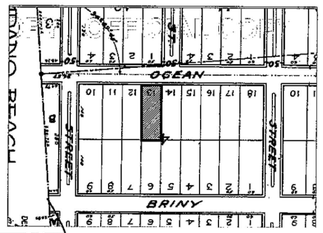
BOUNDARY LAND SURVEYORS, INC.

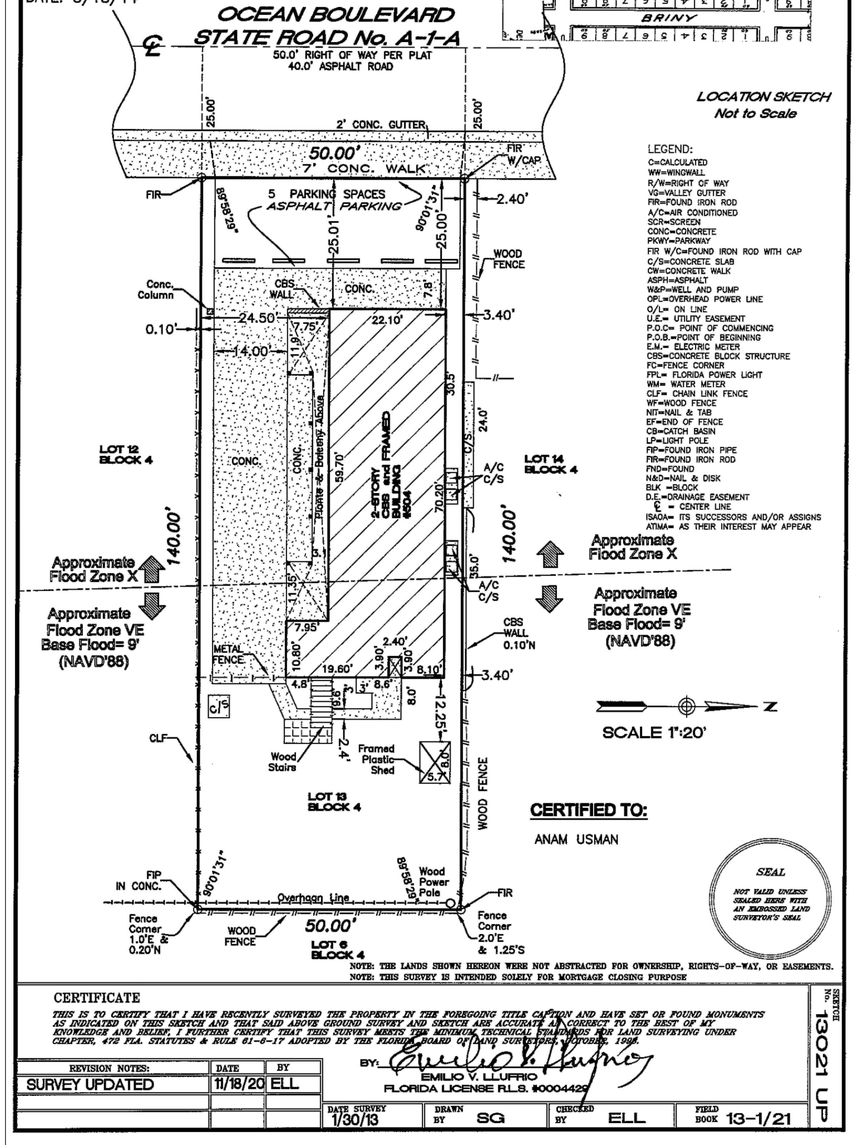
6120 NE 6th AVENUE. FORT LAUDERDALE. FLORIDA. 33334.
www.boundarylandsurveyors.com
FOUNDED — 1987
LB -0004907
Phone : (954) 771-0426
Fax : (954) 772-0155

LEGAL DESCRIPTION:
LOT 13, IN BLOCK 4 OF POMPANO BEACH BLOUNT BROS REALTYS CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
504 S. OCEAN BOULEVARD, POMPANO BEACH, FLORIDA 33062

FLOOD ZONE: X AND VE BASE ELEVATION: 9'
COMMUNITY MAP: 120055 PANEL: 0377 H
DATE: 8/18/14





LOCATION SKETCH
Not to Scale

LEGEND:
C=CALCULATED
WW=WINGWALL
R/W=RIGHT OF WAY
VG=VALLEY GUTTER
FIR=FOUND IRON ROD
A/C=AIR CONDITIONED
SCR=SCREEN
CONC=CONCRETE
PKWY=PARKWAY
FIR W/C=FOUND IRON ROD WITH CAP
C/S=CONCRETE SLAB
CW=CONCRETE WALK
ASPH=ASPHALT
W&P=WELL AND PUMP
OPL=OVERHEAD POWER LINE
O/L= ON LINE
U.E.= UTILITY EASEMENT
P.O.C= POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
E.M.= ELECTRIC METER
CBS=CONCRETE BLOCK STRUCTURE
FC=FENCE CORNER
FPL= FLORIDA POWER LIGHT
WM= WATER METER
CLF= CHAIN LINK FENCE
WF=WOOD FENCE
NIT=NAIL & TAB
EF=END OF FENCE
CB=CATCH BASIN
LP=LIGHT POLE
FIP=FOUND IRON PIPE
FIR=FOUND IRON ROD
FND=FOUND
N&D=NAIL & DISK
BLK =BLOCK
D.E.=DRAINAGE EASEMENT
℄ = CENTER LINE
ISAOA= ITS SUCCESSORS AND/OR ASSIGNS
ATIMA= AS THEIR INTEREST MAY APPEAR

CERTIFIED TO:
ANAM USMAN

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED LAND SURVEYOR'S SEAL

NOTE: THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS.
NOTE: THIS SURVEY IS INTENDED SOLELY FOR MORTGAGE CLOSING PURPOSE

CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING UNDER CHAPTER, 472 FLA. STATUTES & RULE 61-6-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, EFFECTIVE: 1998.

BY: EMILIO V. LLUFRIO
FLORIDA LICENSE R.L.S. #0004429

REVISION NOTES:	DATE	BY
SURVEY UPDATED	11/18/20	ELL

DATE SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK
1/30/13	SG	ELL	13-1/21

SURVEY No. 13021 UP

REVISIONS	BY

PROPERTY OWNER:
ANAM USMAN

PROPERTY ADDRESS:
504 SOUTH OCEAN BLVD
POMPANO BEACHFL

TITLE SHEET
SURVEY

luis e uriarte
Digitally signed by luis e uriarte
Date: 2020.11.26 20:07:10 -05'00'

ARCHITECT:
LUIS E. URIARTE
Florida Architect License # AR 94107
18100 ATLANTIC BOULEVARD PHONE
786 290 9807 Email: invusa@live.com

DRAWN BY: LUIS URIARTE
DATE: 9.20.2020
SCALE: AS NOTED
PROJECT :

SHEET S-1
PAGES

UPDATED SURVEY DATED: 11.18.2020 FOR REFERENCE ONLY

DRC
PZ21-12000018
7/7/2021