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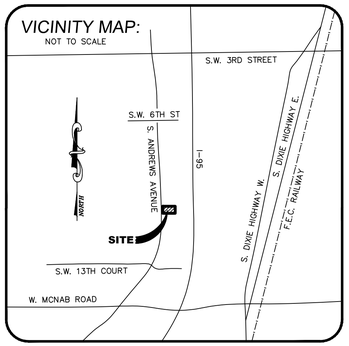
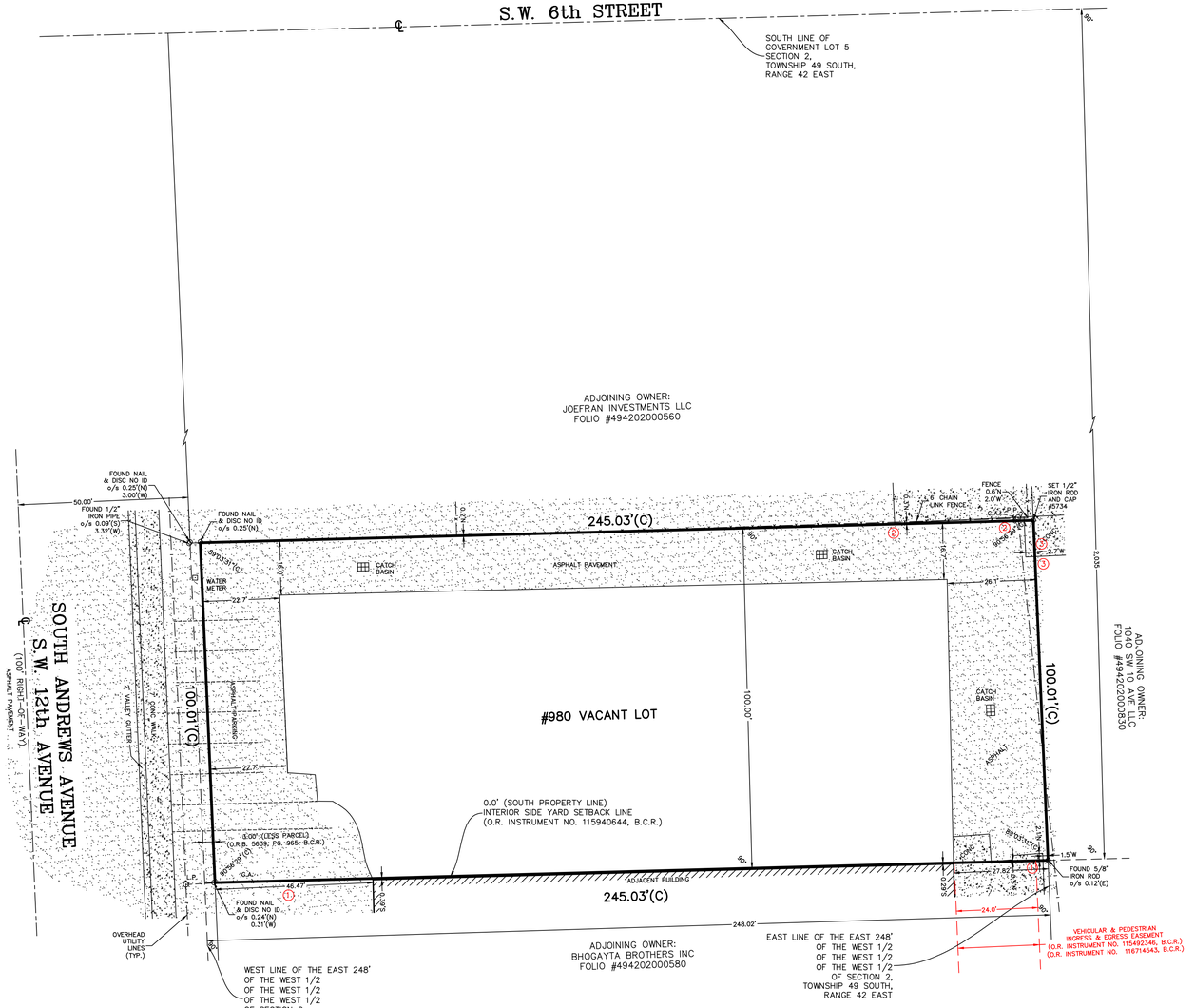
ALTA/NSPS LAND TITLE SURVEY





