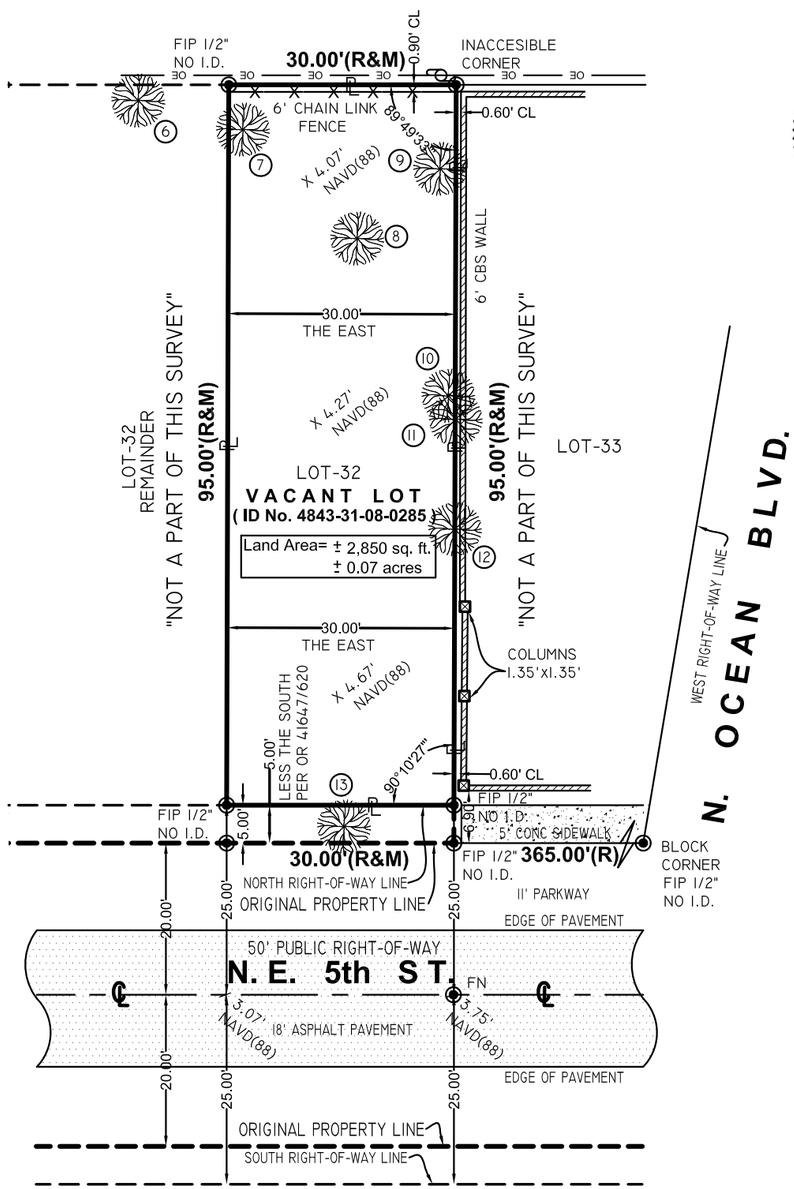
S K E T C H O F S U R V E Y

N

Scale 1"=20'



ARTURO R. TOIRAC
License Number 3102
STATE OF FLORIDA
Professional Surveyor and Mapper

PROPERTY ADDRESS:
VACANT LOT
3231 N.E. 5 STREET
POMPANO BEACH, Fl. 33062
(ID No. 4843-31-08-0285)

LEGAL DESCRIPTION
The East 30.00 feet of Lot 32, less the South 5 feet, of "SILVER BEACH" according to the Plat thereof as recorded In Plat Book 22, at Page 32, of the Public Records of BROWARD County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of BROWARD County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

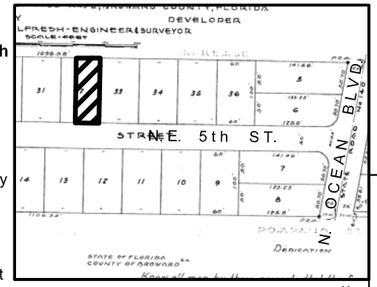
Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: **N/A**

BENCH MARK USED

BM #3864, Elev.= 13.75'
converted to 12.23' NAVD 1988



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to NAVD of 1988

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

VIVENZA INC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADM[illegible] AND ITS IMPLEMENTING [illegible], CHAPTER 472.027 OF THE FLORIDA STATUTES.

Digitally signed by Arturo R Toirac
Date: 2024.02.06

Arturo R Toirac 02-06-2024

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

AERIAL MAP (NOT TO SCALE)

TREE LEGEND

	NAME	HEIGHT	CANOPY	DIAMETER
1	PINES	50'	35'	2.0'
2	PINES	50'	30'	2.0'
3	COCONUT	15'	15'	1.5'
4	PINES	50'	35'	4.0'
5	TREE	30'	20'	2.0'
6	TREE	25'	20'	1.0'
7	PALM	15'	20'	2.0'
8	PALM	30'	25'	3.0'
9	PINES	50'	25'	4.0'
10	PINES	40'	10'	0.5'
11	PINES	40'	10'	0.5'
12	PINES	40'	10'	0.5'
13	COCONUT	30'	10'	1.0'

FLOOD ZONE INFORMATION
Community No. 120055
Panel No. 0377
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 5'

LEGEND OF SURVEY ABBREVIATIONS

A. = ARC LENGTH	CLP. = CONC. LIGHT POLE	MH = MAN HOLE	SWK. = SIDEWALK
A/C = AIR CONDITION PAD	CONC. = CONCRETE	(M) = MEASURED	T.S.B. = TELEPHONE SERVICE BOX
Alum.F.= ALUMINIUM FENCE	Δ = CENTRAL ANGLE	M/L = MONUMENT LINE	TV = TV CABLE SERVICE BOX
BLDG = BUILDING	E = ELECTRIC SERVICE BOX	N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM	U.D.E. = UTILITY & DRAINAGE EASEMENT
B/C = BLOCK CORNER	EM = ELECTRIC METER (CAN)	R = RADIUS	U.E. = UTILITY EASEMENT
C.B. = CATCH BASIN	F.D.H.= FOUND DRILL HOLE	RAD. = RADIAL	U.M.E.= UTILITY & MAINTENANCE EASEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	F.H. = FIRE HYDRANT	RES. = RESIDENCE	U.P. = UTILITY POLE
CH. = CHORD DISTANCE	F.I.P. = FOUND IRON PIPE	R/W = RIGHT OF WAY	W = WATER WELL
C.B.A. = CABLE BOX	F.R. = FOUND REBAR	S = SEWER MANHOLE	W/M = WATER METER
C/L = CENTER LINE	F.N. = FOUND NAIL	SEC. = SECTION	
C.L.F. = CHAIN LINK FENCE	G = GAS METER	S.I.P. = SET IRON PIPE No.____	
	L.P. = LIGHT POLE	S/L = SET BACK LINE	
		ST. = STORY	
		P.R.M. = PERMANENT REFERENCE MONUMENT	
		P.C.P. = PERMANENT CONTROL POINT	
		P.G. = PAGE	
		P/L = PROPERTY LINE	
		(R) = RECORDED	

Survey is not covered by Proffesional Liability Insurance.

ORIGINAL DATE: 02-03-2024
FIELD DATE: 02-03-2024
REVISIONS:

DRAWN J.V.D.
SHEET No. 1/1

VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
LB #3000
13217 SW 46 LANE, MIAMI, FL. 33157
(786) 290-5184

JOB No.: 23783

DRC
PZ24-12000008
5/15/2024