

PAGE 1 OF 1
BOUNDARY SURVEY

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

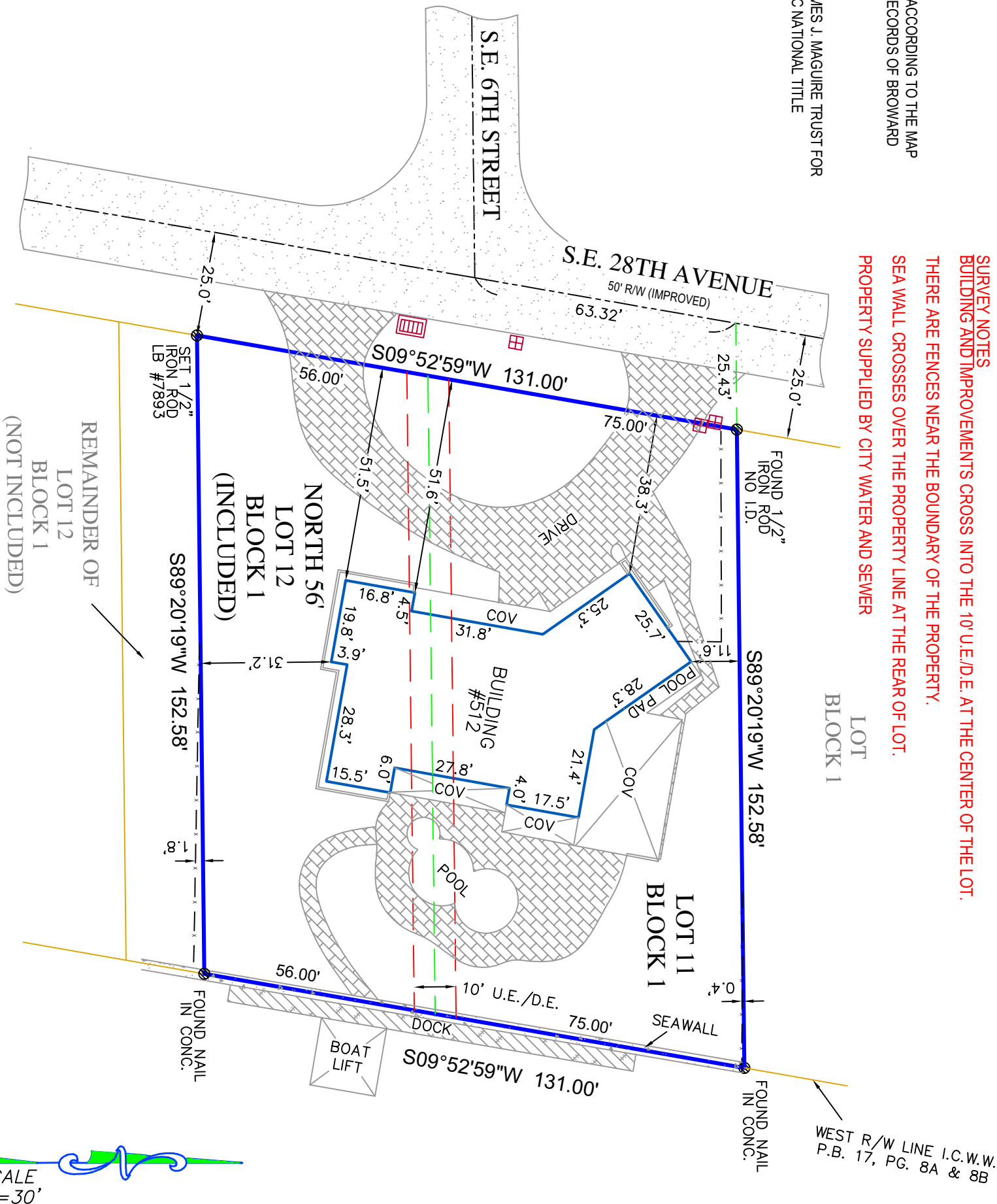
FIELD WORK: 3/30/2022

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

SURVEY NUMBER: 533270
CLIENT FILE NUMBER: TO-2452

SYMBOL DESCRIPTIONS:

- ☐ = CATCH BASIN
—○— = MISC. FENCE
⊕ = CENTERLINE ROAD
⊙ = PROPERTY CORNER
⊞ = COVERED AREA
⊞ = UTILITY BOX
+XX' = EXISTING ELEVATION
UP = UTILITY POLE
⊞ = HYDRANT
⊞ = WATER METER
⊞ = MANHOLE
⊞ = WELL
—x— = METAL FENCE
—//— = WOOD FENCE
- ABBREVIATION DESCRIPTION:
A/C AIR CONDITIONER
C/C CENTERLINE
C/D DELTA ANGLE
I.D. IDENTIFICATION
L LENGTH
LB LICENSED BUSINESS
NA.V.D. NORTH AMERICAN VERTICAL DATUM
NG.V.D. NATIONAL GEODETIC VERTICAL DATUM
OHL 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
RW RIGHT OF WAY



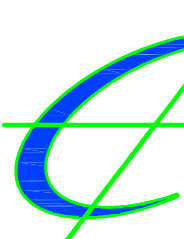
GENERAL NOTES:

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

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

REVISIONS:

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 J Osborne
(SIGNED) Kenneth J Osborne
Date: 2022.04.04 12:52:51 -05'00'
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



TARGET
SURVEYING, LLC

PZ24-27000002
06/26/2024

LB #789
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