

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



OnlineLand
SURVEYORS, INC.

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

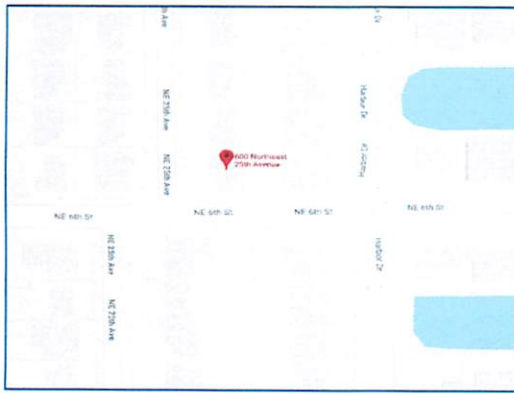
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Miguel Espinosa
No. 5101
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

SIGNED
MIGUEL ESPINOSA
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 5101

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

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

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 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.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- 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.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 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

Printing to Scale:

- Select "None" from Page Scaling
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- Select "Choose paper source by PDF page size"

Page Handling

Copies: 1 ☐ Cglate

Page Scaling: **1** None

☒ Auto-Rotate and Center

☒ Choose paper source by PDF page size

☐ Use custom paper size when needed

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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