

GENERAL LEGEND:

A/C	= AIR CONDITION
A/R	= ALUMINUM ROOF
BM	= BENCHMARK
(B.O.B.)	= BASIS OF BEARINGS
CB	= CATCH BASIN
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CLP	= CONCRETE LIGHT POLE
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
CPP	= CONC POWER POLE
C/S	= CONCRETE SLAB
D	= DELTA (CENTRAL ANGLE)
D.C.R.	= DADE COUNTY RECORDS
E	= EAST
EB	= ELECTRIC BOX
ELE	= ELEVATION
X 0.00'	= EXISTING ELEVATION
FF	= FINISHED FLOOR
FPL	= FLORIDA POWER & LIGHT TRANSFORMER
FN	= FOUND NAIL
FH	= FIRE HYDRANT
FIP	= FOUND IRON PIPE
FIR	= FOUND IRON ROD
FND	= FOUND NAIL AND DISC
K/S	= KEYSTONE
L	= ARC LENGTH
MDCR	= MIAMI DADE COUNTY RECORDS
N	= NORTH
N/D	= NAIL AND DISC
MF	= METAL FENCE
ORB	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PROPERTY LINE
PLA	= PLANTER
POB	= POINT OF BEGINNING
P/E	= POOL EQUIPMENT
P/P	= POOL PUMP
PVCF	= PLASTIC FENCE
R	= RADIUS
R/W	= RIGHT OF WAY
S	= SOUTH
S/W	= SIDEWALK
SIR	= SET 1/2" IRON ROD
SND	= SET NAIL & DISC
SP	= SPRINKLER PUMP
UE	= UTILITY EASEMENT
UP	= UTILITY POLE
W	= WEST
W/F	= WOOD FENCE
W/M	= WATER METER
W/R	= WOOD ROOF

SYMBOLS:

	= WOOD POWER POLE
	= CATCH BASIN
	= CHAIN LINK FENCE (C.L.F.)
	= METAL FENCE (MF)
	= CENTERLINE
	= BOUNDARY LINE

Boundary Survey

PROPERTY ADDRESS:

1020 S.W. 3rd TERRACE,
POMPANO BEACH, FLORIDA 33060

FLOOD ZONE DATA:

ZONE: X N/A

COMMUNITY #: 120055

PANEL & SUFFIX: 0359 L

DATE OF FIRM: 09/11/09

REVISIONS:

FIELD LOCATION OF IMPROVEMENTS

DATE:

11/17/2022

SCALE: 1" = 20'

CADD: L.R.

CHECKED BY: JSP

GL-12642

SHEET # 1 OF 1

CERTIFIED TO:

EDUARDO F. PEREZ-HEYDRICH
EDUARDO M. PEREZ-HEYDRICH & LAURA F.
PEREZ-HEYDRICH, HUSBAND & WIFE
QUESADA VALDES, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

LEGAL DESCRIPTION:

LOT 1, BLOCK 9, OF LYON'S PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

- 1.) ON THE SOUTH BOUNDARY LINE 4' CHAIN LINK FENCE IN 5' UE.
- 2.) ON THE EAST BOUNDARY LINE 4' CHAIN LINK FENCE IN 5' UE.

- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- (6.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (7.) SURVEY PURPOSE FOR XXX
- (8.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
- (9.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #: FLORIDA PERMANENT REFERENCE STATION (FPRS), ELEVATION = X.XX' (NAVD 1988)

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17.050 TO 17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.L.S.

DATE

PROFESSIONAL LAND SURVEYOR
LICENSE No. PSM 5789
STATE OF FLORIDA

GAVY & ASSOCIATES, INC
LAND SURVEYORS
LB # 6971
2657 S.W. 145th AVENUE
MIAMI, FL. 33175
PHONE: (786) 236-8344

