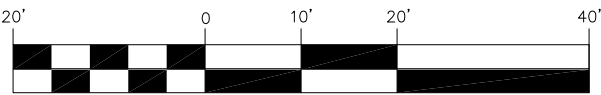


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SKETCH OF SURVEY

PROPERTY ADDRESS:
3415 DOVER ROAD, POMPANO BEACH, FL 33062-2924
Folio# 4843-29-04-0920

LEGAL DESCRIPTION

Lot 5, in Block 7, of "HILLSBORO SHORES SECTION "A"", according to the Plat thereof, as recorded in Plat Book 21, Page 14, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- The Legal Description was provided by the Client from most recent County Records available.
 - This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
 - The surveyor does not determine fence and/or wall ownership.
 - Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
 - All measurements shown hereon are made in accordance with the United States Standard Feet.
 - Type of survey SKETCH OF SURVEY.
 - North arrow direction and/or Bearings are based on an assumed meridian with a value of: as shown on the aforementioned Plat.
 - Elevations shown hereon are relative to North American Vertical Datum (88-NAVD).
 - Benchmark Used: Broward County Benchmark #1923. Elevation = +3.323'(29-NGVD).
 - Flood Zone Data: Community/ Panel # 120055/0189/J Dated: 7/31/24 Flood Zone: "AE" Base Flood Elevation = +9.0'
 - This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
- EXECUTIVE PROPERTY RELATIONS LLC

SURVEYOR'S CERTIFICATE:

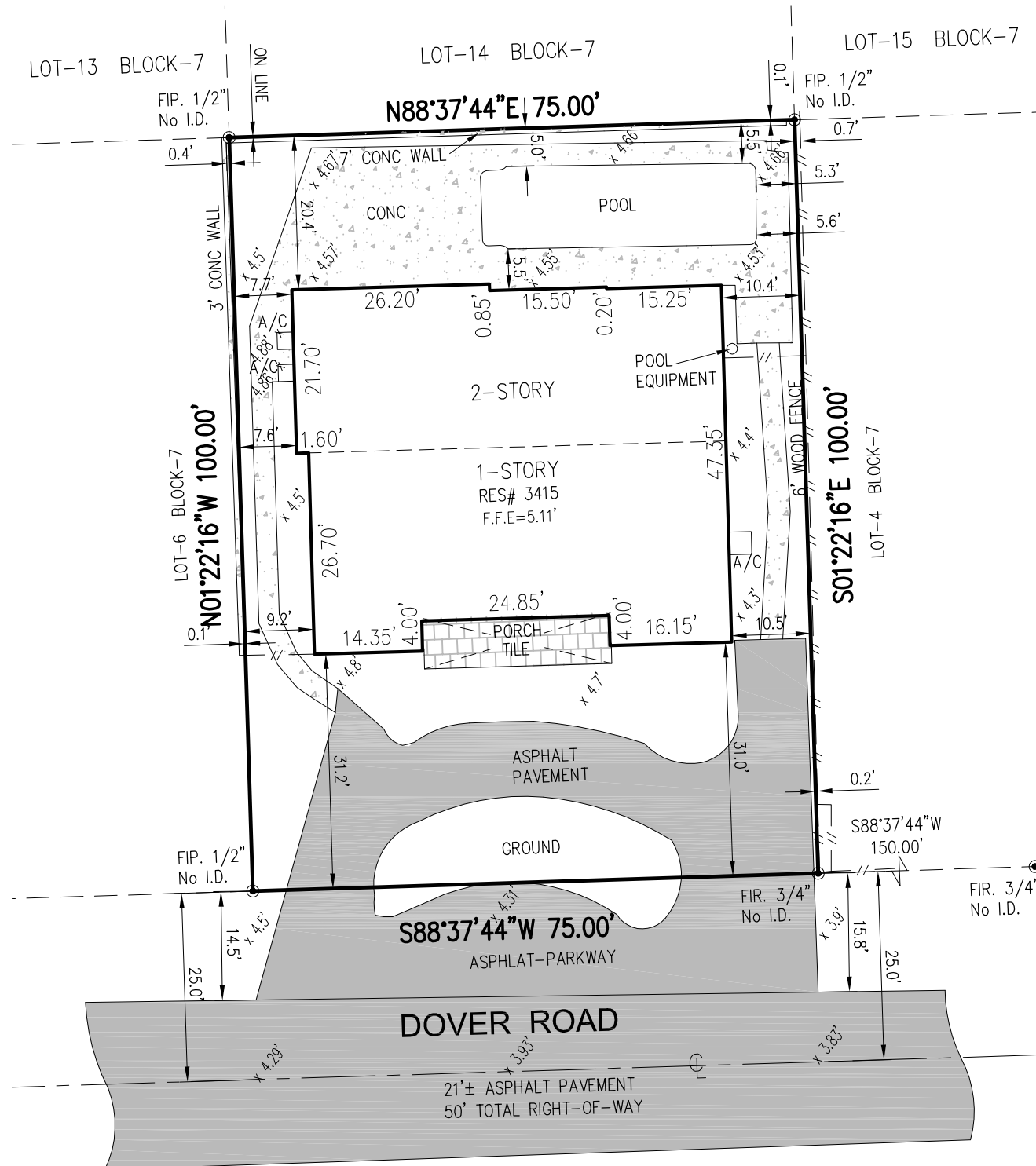
I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- CARLOS A. MARTINEZ, PROFESSIONAL SURVEYOR AND MAPPER LS# 7608 STATE OF FLORIDA
- PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets



LEGEND

- OH Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line
- C.B.S.
- A=Arc
- BRG=Bearing
- CH=Chord
- Δ=Delta
- L=Length
- R=Radius
- T=Tangent
- Existing Elevations
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Conc. Pole
- Light Pole
- Fire Hydrant
- Water Valve
- Inlet
- Florida Power Light Transformer
- Cable Tv Box
- Electric Meter Box
- A/C=Air Conditioner
- Conc.=Concrete
- C.B.S.=Concrete Block & Stucco
- D.E.=Drainage Easement
- D.M.E.=Drainage Maintenance Easement
- F.F.E.=Finish Floor Elevation
- F.I.P.=Found Iron Pipe/Pin
- F.I.R.=Found Iron Rebar
- F.N.=Found Nail
- F.N&D=Found Nail & Disc
- L.M.E.=Lake Maintenance Easement
- (M)=Measured
- (P)=Platted
- (R)=Record
- Res.=Residence
- SIP/R=Set Iron Pin/Rebar
- U.E.=Utility Easement

F:\DRAWING\3415 DOVER ROAD SET PROP CORNER.dwg 11/14/2025

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282 info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 * TEL: 305-822-6062 *

DRAWN: S K	JOB No.: RP25-1568
CHECKED: P.J.A.	FIELD DATE: 11/03/2025
SCALE: AS NOTED	SHEET: No. 1 of 1