



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.	

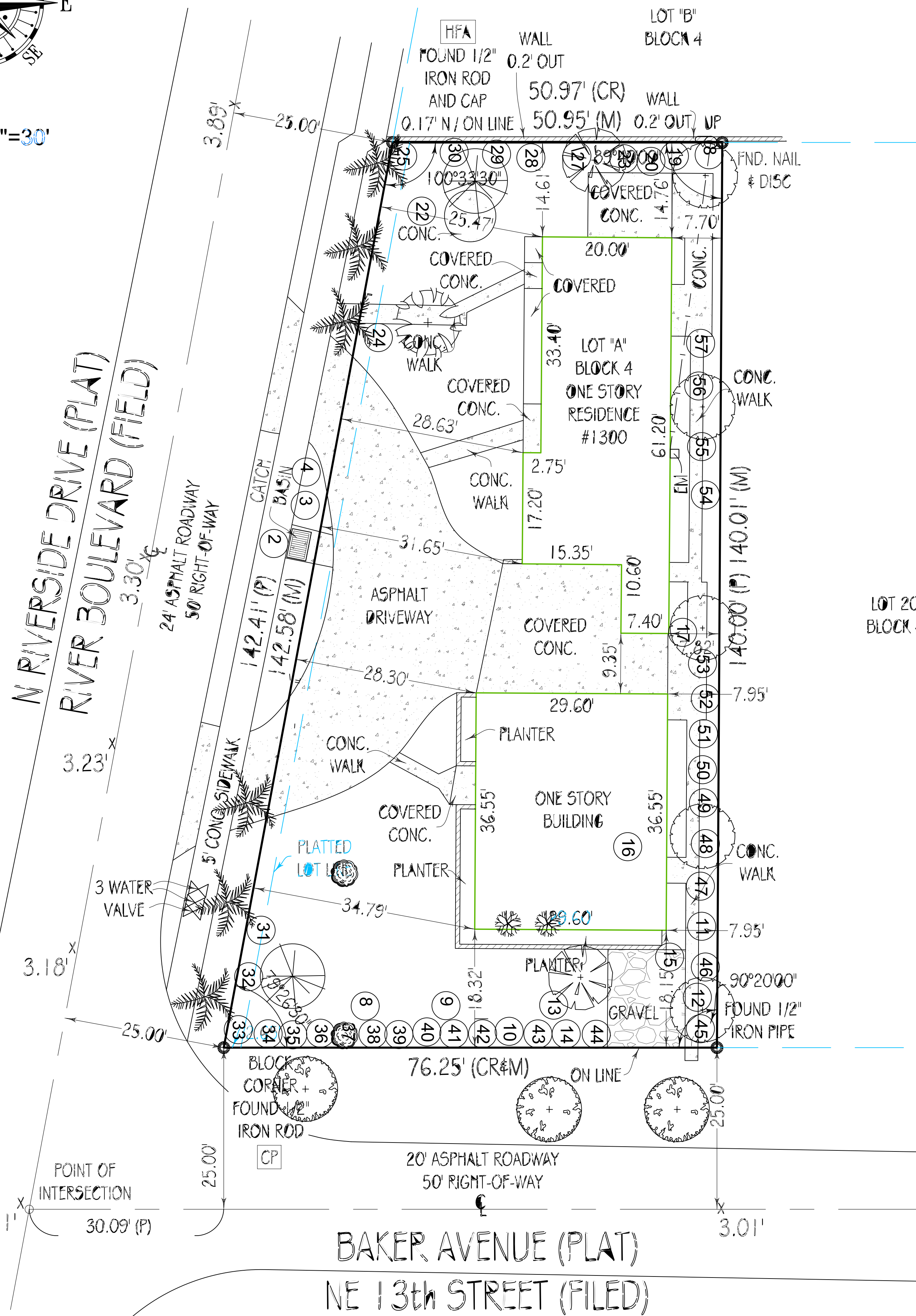


AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

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

LEGAL DESCRIPTION:
LOT "A" IN BLOCK FOUR OF POMPAHO 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 POMPAHO 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










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

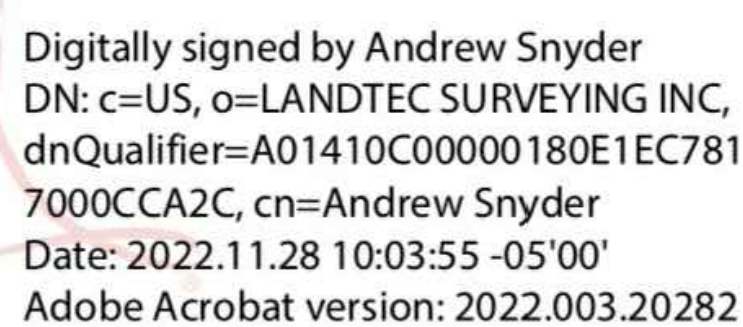
A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION
C/O = CLEANOUT	P = PLAT
CA = CENTRAL ANGLE	PC = POINT OF CURVE
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE
CF = CALCULATED FROM FIELD	PH = POOL HEATER
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION
CONC. = CONCRETE	POB = POINT OF BEGINNING
CR = CALCULATED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

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

	= UTILITY POLE		= WELL		= HANDICAP PARKING SPACE
	= LIGHT POLE		= CENTER LINE		= PARTY WALL
	= CATCH BASIN		= AIR CONDITIONER		= SEC. QTR. CORNER
	= FIRE HYDRANT		= SEPTIC LID		= SECTION CORNER
	= MANHOLE		= ELEV. SHOT		
	= WATER VALVE				
	= WATER METER				

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.



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
Date of Field Work:	11/22/2022
Date of Revision :	02/01/2023
Revised By:	N.M.

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

Job Nr: 141394-SE

Date of Field Work : 04/20/2022

Drawn by: R.D.

