

BEARING REFERENCE:  
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



NE 6th STREET (FIELD)

NE 8th STREET (PLAT)

RIVERSIDE DRIVE (PLAT)

NORTH RIVERSIDE DRIVE (FIELD)

POINT OF INTERSECTION

4.17'

37.31' (P)

3.71' x

FIRE HYDRANT

20.5' ASPHALT ROADWAY

VARIABLE RIGHT-OF-WAY

3.84'

3.94'

25.50'

BLOCK CORNER

FND. NAIL & DISC 0.16' W

POINT OF CURVATURE

SET IRON ROD 1/2"

4.00'

4.16' x

100.00' (P)

100.16' (M)

4.47' x

83.60' (CR)

90°00'00"

4.18'

744.89' (P)

FOUND 1/2" IRON PIPE

75.00' (P)

LOT 11

LOT 12

VACANT LOT #554

AREA: 8008.68 SQ. FT.

4.57' x

4.39' x

4.24' x

FENCE 0.1' IN

FENCE 0.2' IN

FENCE 0.7' IN

UTILITY BOX

90°00'00"

4.38'

SET IRON ROD 1/2"

5' U.E. (PER PLAT)

4.40'

4.35'

114.99' (P)

LIMITS OF PLAT

FOUND 1/2" IRON ROD

0.16' E, 0.13' S

76.48' (P)

76.55' (M)

60.03' (CR)

4.13'

16.40' (CR)

4.15'

4.00'

AT BOX

25.50'

4.17'

25.50'

4.17'

4.21'

5' RIGHT-OF-WAY

4.6' CONC. SIDEWALK

4.13'

60.03' (CR)

76.48' (P)

76.55' (M)

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4.13'

60.03

**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE - 5' U.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.**

Drawn by: D.G.



LICENSED BUSINESS No. 8007

... measurably better!

PZ21-12000019

7/07/2021

TYPE OF SURVEY:

☐ BOUNDARY      ☐ CONSTRUCTION      ☐ CONDOMINIUM  
☐ ALTA/NSPS      ☐ TOPOGRAPHIC      ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

NEW CONSTRUCTION- RESIDENTIAL

LEGAL DESCRIPTION:

Lot 12, BLUE WATER BEACH, according to the plat thereof as recorded in Plat Book 26, Page(s) 29, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS:

554 NORTH RIVERSIDE DRIVE  
POMPANO BEACH, FL 33062

INVOICE NUMBER: 114438-SE

DATE OF FIELD WORK: 03/31/2021

CLIENT FILE:

CERTIFIED TO  
FABIO PEREIRA

FLOOD ZONE: X

FLOOD MAP: 12011C

PANEL: 0377

SUFFIX: H

PANEL DATE: 08/18/2014

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 5' U.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION	R = RADIUS
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY	SEC = SECTION
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE	TWP = TOWNSHIP
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE	RNG = RANGE
CR = CALCULATED FROM RECORD	FND = FOUND	PCC = POINT OF COMPOUND CURVE	QTR = QUARTER
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TR = TELEPHONE RISER
C/O = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP	WM = WATER METER
			WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊕ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
☆ = LIGHT POLE	⊙ = CENTER LINE	
⊕ = CATCH BASIN	⊕ = PARTY WALL	
⊕ = FIRE HYDRANT	⊕ = AIR CONDITIONER	⊕ = SEC. QTR. CORNER
⊕ = MANHOLE	⊕ = SEPTIC LID	⊕ = SECTION CORNER
⊕ = WATER VALVE	X = ELEV. SHOT	
⊕ = WATER METER		

LINETYPES:

BOUNDARY	— — — — —
BUILDING	— — — — —
EASEMENT	- - - - -
CHAIN LINK FENCE	— x — x —
WOOD FENCE	— // — // —
PLASTIC FENCE	— o — o —
OVERHEAD CABLE	— — — — —

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.062, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.



Digitally signed by  
Andrew Snyder  
DN: c=US, o=LANDTEC  
SURVEYING INC,  
ou=A01410C0000017474  
74439600005CD5,  
cn=Andrew Snyder  
Date: 2021.04.08  
15:18:42 -04'00'

DATE: 04/08/2021

SIGNATURE  
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

INSTRUCTIONS:

WHEN PRINTING THIS PDF IN A LAYOUT, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALED. DO NOT SCALE.

**LANDTEC**  
SURVEYING

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PZ21-12000019

LICENSED BUSINESS No. 8007

7/07/2021