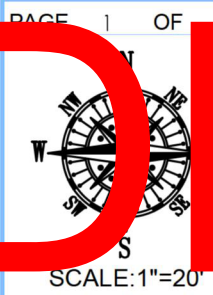


DRC



PZ23-12000001
05/03/2023

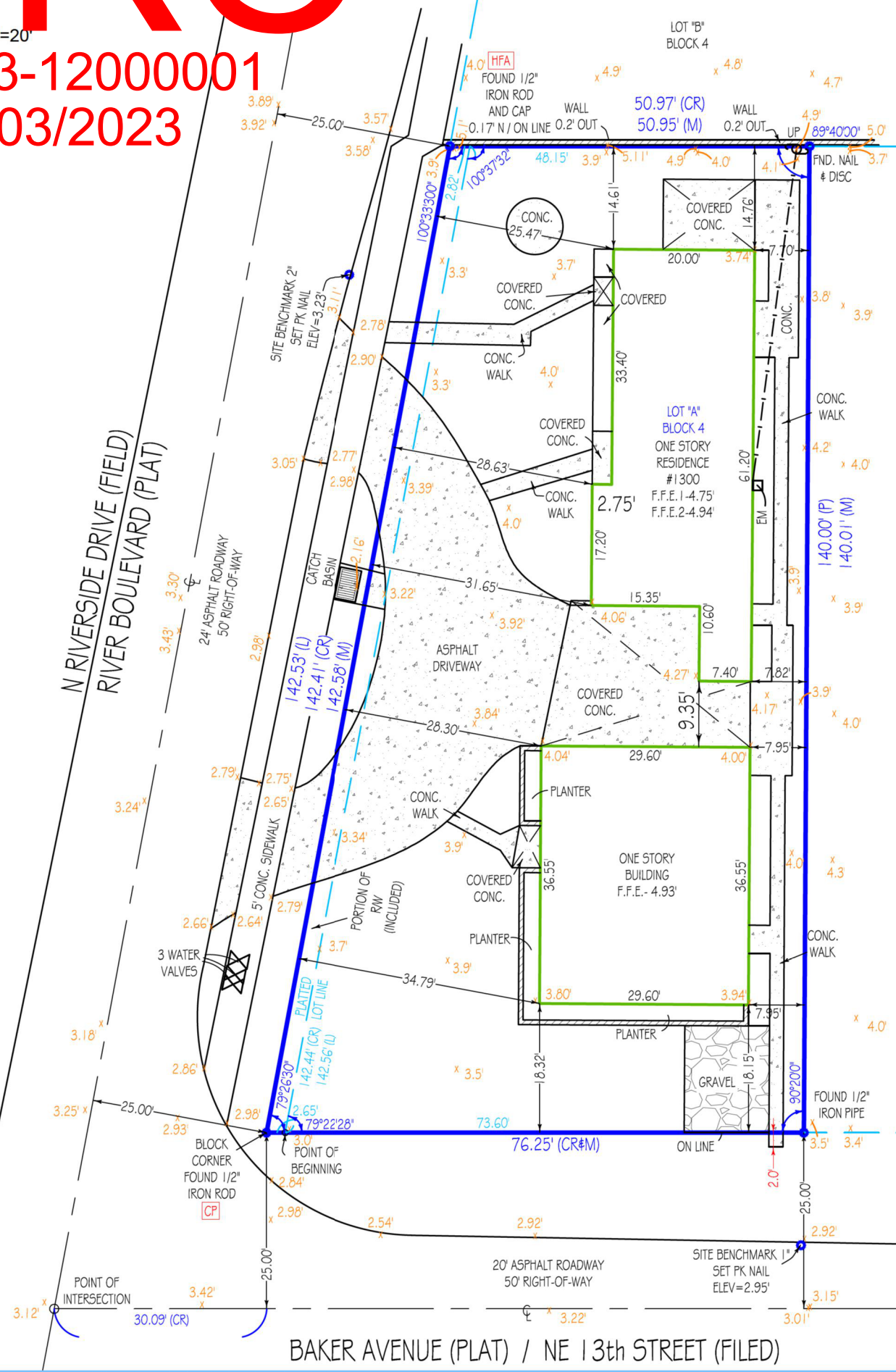
PAGE 1 OF 1 TYPE OF SURVEY: BOUNDARY CONSTRUCTION CONDOMINIUM SPECIAL PURPOSE
PROPERTY IMPROVEMENTS