LEGEND:

B.C.R.	= BROWARD COUNTY RECORDS
C	= CALCULATED MEASUREMENT
℄	= CENTERLINE
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
C.O.	= CLEAN OUT
CONC.	= CONCRETE
C.L.P	= CONCRETE LIGHT POLE
C.P.P.	= CONCRETE POWER POLE
C.R.	= CABLE RISER
D	= DEED MEASUREMENT
E.S.	= ELECTRIC SERVICE
F.P.L.	= FLORIDA POWER & LIGHT
G.A.	= GUY ANCHOR
G.V.	= GATE VALVE
L.P.	= LIGHT POLE
M	= MEASURED
M.C.	= METAL COVER
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.H.	= MANHOLE
M.W.	= MONITORING WELL
NAVD	= NORTH AMERICAN VERTICAL DATUM
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT MEASUREMENT
P.B.	= PLAT BOOK
P.E.	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.P.	= POWER POLE
TYP.	= TYPICAL
W.M.	= WATER METER
o/s	= OFFSET
A/C	= AIR CONDITIONING UNIT
	= HANDI-CAPPED PARKING
	= FIRE HYDRANT
	= UTILITY POLE
	= LOCATION OF INGRESS/EGRESS
	= LOCATION OF BUILDING HEIGHT MEASUREMENT
(1)	= ENCROACHMENT REFERENCE

PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 980 S.W. 12TH AVENUE
POMPANO BEACH, FLORIDA 33069

LEGAL DESCRIPTION:

THE SOUTH 100.00 FEET OF THE NORTH 2,035.00 FEET OF THE EAST 248.00 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 LYING SOUTH OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA, LESS THE WEST 3.00 FEET.

ENCROACHMENT NOTES:

(1) – CONCRETE AND ASPHALT PAVEMENT CROSSES OVER THE SOUTHERLY PROPERTY LINE.
(2) – ASPHALT PAVEMENT AND CONCRETE CROSS OVER THE NORTHERLY PROPERTY LINE.
(3) – CONCRETE AND ASPHALT PAVEMENT CROSSES OVER THE EASTERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 23116473, DATED NOVEMBER 1, 2023 @ 8:00 A.M.

ITEMS 1 THROUGH 6 AND 10 IN SCHEDULE B – SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 7:
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 36466, PAGE 1407, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY BY WAY OF BENEFICIAL OFFSITE EASEMENTS THAT ARE NOT SHOWN HEREON.

ITEM 8:
EASEMENT AND AGREEMENT EXECUTED BETWEEN BHOGAYTA BROTHERS INC., A FLORIDA CORPORATION AND MICHAEL FORGIONE RECORDED DECEMBER 10, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 115492346 AND AMENDED AND RESTATED EASEMENT AND AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 116714543, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 9:
VARIANCE FROM THE CITY OF POMPANO BEACH, FLORIDA ZONING BOARD RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 115940644, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
THIS ITEM AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

GENERAL NOTES:

1) TYPE OF SURVEY: BOUNDARY
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3) THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 494202000570 AND IS CURRENTLY OWNED BY MICHAEL FORGIONE.
4) THE AREA OF THE PROPERTY SHOWN HEREON IS 24,503 SQUARE FEET (0.5625 ACRES) MORE OR LESS.
5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.2%)" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 120055-0359-H, BEARING A MAP REVISION DATE OF 08/18/14.
8) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
9) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
10) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
11) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
12) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
13) DATE FIELDWORK PERFORMED: 11/16/23 (FILED)
14) DRAWN BY: Q.D.I. CHECKED BY: J.P./K.M.

CERTIFICATION:

TO:

JOEFRAN INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
BALOCCO & ABRIL, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2023.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 – STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME: JOEFRAN INVESTMENTS, LLC JOB NO.: 23-1942

DRC
R22-13000010
06/04/2025

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