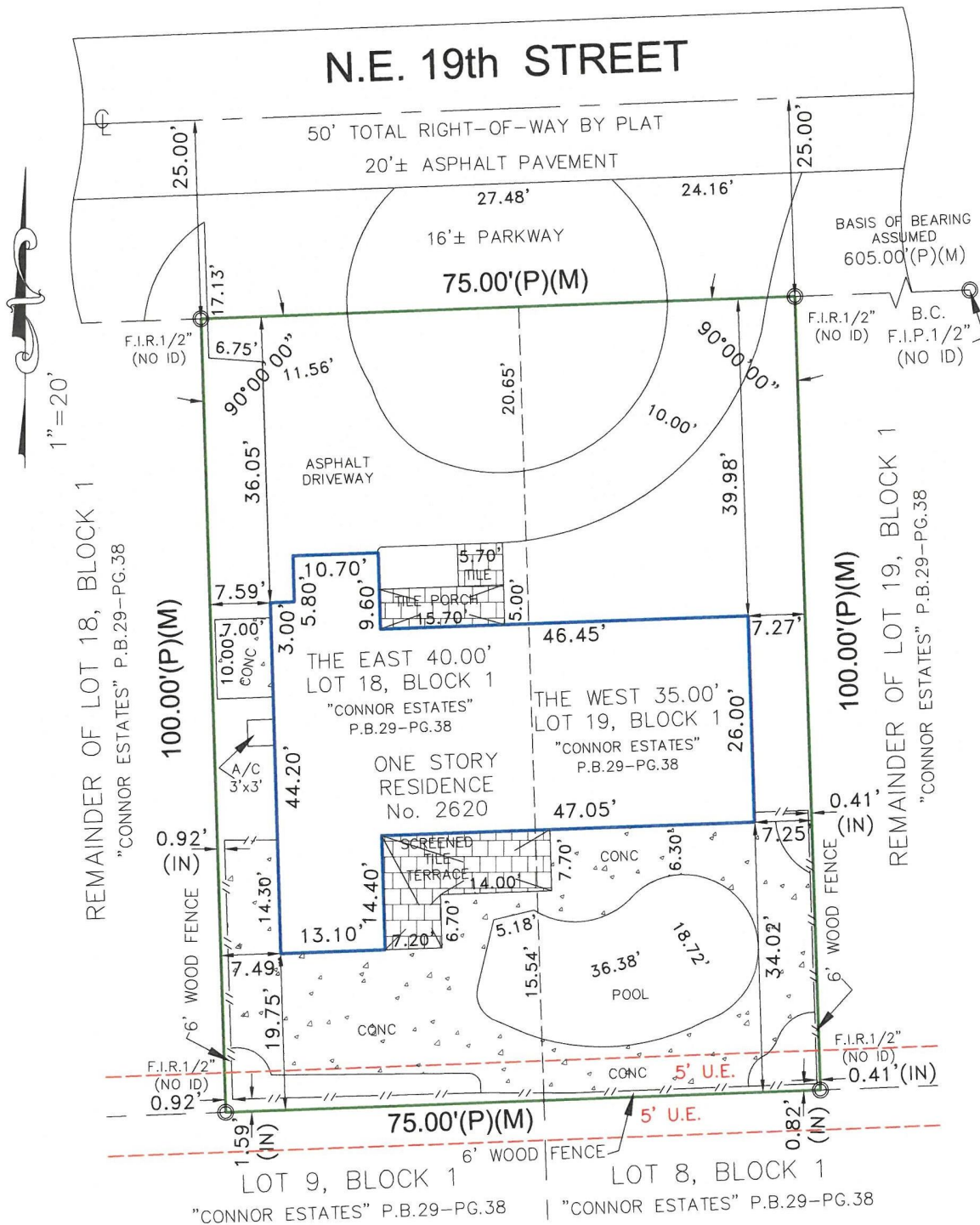


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This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
2620 N.E. 19 Street
Pompano Beach, FLORIDA 33062

Notes: **FENCES AND CONCRETE ENCUMBER 5' EASEMENT ALONG SOUTH PROPERTY LINE.**

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED
Efrain Lopez
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 6792

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE						
	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
	ASPHALT	⊕	BENCHMARK	N&D	NAIL & DISK	SCR.	SCREENED
	BRICK / TILE	ELEV	ELEVATION	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
	WATER	P.T.	POINT OF TANGENCY	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	APPROXIMATE EDGE OF WATER	P.C.	POINT OF CURVATURE	⊙	WELL	N.T.S.	NOT TO SCALE
	COVERED AREA	P.R.M.	PERMANENT REFERENCE MONUMENT	⊠	FIRE HYDRANT	F.F.	FINISHED FLOOR
	TREE	P.C.C.	POINT OF COMPOUND CURVATURE	Ⓜ	MANHOLE	T.O.B.	TOP OF BANK
	POWER POLE	P.R.C.	POINT OF REVERSE CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	CATCH BASIN	P.O.B.	POINT OF BEGINNING	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
		P.O.C.	POINT OF COMMENCEMENT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
		P.C.P.	PERMANENT CONTROL POINT	Ⓜ	WATER METER	B.S.L.	BUILDING SETBACK LINE
		M	FIELD MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
		D	DEED	CONC.	CONCRETE SLAB	Ⓢ	CENTER LINE
C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT	R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
EP	ELECTRIC POLE	CONC.	CONCRETE	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
PG.	PAGE	CSW	CONCRETE SIDEWALK	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
P.B.	PLAT BOOK	L	CURVE LENGHT	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
				WF	WOOD FENCE		

Property Address:

2620 N.E. 19 Street
Pompano Beach, FLORIDA 33062

Flood Information:

Community Number: 120055
Panel Number: 12011C0188
Suffix: H
Date of Firm Index: 08/18/2014
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 12/09/2021
Date of Completion: 12/13/2021

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall ties are done to the face of the wall.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

The East 40 feet of Lot 18 and the West 35 feet of Lot 19, in Block 1, of CONNOR ESTATES, according to the Plat thereof, as recorded in Plat Book 29, at Page 38, of the Public Records of Broward County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Thomas Zouki and Joelle Pelletier
The Law Office of Cristina De Oliveira, P.A.
Old Republic National Title Insurance Company
Desjardins Bank
 its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying Inc., dated 12/13/2021 bearing Job # B-106170 :

- a. *FENCES AND CONCRETE ENCUMBER 5' EASEMENT ALONG SOUTH PROPERTY LINE.*



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