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)

N RIVERSIDE DRIVE (FIELD)
RIVER BOULEVARD (PLAT)



PROPERTY ADDRESS:
1300 N RIVERSIDE DRIVE
POMPANO BEACH, FL 33062

LEGAL DESCRIPTION:
LOT 'A' IN BLOCK FOUR OF POMPAÑO BY THE SEA,
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 1 AT PAGE 22 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A
PARCEL OF LAND LYING WEST OF AND ADJACENT TO LOT 'A'
IN BLOCK FOUR OF POMPAÑO BY THE SEA ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1
AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 'A' THENCE
WESTERLY ALONG AN EXTENSION OF THE SOUTH LINE OF SAID
LOT 'A' 2.65 FEET, TO A POINT 50.0 FEET EAST OF THE WEST LINE
OF RIVERSIDE DRIVE, AS MEASURED AT RIGHT ANGLES, THENCE
NORTHERLY, PARALLEL WITH THE WEST LINE OF RIVERSIDE DRIVE,
142.53 FEET, TO A POINT ON THE EXTENSION OF THE NORTH LINE
OF SAID LOT 'A', THENCE EASTERLY 2.82 FEET, TO THE NORTHWEST
CORNER OF SAID LOT 'A', THENCE SOUTHERLY, ALONG THE WEST LINE
OF SAID LOT 'A', 142.56 FEET TO THE POINT OF BEGINNING.

FLOOD INFORMATION:
ZONE: 'AE'
ELEV.=5'(NAVD 88)
MAP PANEL#: 12011C0377H
EFFECTIVE DATE: 08/18/2014

INVOICE NUMBER:
141394-SE
DATE OF FIELD WORK:
11/22/2022

CERTIFIED TO
GILTOR 36 LLC

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

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
- CONCRETE WALK CROSSES THE BUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

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

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):			
A ORAL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED
CIO = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE
CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS
CF = CALCULATED FROM FIELD	PH = POOL HEATER	FN = FOUND IRON ROD	SEC = SECTION
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION	FND = FOUND	TR = TELEPHONE RISER
CONC. = CONCRETE	POB = POINT OF BEGINNING	G.F.F. = GARAGE FINISHED FLOOR	TWP = TOWNSHIP
CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	PP = POOL PUMP	L = LEGAL DESCRIPTION	

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):			
UTILITY POLE	WELL	HANDICAP PARKING SPACE	
LIGHT POLE	CENTER LINE	PARTY WALL	
CATCH BASIN	SEC. QTR. CORNER	SECTION CORNER	
FIRE HYDRANT	AIR CONDITIONER		
MANHOLE	SEPTIC LID		
WATER VALVE	ELEV. SHOT		
WM = WATER METER			

LINETYPES:	
BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

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. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES 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. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED 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.



Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING INC,
dnQualifier=A01410C00000180E1EC781
7000CCA2C, cn=Andrew Snyder
Date: 2022.11.28 10:03:55 -05'00'
Adobe Acrobat version: 2022.003.20282

SIGNATURE
DATE: 11-28-2022
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:	
Benchmark:	AD5848
Benchmark Elev.:	2.03'
Benchmark Datum:	N.A.V.D.88
Elevations on Drawing are in:	
N.G.V.D.29	<input type="checkbox"/> N.A.V.D.88
Revisions:	Topo / Update
Date of Field Work:	11/22/2022
Date of Revision :	11/23/2022
Revised By:	N.M.

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WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

LANDTEC
SURVEYING

Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

Job Nr: 141394-SE
Date of Field Work : 04/20/2022
Drawn by: R.D.

LICENSED BUSINESS No. 8007