



POINTS OF INTEREST:

FENCE IS OVER 6' U.E.; DRIVEWAY AND FENCES CROSS LOT LINES.

MAP OF BOUNDARY SURVEY

Property Address:

600 NE 25TH AVE
POMPANO BEACH, FL 33062



15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM ~~TECHNICAL~~ STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No. 5101
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

TODD A SMITH & JULIA A AMITH
FLORIDA TITLE CENTER
STEWART TITLE GUARANTY COMPANY
NP, INC
ITS'SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF POMPANO BEACH
120055
Panel Number: 12011C0376H
Suffix: H
Date of Firm Index: 8/18/2014
Flood Zone: X
Base Flood Elevation: N/A
Date of Survey: 1/21/2020

LEGAL DESCRIPTION: LOT 4, BLOCK E, OF FAIR WAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Surveyor's Legend

PROPERTY LINE	STRUCTURE	
CONC. BLOCK WALL	POWER POLE	L.W.E. LAKE or LANDSCAPE MAINT. ESMT.
CHAIN-LINK or WIRE FENCE	CATCH BASIN	R.O.E. ROOF OVERHANG EASEMENT
WOOD FENCE	C.U.E. COUNTY UTILITY ESMT.	P.P. POOL PUMP
IRON FENCE	I.E./E.E. INGRESS/ EGRESS ESMT.	PL. PLANTER OR PROPERTY LINE
EASEMENT	U.E. UTILITY EASEMENT	LD. IDENTIFICATION OR
CENTER LINE	FND. OR F. FOUND IRON PIPE/	B.C. BLOCK CORNER
WOOD DECK	PIN AS NOTED ON PLAT	B.R. BEARING REFERENCE
CONCRETE	LB# LICENSE # - BUSINESS	△ CENTRAL ANGLE or DELTA
ASPHALT	LS# LICENSE # - SURVEYOR	R RECORD OR RADIUS
BRICK/TILE	CALC CALCULATED POINT	RAD. RADIAL
WATER	SET SET MONUMENT	N.R. NON RADIAL
APPROXIMATE EDGE OF WATER	▲ CONTROL POINT	TYP. TYPICAL
COVERED AREA	CONCRETE MONUMENT	LR. IRON ROD
	ELEV. ELEVATION	LP. IRON PIPE
	P.T. POINT OF TANGENCY	N.D. NAIL & DISK
	P.C. POINT OF CURVATURE	PK NAIL PARKER-KALON NAIL
	P.R.M. PERMANENT REFERENCE MONUMENT	D.H. DRILL HOLE
	P.C.C. POINT OF COMPOUND CURVATURE	④ WELL
	P.R.C. POINT OF REVERSE CURVATURE	HYDRANT FIRE HYDRANT
	P.O.B. POINT OF BEGINNING	Q.M.H. MAN HOLE
	P.O.C. POINT OF COMMENCEMENT	O.H.L. OVERHEAD LINES
	P.C.P. PERMANENT CONTROL POINT	TX. TRANSFORMER
	M FIELD MEASURED	CATV. CABLE TV. RISER
	P PLATED MEASUREMENT	W.M. WATER METER
	D DEED	P/E. POOL EQUIPMENT
	C CALCULATED	CONC. CONCRETE SLAB
		L.E. EASEMENT
		D.E. DRAINAGE EASEMENT
		L.B.E. LANDSCAPE BUFFER ESMT.
		L.A.E. LIMITED ACCESS EASEMENT
		TEL. TELEPHONE FACILITIES
		U.P. UTILITY POLE
		E.U.B. ELECTRIC UTILITY BOX
		SEP. SEPTIC TANK
		D.F. DRAIN FIELD
		AC. AIR CONDITIONER
		CSW. CONC SIDEWALK
		DWY. DRIVEWAY
		SCR. SCREEN
		GAR. GARAGE
		ENCL. ENCLOSURE
		N.T.S. NOT TO SCALE
		F.F. FINISHED FLOOR
		T.O.B. TOP OF BANK
		E.O.W. EDGE OF WATER
		E/P OR E.O.P. EDGE OF PAVEMENT
		C.V.G. CONCRETE VALLEY GUTTER
		B.S.L. BUILDING SETBACK LINE
		S.T.L. SURVEY TIE LINE
		€ CENTER LINE
		R/W. RIGHT OF WAY
		R.O.E. PUBLIC UTILITY EASEMENT
		C.M.E. CANAL MAINTENANCE EASEMENT
		A.E. ANCHOR EASEMENT

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 6) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) WALL TIES ARE TO THE FACE OF THE WALL.
- 9) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- 10) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 11) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 12) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- 13) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 14) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 15) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 16) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



**Florida Land
Title Association**

Affiliate Member

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FIELD WORK: 1/20/2020

DRAWN BY: V.P.

CHECKED BY: M.E.

FINAL REVISION: 01/21/2020

COMPLETED: 1/21/2020

SCALE: 1" = 20'

SURVEY CODE: O-57732



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