

**PAGE 1 OF 1**  
**BOUNDARY SURVEY**

**SURVEY NOTES**  
**BUILDING AND IMPROVEMENTS CROSS INTO THE 10' U.E./D.E. AT THE CENTER OF THE LOT.**  
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.  
**SEA WALL CROSSES OVER THE PROPERTY LINE AT THE REAR OF LOT.**  
**PROPERTY SUPPLIED BY CITY WATER AND SEWER**

**LEGAL DESCRIPTION:**  
 LOT 11 AND THE NORTH 56 FEET OF LOT 12, BLOCK 1, CYPRESS POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFIED TO:**  
 TARA M. MAGUIRE AND ROBERT I. FRIEDMAN, AS TRUSTEES OF THE JAMES J. MAGUIRE TRUST FOR TARA MAGUIRE DATED 2/9/2004; SORGINI & SORGINI, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**COMMUNITY NUMBER:** 120055

**PANEL:** 0376

**SUFFIX:** H

**F.I.R.M. DATE:** 8/18/2014

**FLOOD ZONE:** AE

**FIELD WORK:** 3/30/2022

**PROPERTY ADDRESS:**  
 512 SOUTHEAST 28TH AVENUE  
 POMPANO BEACH, FL 33062

**SURVEY NUMBER:** 533270

**CLIENT FILE NUMBER:** TO-2452

**SYMBOL DESCRIPTIONS:**

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

**ABBREVIATION DESCRIPTION:**

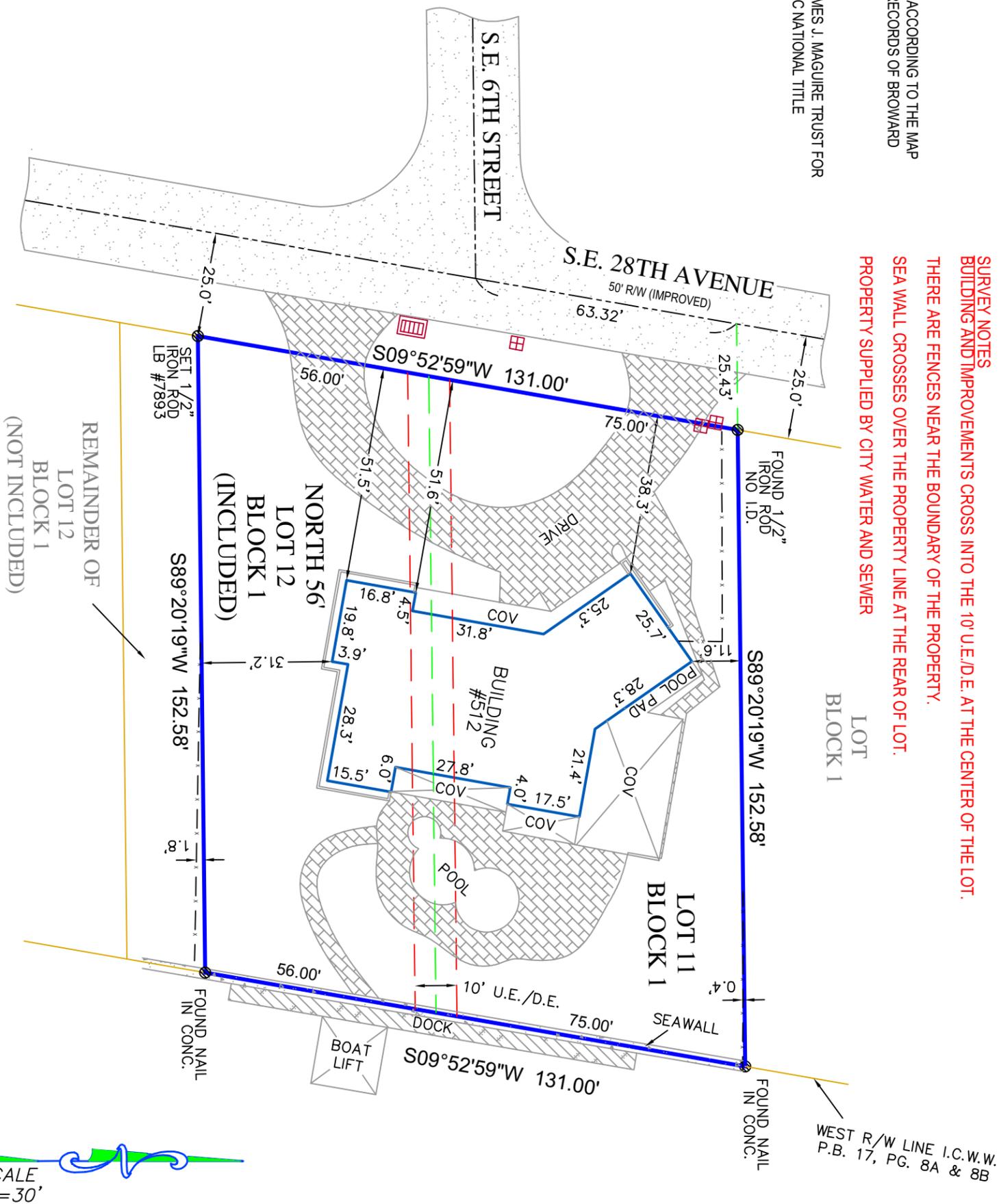
- A/C** AIR CONDITIONER
- C** CENTERLINE
- I.D.** IDENTIFICATION
- L** LENGTH
- LB** LICENSED BUSINESS
- NA.V.D.** NORTH AMERICAN VERTICAL DATUM
- NG.V.D.** NATIONAL GEODETIC VERTICAL DATUM
- O.H.** OVERHEAD UTILITIES
- P.C.** POINT OF CURVATURE
- P.C.C.** POINT OF COMPOUND CURVE
- P.K.** PARKER KYLON NAIL
- P.R.C.** POINT OF REVERSE CURVE
- PSM** PROFESSIONAL SURVEYOR MAPPER
- P.T.** POINT OF TANGENCY
- R** RADIAL / RADIUS
- R.W.** RIGHT OF WAY

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**REVISIONS:**



SCALE  
 1"=30'

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL OR SIGNATURE. Digitally signed by  
**Kenneth Osborne**  
 Date: 2022.04.04 12:52:51 -05'00'  
 (SIGNED) **Osborne**  
 KENNETH J OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415

**TARGET SURVEYING, LLC**

**PZ24-27000002**  
**06/26/2024**

LB #789  
 SERVING FLORIDA  
 300 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4900  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>