	EASEMENT

LEGEND OF ABBREVIATIONS:

100
OR + 700

FND = FOUND
FF = FINISHED FLOOR
FH = FIRE HYDRANT
F.P.L. = FLORIDA POWER & LIGHT
GAR. = GARAGE
I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.P.C. = IRON PIPE & CAP
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
LP = LIGHT POLE
(M) = MEASURED
M.D..R. = MIAMI DADE COUNTY RECORDS
MAINT. = MAINTENANCE
MF = METAL FENCE
MH = MANHOLE
N = NORTH
N/A = NOT APPLICABLE
N&D = NAIL & DISC

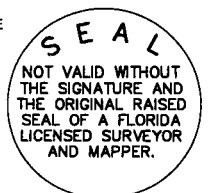
ELEVATIONS BASED ON NAVD 1988
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
OH = OVERHANG
(P) = PLAT
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT

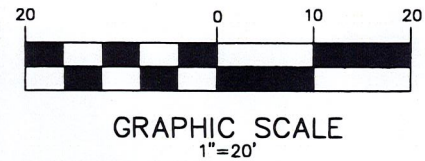
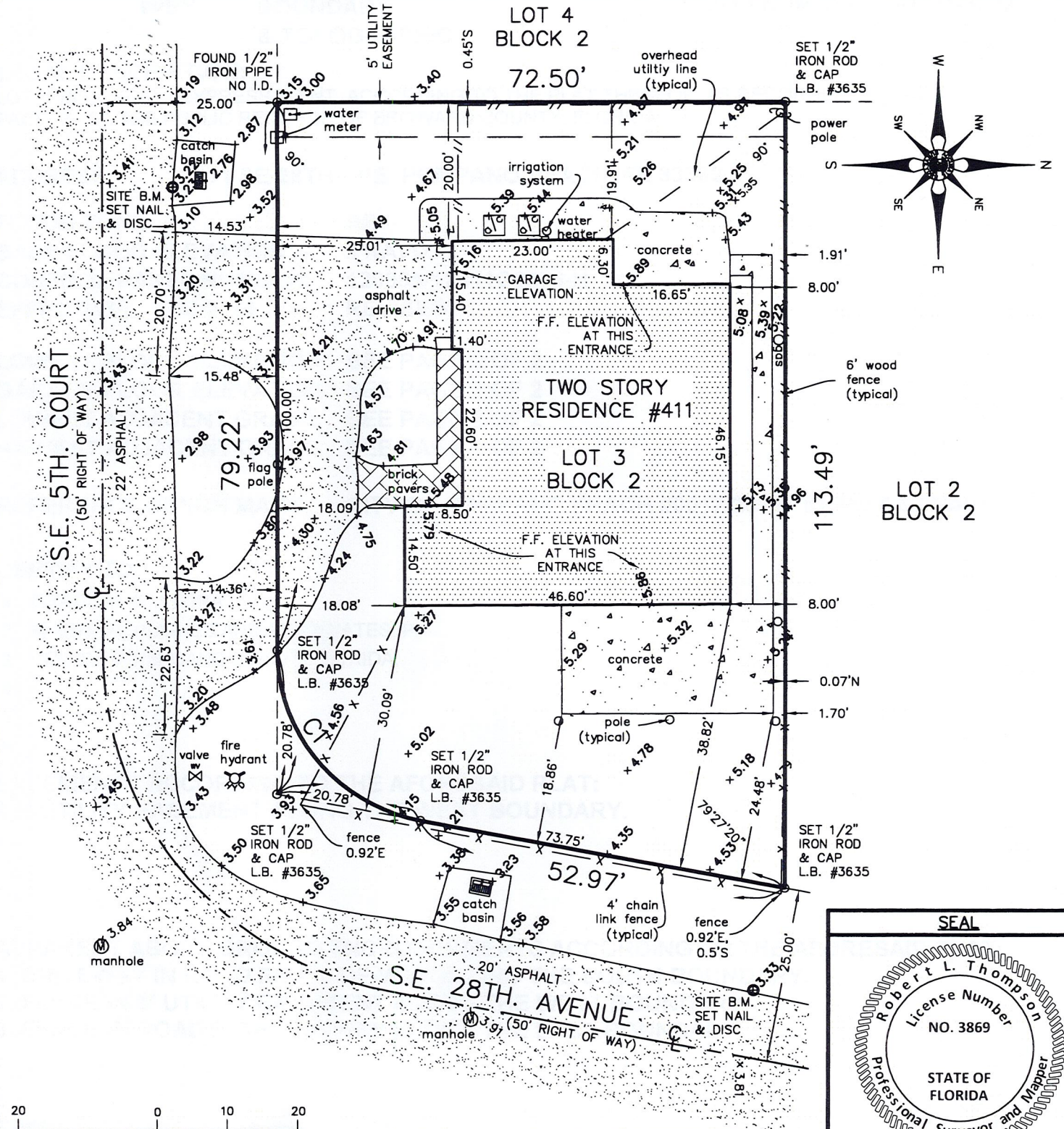
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
OH = OVERHANG
(P) = PLAT
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT

— x — x — x — x — = CHAIN LINK FENCE
— // — // — // — // — = WOOD FENCE
— [] — [] — [] — [] — = METAL FENCE
— [] — [] — [] — [] — = PVC FENCE
— [] — [] — [] — [] — = CONCRETE FENCE
— [] — [] — [] — [] — = CONCRETE WALL
— * — * — * — * — = WIRE FENCE

BROWARD COUNTY NAVD1988

P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PVC = POLYVINYL CHLORIDE
R = RADIUS
RNG. = RANGE
R/W = RIGHT OF WAY
S = SOUTH
SEC. = SECTION
SQ. FT. = SQUARE FEET
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
WM = WATER METER





CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	34.67'	25.00'	79°27'20"	20.78'

SEAL

Robert L. Thompson
License Number
NO. 3869
STATE OF
FLORIDA
Professional Surveyor and Mapper

Not valid without the signature and
the original raised seal of a Florida
Licensed Surveyor and Mapper.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles per Plat book 28, Page 16, Broward County Records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
- Denotes elevations based on the North American Datum of 1988.

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

02-22-2021

Robert L. Thompson (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA