

BOUNDARY LAND SURVEYORS, INC. FORT LAUDERDALE, FLORIDA. 33334.

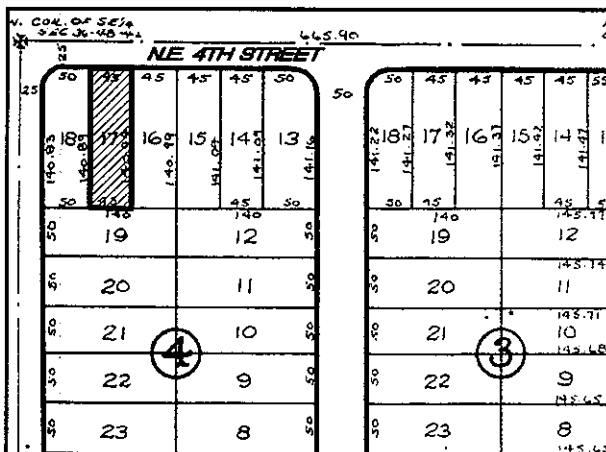
6120 NE 6th AVENUE.

FOUNDED - 1987
LB -0004907

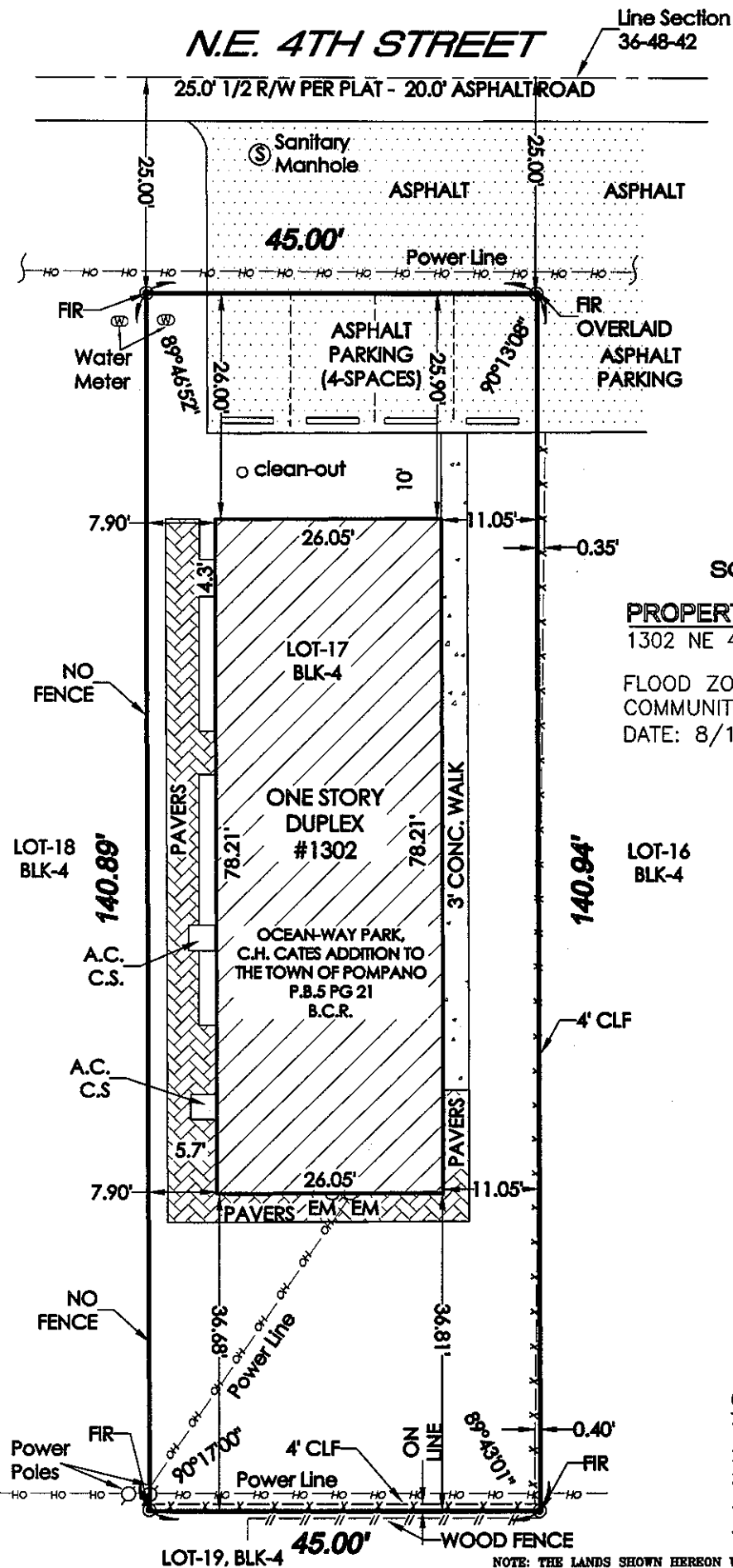
Phone & Fax : (954) 771-0426

LEGAL DESCRIPTION:

