

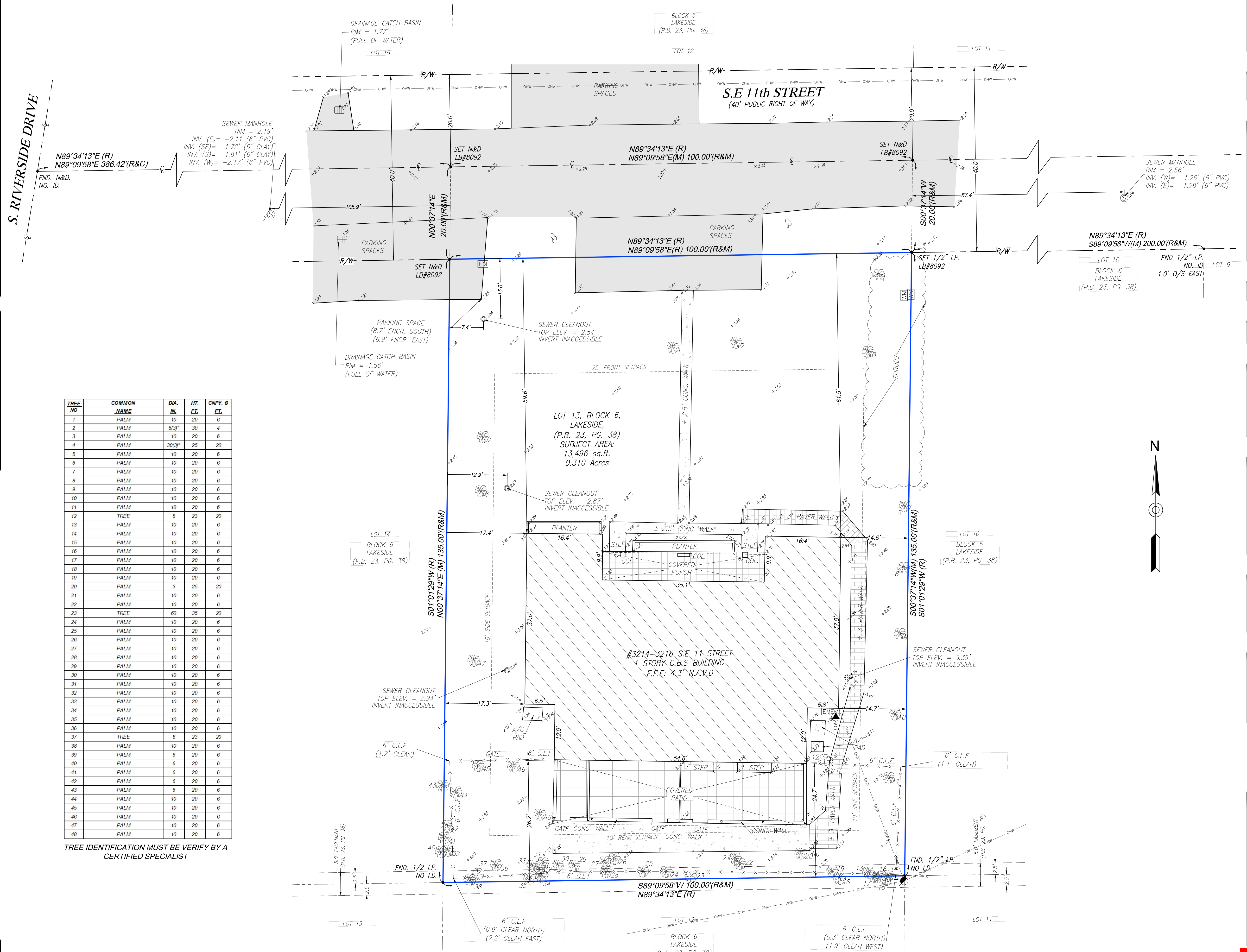
[illegible]

A black and white line drawing of a street map. A north arrow is on the left, pointing upwards. The map shows a grid of streets. A vertical street on the left is labeled 'S. DIVERSE DR.'. Two horizontal streets are labeled 'S.E. 11TH ST.' and 'S.E. 12TH ST.'. A vertical street on the right is labeled 'HUBBARD AVE.'. A rectangular area between S.E. 11TH ST. and S.E. 12TH ST. is shaded with diagonal lines and labeled 'SUBJECT PROPERTY'. At the bottom, text reads: 'A PORTION OF SECTION 06, TOWNSHIP 49 SOUTH, RANGE 43 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA. SCALE: 1:100'.

