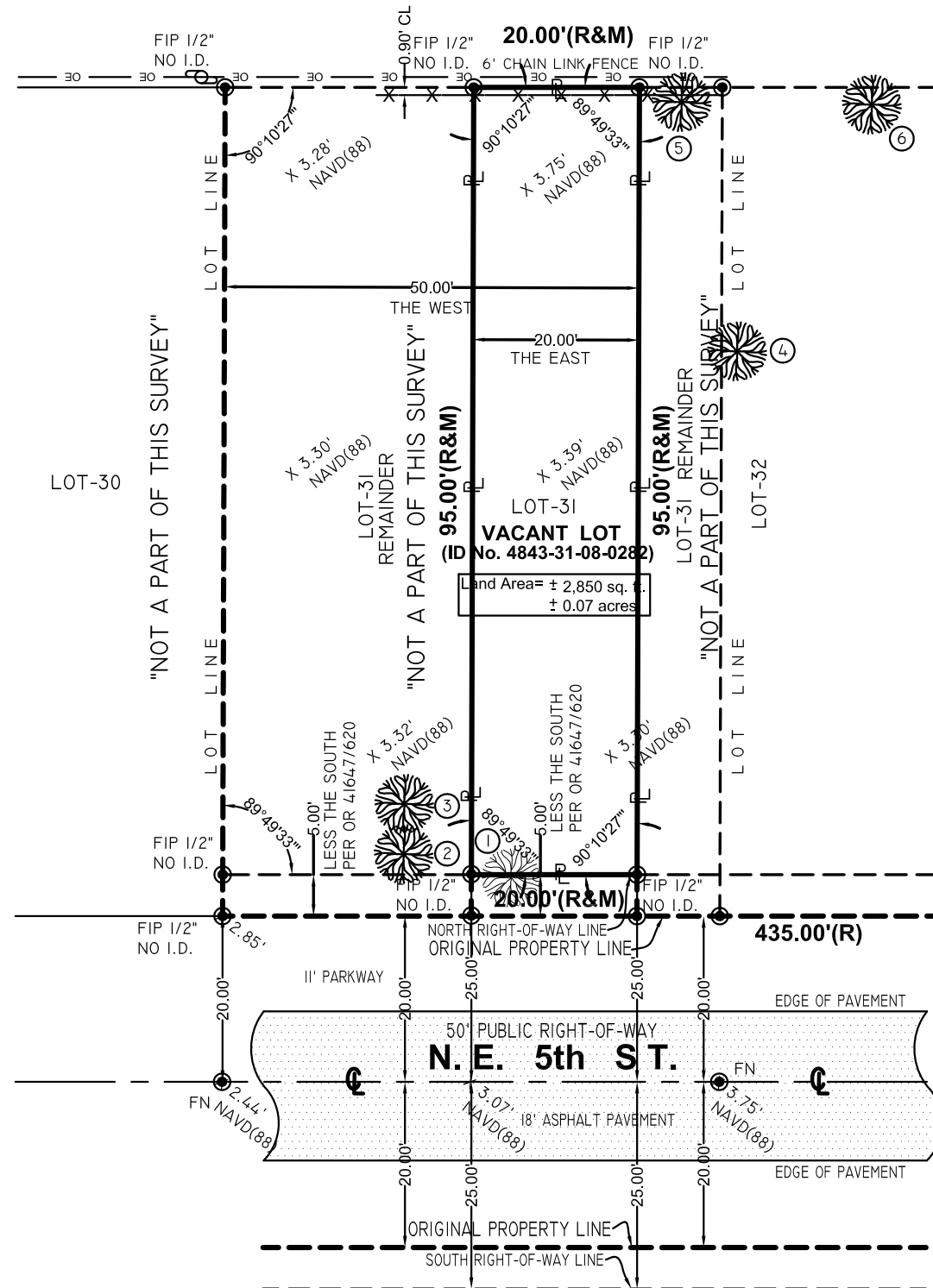




# S K E T C H O F S U R V E Y

"NOT A PART OF THIS SURVEY"



N. OCEAN BLVD.

T R E E		L E G E N D		
	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'

PROPERTY ADDRESS:  
VACANT LOT  
3225 N.E. 5 STREET  
POMPANO BEACH, FL. 33062  
( ID No. 4843-31-08-0282 )

**LEGAL DESCRIPTION**  
The East 20.00 feet of the West 5 feet of Lot 31, less the South 5 feet, of "SILVER BEACH" according to the Plat hereof as recorded in Plat Book 22, at Page 100 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 1/100 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



AERIAL MAP (NOT TO SCALE)

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

BENCH MARK USED



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 ADMINISTRATIVE CODE, AND ITS COMPLEMENTING RULE, CHAPTER 22.027 OF THE FLORIDA STATUTES.

Arturo R. Toirac  
Toirac & Associates, Inc.  
Digitally signed by Arturo R. Toirac  
Date: 2024.02.09 14:02-02-2024

ARTICLE 10, SECTION 10, FLORIDA CONSTITUTION  
PROFESSIONAL LAND SURVEYOR No. 102  
STATE OF FLORIDA

VIZCAY SURVEYING AND MAPPING, INC.  
Land Surveyors & Mapper  
LB #3000  
P.O. BOX 120000  
13217 SW 46 LANE, MIAMI, FL. 33157  
TEL: 305-444-1200  
FAX: 305-444-1201  
WWW.VIZCAYSM.COM  
E-MAIL: INFO@VIZCAYSM.COM

**S/WALK** = SIDEWALK  
**T** = TELEPHONE SERVICE BOX  
**TV** = TV CABLE SERVICE BOX  
**U.D.E.** = UTILITY & DRAINAGE EASEMENT  
**U.E.** = UTILITY EASEMENT  
**U.M.E.** = UTILITY & MAINTENANCE EASEMENT  
**U.P.** = UTILITY POLE  
**W** = WATER WELL  
**W/M** = WATER METER

## LEGEND OF SURVEY ABBREVIATIONS

NH	= MAN HOLE	P/L	= PROPERTY
(M)	= MEASURED	(R)	= RECORDED
X	= MARK	R	= RADIUS
MIL	= MONUMENT LINE	RO	= ROAD
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RES	= RESURFACING
N.T.S.	= NOT TO SCALE	RESURF	= RESURFACING
OE	= OVERHEAD ELECTRIC LINES	R/W	= RIGHT OF WAY
P.B.	= PLAT BOOK	S	= SEWER MAIN
P.C.P.	= PERMANENT CONTROL POINT	SEC	= SECTION
PG.	= PAGE	S.I.P.	= SET IRON PIP
P.M.	= PERMANENT REFERENCE MONUMENT	S.L.	= SET BACK L
		STL	= STORY

Q.P.	CONC. LIGHT POLE
Q.P.	CONC. CONC.
A	CENTRAL SERVICE
E	ELECTRIC SERVICE
EM	ELECTRIC METER (GAS)
F.D.H.	FOUND DRILL HOLE
F.H.	FOUND IRON PIPE
F.H.	FOUND IRON PIPE
F.R.	FOUND REBAR
F.N.	FOUND NAIL
G	GAS METER
L.P.	LIGHT POLE

Survey is not covered by Professional Liability Insurance.

ORIGINAL: 22-03-2024  
FIELD DATA: 22-03-2024  
REVISIONS:

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

JOB No.:

3 23780