



TYPE OF SURVEY: <input checked="" type="checkbox"/> BOUNDARY <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): PROPERTY IMPROVEMENTS
BEARING REFERENCE: NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY. ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.	

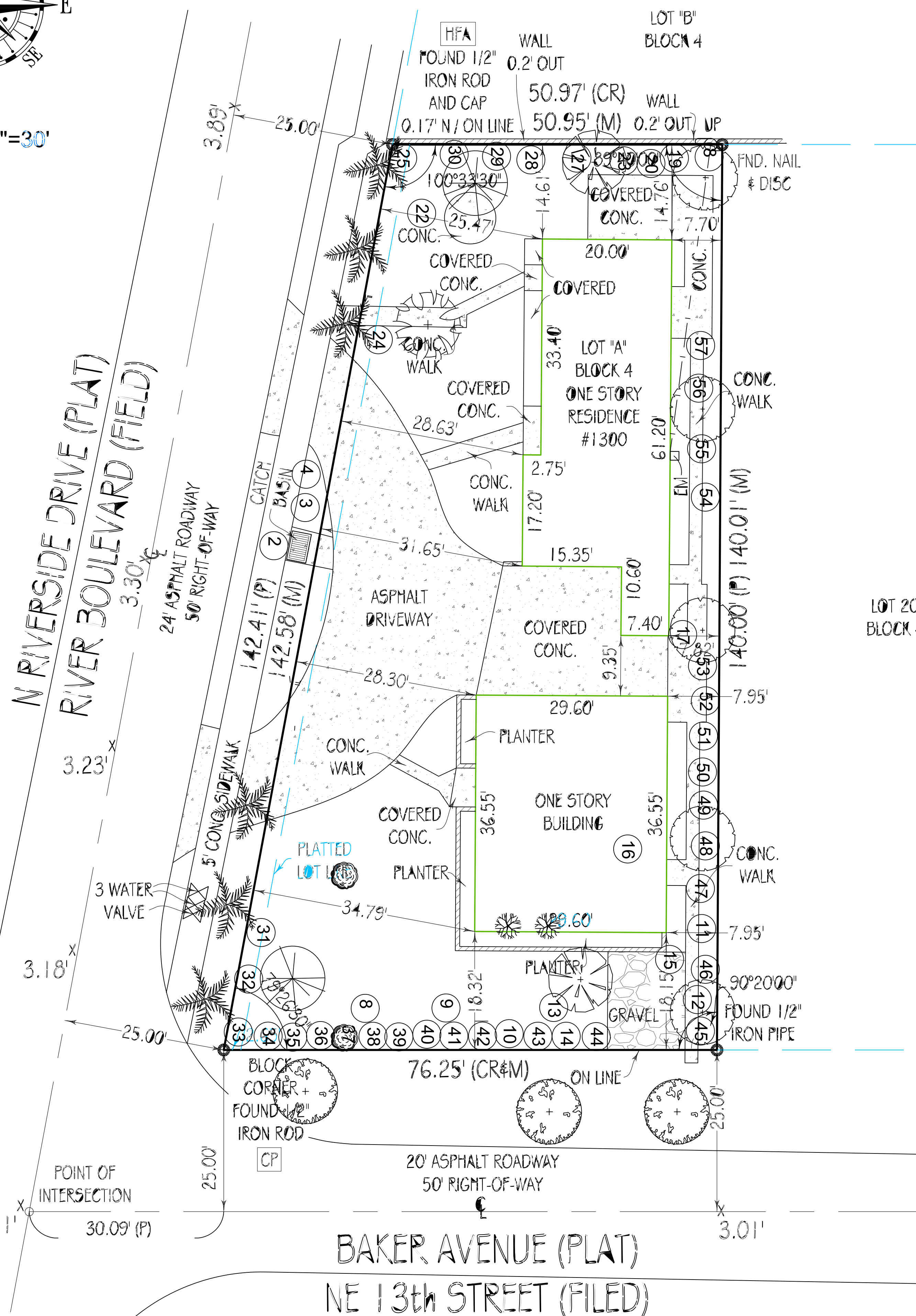


AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

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#: 1201C0377H
EFFECTIVE DATE: 08/18/2014



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):

ABBREVIATION OR SYMBOL (SOME TIMES IN UPPERCASE AND LOWER CASE)	
A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION
C/O = CLEANOUT	P = PLAT
CA = CENTRAL ANGLE	PC = POINT OF CURVE
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE
CF = CALCULATED FROM FIELD	PH = POOL HEATER
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION
CONC. = CONCRETE	POB = POINT OF BEGINNING
CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT
DE = DRAINAGE EASEMENT	PP = POOL PUMP

PT = POINT OF TANGENCY
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.= GARAGE FINISHED
FLOOR
1 = LEGAL DESCRIPTION

M = MEASURED
OHC = OVERHEAD CABLE
QTR = QUARTER
R = RADIUS
RNG = RANGE
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE




WM = WATER METER
WV = WATER VALVE

WV = WATER VALVE





SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

-  = UTILITY POLE
-  = LIGHT POLE
-  = CATCH BASIN
-  = FIRE HYDRANT
-  = MANHOLE
-  = WATER VALVE
-  WM = WATER METER

W = WELL
 CL = CENTER LINE
 PL = PARTY WALL
 A/C = AIR CONDITIONING
 SL = SEPTIC LID
 X = ELEV. SHOT

 = HANDICAP PARKING SPACE
 = SEC. QTR. CORNER
 = SECTION CORNER

LINETYPES:

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

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
7000CCA22, 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 ☐ N.A.V.D.88

Revisions:	TREE UPDATE
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Date of Field Work:	11/22/2022
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Date of Revision : 02/01/2023

Revised By: N.M.

PRINTING INSTRUCTIONS:
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