**TREE IDENTIFICATION MUST BE VERIFY BY A
CERTIFIED SPECIALIST**

REVISIONS			
DATE	JOB No.	REV.	BY:
12/09/24	154785	UPDATE BOUNDARY SURVEY (B.C.-24, PG. 17)	J.A.C.
12/11/24	154785	UPDATE BOUNDARY SURVEY	J.A.C.

FIELD SURVEY WAS COMPLETED ON: AUGUST 26, 2024 AND UPDATED DECEMBER 11, 2024.



PREPARED FOR:		
RED OCTOPUS		
LYING AND BEING IN SECTION 60, TOWNSHIP 49 SOUTH, RANGE 43 EAST CITY OF POMPA BEACH, BROWARD COUNTY, FLORIDA.		
J. Hernandez & Associates Inc		
LAND SURVEYORS AND MAPPERS		
CERTIFICATE OF AUTHORIZATION No. LB8892		
LAND SURVEYORS 3300 NW 112th Ave. SUITE #10, DORAL, FL 33172		
(P) 305-526-0006 (E) info@jhasurveys.com		
DRAWN BY: D.N.A.	CHECKED BY: J.G.H.	JOB NUMBER: 154365
DATE: 08/27/2014	DATE: 08/27/2014	F.B. BC. IN: PG. 63

LOT 13, BLOCK 6, LAKESIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1. FIELD SURVEY WAS COMPLETED ON AUGUST 28, 2024 AND UPDATED DECEMBER 1, 2024.

2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.

3. SUBJECT PROPERTY AREA: 13,008 ± SQ. FT. (0.30 ACRES).

4. BEARINGS BASED ON AN ASSUMED BEARING OF N89°05'57"E, ALONG THE CENTERLINE OF S.E. 11TH STREET.

5. DISTANCES AND BEARINGS SHOWN HEREON ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.

6. UNDERGROUND FOOTINGS, FOUNDATIONS HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.

7. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.

8. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO RIGHT-OF-WAY OF S.E. 11TH STREET, A PUBLIC DEDICATED RIGHT-OF-WAY.

9. THIS BOUNDARY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE DISCOVERED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- RED OCTOPUS

PROPERTY ADDRESS: 3214-3216 SE 11TH ST, POMPAÑO BEACH,
FL 33062

• PARCEL ID: 494306120560

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 7), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C 0376J, DATED JULY 31, 2024.
- ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND IS EXPRESSED IN FEET.

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARK:
BCED BM 0651: 3.560' N.G.V.D.-1.57" = 1.99' (N.A.V.D 1988)
DESCRIPTION: W.H.S. BM #7-C NORTHWEST CORNER CONCRETE C.B., SOUTHEAST CORNER INTERSECTION OF SOUTHEAST 8 STREET AND RIVERSIDE DRIVE.

- A PORTION OF PARKING SPACE ALONG THE WEST BOUNDARY LINE, ENCROACH 6.9' FROM ADJOINING LAND ONTO SUBJECT PROPERTY.

- AMERICAN LEGAL PUBLISHING, POMPAÑO BEACH, FLORIDA CODE OF ORDINANCES, POMPAÑO BEACH, FLORIDA ZONING CODE, CITY OF POMPAÑO BEACH ZONING CODE, CHAPTER 155: ZONING CODE, TABLE OF CONTENTS, ARTICLE 3: ZONING DISTRICTS, PART 2 RESIDENTIAL BASE ZONING DISTRICTS. 155.3210 MULTIPLE-FAMILY RESIDENCE 20 (RM-20).
- FRONT YARD SETBACK: 25 FEET
- REAR SETBACK: 10 FEET
- INTERIOR SIDE YARD SETBACK 10 FEET

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: JOSE G. HERNANDEZ
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-319
PZ25-12800005
SHEET NUMBER: 1 OF 1

03/05/2025