

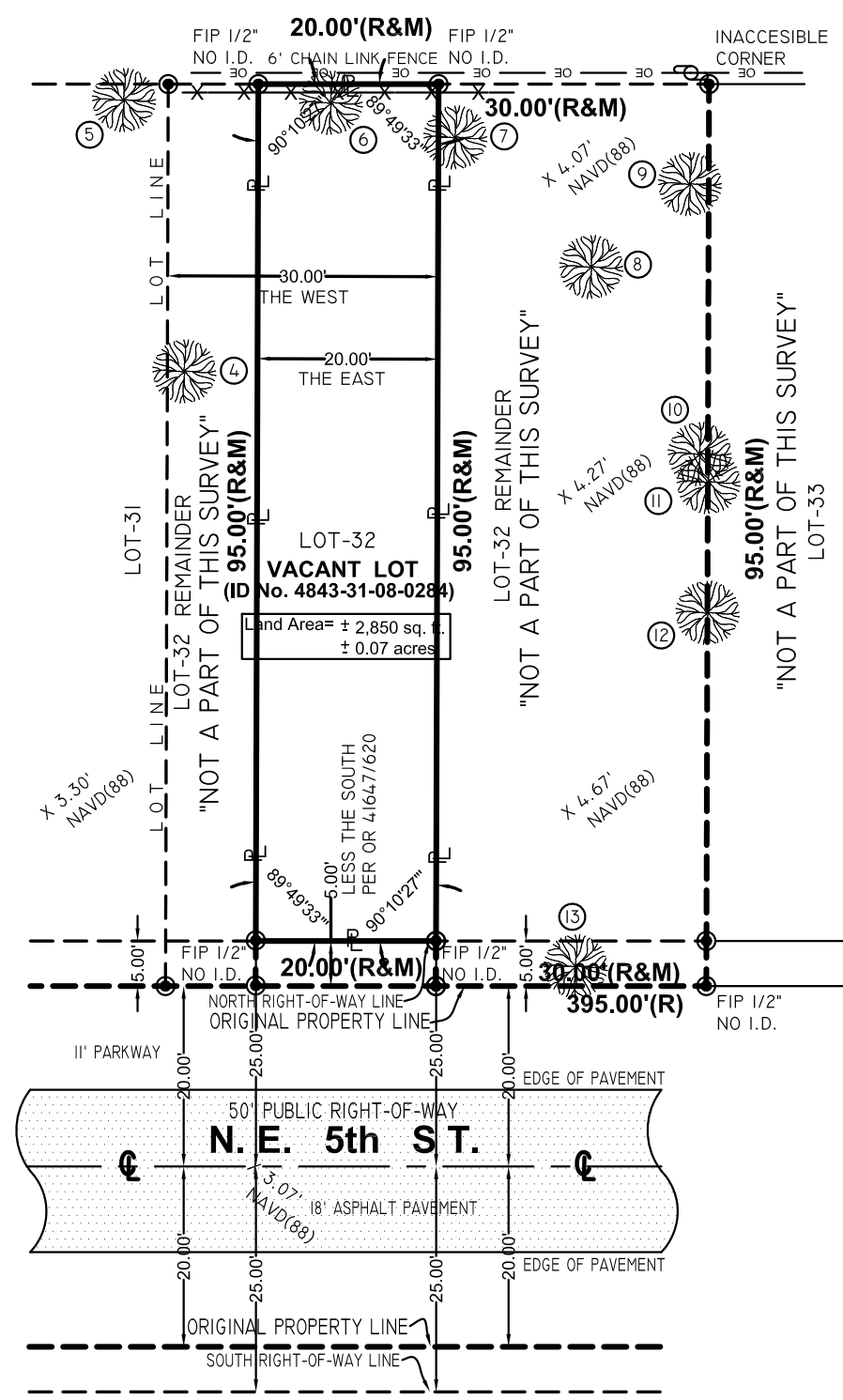
DRC SKETCH OF SURVEY

PZ24-12000008
09/03/2025



Scale 1"=20'

"NOT A PART OF THIS SURVEY"



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
3229 N.E. 5 STREET
POMPANO BEACH, FL 33062
(ID No. 4843-31-08-0284)

LEGAL DESCRIPTION
The East 20.00 feet of the West 5 feet of Lot 32, less the South 5 feet, of "POMPANO BEACH" according to the Plat thereof as recorded in Plat Book 22, at Pompano Beach, 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.

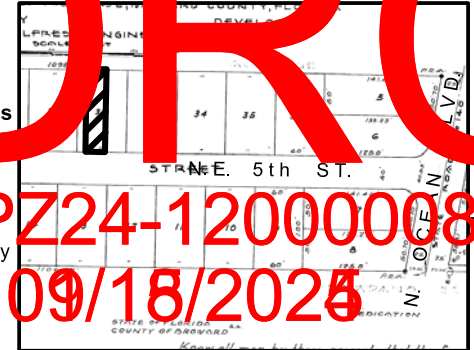
LIST OF POSSIBLE ENCROACHMENT: N/A



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 SUPPLEMENTARY RULE, CHAPTER 12.027 OF THE FLORIDA STATUTES.
Digitally signed by Arturo R Toirac
Date: 2024.02.08

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) 995-1111

- LEGEND OF SURVEY ABBREVIATIONS
- 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 EASEMENT
 - U.P. = UTILITY POLE
 - W. = WATER METER
 - WM. = WATER METER
 - STY. = STORY

- PIL. = PROPERTY LINE
- (R) = RECORDED
- RAD. = RADIUS
- RES. = RESIDENCE
- R.W. = RIGHT OF WAY
- SEC. = SEWER MANHOLE
- SIP. = SET IRON PIPE
- SIL. = SET BACK LINE
- STY. = STORY

- CLP. = CONC. LIGHT POLE
- CONC. = CONCRETE
- CL. = CENTRAL ANGLE
- EL. = ELECTRIC SERVICE BOX
- EM. = ELECTRIC METER
- EDH. = FOUND HYDRANT
- F.H. = FIRE HYDRANT
- F.L. = FOUND IRON PIPE
- FR. = FOUND REBAR
- G. = GAS METER
- LP. = LIGHT POLE

Survey is not covered by Professional Liability Insurance.

ORIGINAL FIELD DATA: 02-03-2024

REVISIONS:

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

JOB No.:

23781

DRC

PZ24-12000008
12/17/2025

PZ24-12000008
01/15/2025