



SCALE: 1"=50'

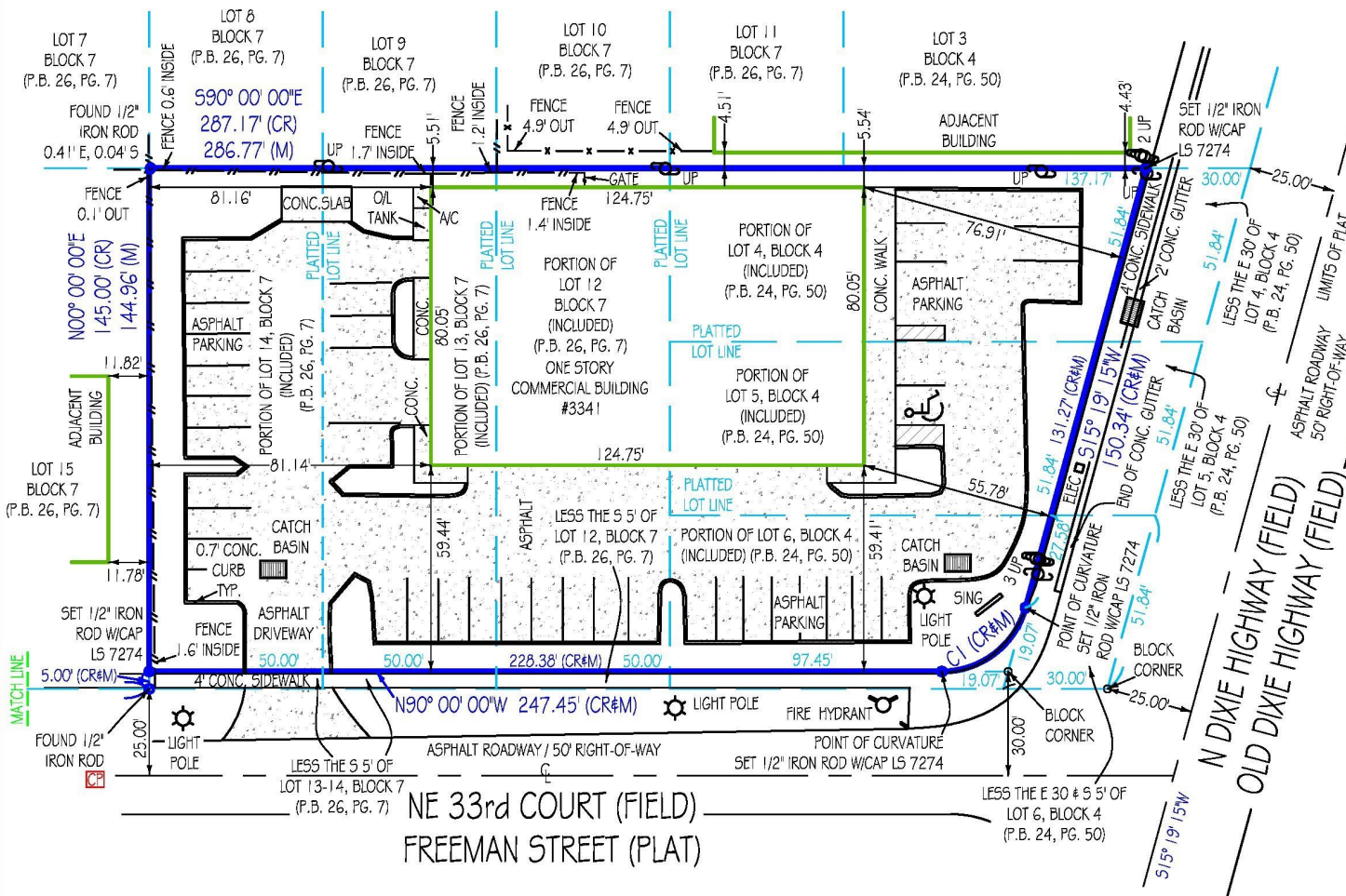
BEARING REFERENCE:
CENTER LINE OF N DIXIE HIGHWAY AS S15°19'15"W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

THE SE CORNER
OF LOT 20, BLOCK 7
FOUND 1/2"
IRON ROD
(P.B. 26, PG. 7)

| CURVE TABLE | | | | CHORD LENGTH | CHORD BEARING |
|-------------|--------|--------|-----------|-----------------|------------------|
| | LENGTH | RADIUS | DELTA | | |
| C1 | 32.58' | 25.00' | 74°40'45" | 30.33' | S52°39'38"W |



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
Alex Surveyors LLC Office:
400 E Atlantic Blvd. Suit 23
Pompano Beach FL, 33060
Office: (305)609-6504
Fax: (561) 465-3145
www.AlexLandSurveyors.com

Elevations, if shown:

Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

J.C

Job Nr: 3341

Date of Field Work: 19/12/2022

Drawn by: I.P.



LEGAL DESCRIPTION:

LOTS 4, 5 AND 6, BLOCK 4, OF THE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 50, IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA LESS THAT PART OF THE SUBJECT PROPERTY AS CONVEYED TO BROWARD COUNTY, FLORIDA, A BODY CORPORATE AND POLITICAL SUBDIVISION RECORDED IN OFFICIAL RECORDS BOOK 12537, PAGE 354 AND SUBJECT TO THE PERPETUAL EASEMENT FOR PUBLIC ROADWAY ACROSS THE SOUTH 5 FEET OF LOT 6, BLOCK 4 RECORDED IN OFFICIAL RECORDS BOOK 12537, PAGE 359, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 12, 13, AND 14, BLOCK 7, FIRST ADDITION TO THE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 7, IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA. SUBJECT TO PERPETUAL EASEMENT FOR PUBLIC ROADWAY ACROSS THE SOUTH 5 FEET OF LOTS 12, 13 AND 14, BLOCK 7, RECORDED IN OFFICIAL RECORDS BOOK 12537, PAGE 359, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

3341 N DIXIE HIGHWAY POMPANO BEACH, 33064

INVOICE NUMBER:

3341

DATE OF FIELD WORK:

19/12/2022

CERTIFIED TO:

GLOWACKI, WALTER J

FLOOD ZONE: X

FLOOD MAP: 12011C

PANEL: 0188

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 ALEX SURVEYORS LLC. ALEX SURVEYORS LLC 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 5J-17.051 & 5J-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 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



SIGNATURE: _____ DATE: _____
 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
 CA - DENOTES CENTRAL ANGLE
 CATV - DENOTES CABLE T.V. BOX
 CF - DENOTES CALCULATED FROM FIELD
 CR - DENOTES CALCULATED FROM RECORD
 CH - DENOTES CHORD DISTANCE
 DE - DENOTES DRAINAGE EASEMENT
 EM - DENOTES ELECTRIC METER
 FN - DENOTES FOUND NAIL
 L - DENOTES LEGAL
 M - DENOTES MEASURED
 OHC - DENOTES OVERHEAD CABLE

P - DENOTES PLAT
 PH - DENOTES POOL HEATER
 PP - DENOTES POOL PUMP
 R - DENOTES RADIUS
 SV - DENOTES SEWER VALVE
 TR - DENOTES TELEPHONE RISER
 UE - DENOTES UTILITY EASEMENT
 UP - DENOTES UTILITY POLE
 WM - DENOTES WATER METER
 WV - DENOTES WATER VALVE

BOUNDARY LINE
 BUILDING LINE
 CENTERLINE
 EASEMENT LINE
 METAL FENCE
 WOODEN FENCE
 PVC FENCE
 OVERHEAD CABLE



LICENSED BUSINESS No.8337