LOT 17 IN BLOCK 4 OF OCEAN-WAY PARK, C.H. CATES ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION SKETCH
Not to Scale



SCALE 1":20'

PROPERTY ADDRESS:

1302 NE 4TH STREET, POMPANO BEACH, FLORIDA 33060

FLOOD ZONE: X BASE ELEVATION: N/A
COMMUNITY MAP: 120055 PANEL: 0376 H
DATE: 8/18/14

- LEGEND:**
- C=CALCULATED
 - B.C.R.= BROWARD COUNTY RECORDS
 - WW=WINGWALL
 - R/W=RIGHT OF WAY
 - VG=VALLEY GUTTER
 - FIR=FOUND IRON ROD
 - A/C=AIR CONDITIONED
 - SCR=SCREEN
 - CONC=CONCRETE
 - PKWY=PARKWAY
 - FIR W/C=FOUND IRON ROD WITH CAP
 - C/S=CONCRETE SLAB
 - CW=CONCRETE WALK
 - ASPH=ASPHALT
 - W&P=WELL AND PUMP
 - OPL=OVERHEAD POWER LINE
 - O/L= ON LINE
 - U.E.= UTILITY EASEMENT
 - P.O.C.= POINT OF COMMENCING
 - P.O.B.=POINT OF BEGINNING
 - E.M.= ELECTRIC METER
 - CBS=CONCRETE BLOCK STRUCTURE
 - FC=FENCE CORNER
 - FPL= FLORIDA POWER LIGHT
 - WM= WATER METER
 - CLF= CHAIN LINK FENCE
 - WF=WOOD FENCE
 - NIT=NAIL & TAB
 - EF=END OF FENCE
 - CB=CATCH BASIN
 - LP=LIGHT POLE
 - FIP=FOUND IRON PIPE
 - FIR=FOUND IRON ROD
 - FND=FOUND
 - N&D=NAIL & DISK
 - BLK =BLOCK
 - D.E.=DRAINAGE EASEMENT
 - C = CENTER LINE
 - ISAOA= ITS SUCCESSORS AND/OR ASSIGNS
 - ATIMA= AS THEIR INTEREST MAY APPEAR

CERTIFIED TO:

1. Augustine J. Crocco
2. Old Republic National Title Insurance Company
3. Attorney's Title Fund Services, LLC
4. Southeast Florida Lawyers Title, Inc.
5. City National Bank of Florida, ISAOA ATIMA

NOTE: THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS.
NOTE: THIS SURVEY IS INTENDED SOLELY FOR MORTGAGE CLOSING PURPOSE

CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING UNDER CHAPTER, 472 FLA. STATUTES & RULE 61-8-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, OCTOBER, 1993.

BY: *Emilio V. Luffrio*
EMILIO V. LUFFRIO 6/27/2023
FLORIDA LICENSE R.L.S. #0004429



REVISION NOTES:	DATE	BY

DATE SURVEY 6/27/2023	DRAWN BY SG	CHECKED BY ELL	FIELD BOOK 23-1/59
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No. 23-044

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1302 NE 4TH STREET			Policy Number:
City POMPANO BEACH	State Florida	ZIP Code 33060	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: _____

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name EMILIO V LLUFRIO	License Number #4429	Place Seal Here
Title PROFESSIONAL LAND SURVEYOR & MAPPER		
Company Name BOUNDARY LAND SURVEYORS, INC.		
Address 6120 NE 6th AVENUE		
City OAKLAND PARK	State Florida	

Signature 	Date 06-27-2023	Telephone (954) 771-0426	Ext.
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Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name AUGUSTINE J. CROCCO				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1302 NE 4TH STREET				Company NAIC Number:	
City POMPANO BEACH		State Florida		ZIP Code 33060	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 17, BLOCK 4 OCEAN-WAY PARK, C.H. GATES ADDITION TO TOWN OF POMPANO PB 5 PG 21 BROWARD C.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26°14'06.7"N</u> Long. <u>80°06'37.0"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>2</u>					
c) Total net area of flood openings in A9.b <u>00.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number POMPANO BEACH-120055			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011 C 0376	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					