

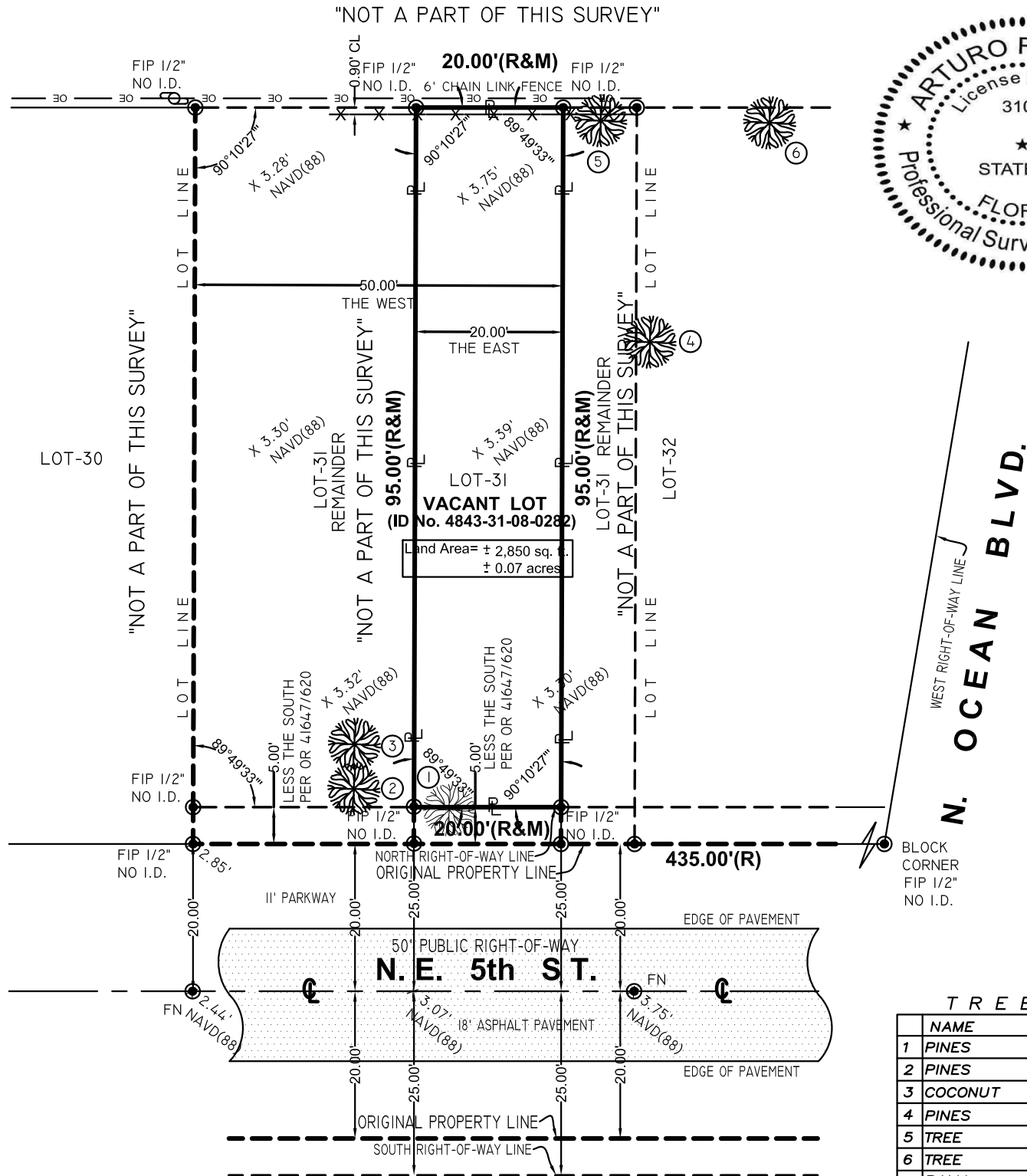
DRC

PZ24-12000008
09/05/2025



Scale 1"=20'

SKETCH OF SURVEY



WEST RIGHT-OF-WAY LINE
N. OCEAN BLVD.

TREE LEGEND			
	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 5th Street of
Lot 31, less the South 5 feet, of
"POMPANO BEACH" according to the Plat hereof as
recorded in Plat Book 22, at Page 28 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 1/10
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
BM #38 Elev. = 12.23' NA 1988



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
REMENTING RULE, CHAPTER 20.027 OF THE
FLORIDA STATUTES.

Digitally signed by
R Toirac
Date: 2024.02.08 14:02:00 -0400

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

VIZCAY SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
13217 SW 46 LANE, MIAMI, FL 33157
(305) 799-1111

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

LEGEND OF SURVEY ABBREVIATIONS
P.L. = PROPERTY LINE
(R) = RECORDED
R. = RADIAL
RES. = RESIDENCE
R.W. = RIGHT OF WAY
SEG. = SEWER MANHOLE
SIP. = SET IRON PIPE No.
SIL. = SET BACK LINE
STY. = STORY

CLP. = CONC. LIGHT POLE
CONC. = CONCRETE
CONC. = CONCRETE
ELEC. = ELECTRIC SERVICE BOX
EM. = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
G.P. = GAS METER
L.P. = LIGHT POLE

Survey is not covered by
Professional Liability
Insurance.

ORIGINAL
FIELD DATA
REVISIONS: 2-03-2024

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

JOB No.:

23780

DRC

PZ24-12000008
12/17/2025

PZ24-12000008
01/15/2025