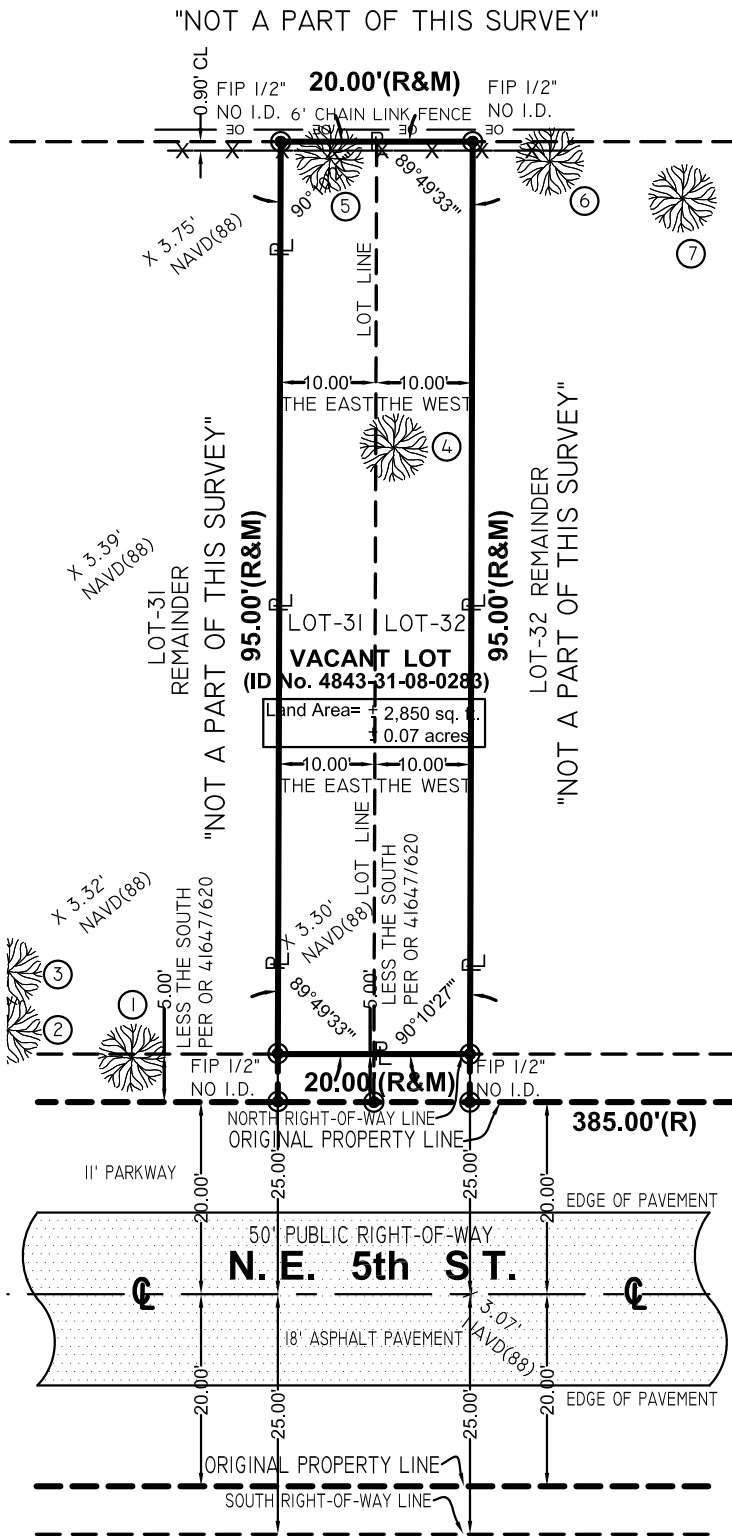


S K E T C H O F S U R V E Y

PZ24-12000008  
09/03/2025



Scale 1"=20'



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  
3227 N.E. 5 STREET  
POMPANO BEACH, FL 33062  
( ID No. 4843-31-08-0283 )

LEGAL DESCRIPTION  
The East 10.00 feet of Lot 31 & the West 10 feet of Lot 32, less the South 5 feet of "SILVER BEACH" according to the Plat thereof as recorded in Plat Book 22, Page 32, 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.

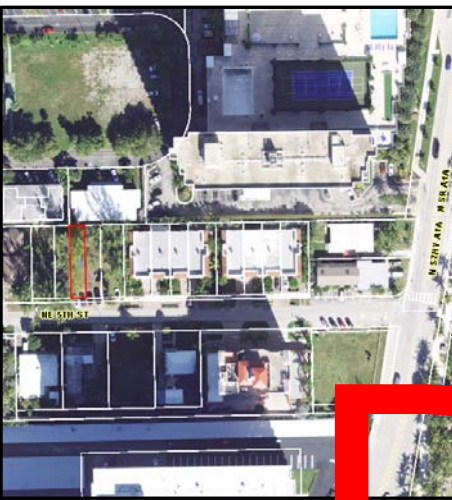
Legal description was furnished by the client. The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other 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 IMPLEMENTING RULE, CHAPTER 2027 OF THE FLORIDA STATUTES.  
Digitally signed by Arturo R Toirac  
Date: 2024.02.08 02:02:02 -0500

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) 799-1177

LEGEND OF SURVEY ABBREVIATIONS

SWK. = SIDEWALK	PIL. = PROPERTY LINE	MH. = MAN HOLE	CLP. = CONC. LIGHT POLE
T. = TELEPHONE SERVICE BOX	(R) = RECORDED	MEASURED	CONC. = CONCRETE
TV. = TV CABLE SERVICE BOX	RAD. = RADIAL	MONUMENT LINE	ALUM.F. = ALUMINUM FENCE
U.D.E. = UTILITY & DRAINAGE	RES. = RESIDENCE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	BLDG. = BUILDING
U.E. = UTILITY EASEMENT	R/W. = RIGHT OF WAY	NOT TO SCALE	BLOCK CORNER
U.M.E. = UTILITY & MAINTENANCE EASEMENT	SEC. = SEWER MANHOLE	OVERHEAD ELECTRIC LINES	CATCH BASIN
U.P. = UTILITY POLE	SIL. = SET IRON PIPE No	PERMANENT CONTROL POINT	CONCRETE BLOCK
W. = WATER WELL	SIL. = SET IRON PIPE No	PAGE	STRUCTURE
WM. = WATER METER	STY. = STORY	P.R.M. = PERMANENT REFERENCE MONUMENT	CHORD DISTANCE
			CH. = CHAIN LINK FENCE
			C/L. = CENTER LINE
			L.P. = LIGHT POLE

Survey is not covered by Professional Liability Insurance.

ORIGINAL FIELD DATA 12-03-2024  
REVISIONS:

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

JOB No.:

23782

DRC

PZ24-12000008  
12/17/2025

PZ24-12000008  
01/15/2025