

NexGen Surveying, LLC

561-508-6272

5601 Corporate Way, Suite #103 West Palm Beach, FL 33407

# LEGAL DESCRIPTION OF: 242 SW 9TH ST, POMPANO BEACH, FL, 33060

LOT 4, BLOCK 4, LYONS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA.

#### **CERTIFIED TO:**

MEGAN RACHELLE ARPIN CONSUMERS FIRST TITLE COMPANY AMERICAN RESIDENTIAL LENDING ISAOA/ATIMA FIDELITY NATIONAL INSURANCE COMPANY

#### FLOOD ZONE:

12011C0359H ZONE: X500 EFF: 08/18/2014

#### **SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH UTILITY EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN
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- SHED EXTENDS THROUGH UTILITY EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.

LEGEND

A/C -AIR CONDITIONER
WM -WATER METER
AL -ARC LENGTH
(C) -CALCULATED
(M) -MEASURED

P.O.B. -POINT OF BEGINNING
P.O.C. -POINT OF COMMENCEMENT

& -AND P.B. -PLAT BOOK

PG -PAGE U.E. -UTILITY EASEMENT D.E. -DRAINAGE EASEMENT

P.U.E. - PUBLIC UTILITY EASEMENT
L.A.E. -LIMITED ACCESS EASEMENT
L.M.E. -LAKE MAINTENANCE EASEMENT

O.H.E -OVERHEAD EASEMENT

R -RADIUS (R) -RECORD

O.R.B. -OFFICIAL RECORDS BOOK

 Sq.Ft.
 -SQUARE FEET

 Ac.
 -ACRES

 DB
 -DEED BOOK

 (D)
 -DEED

 (P)
 -PLAT

(P) -PLAT EOW -EDGE OF WATER TOB -TOP OF BANK

OHL -OVERHEAD LINE
C/O -CLEAN OUT
ELEV -ELEVATION

FF -FINISHED FLOOR LS -LICENSED SURVEYOR LB -LICENSED BUSINESS

PSM -PROFESSIONAL SURVEYOR & MAPPER

-PLUS OR MINUS
 -ASPHALT
 -CONCRETE
 -PAVER/BRINCK

-FENCE -NUMBER

☐ -WOOD

□ -LIGHT POLE

□ -WELL

WATER VALVE
CENTER LINE
CATCH BASIN

-FIRE HYDRANT
-UTILITY POLE
-MANHOLE

N. -ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.

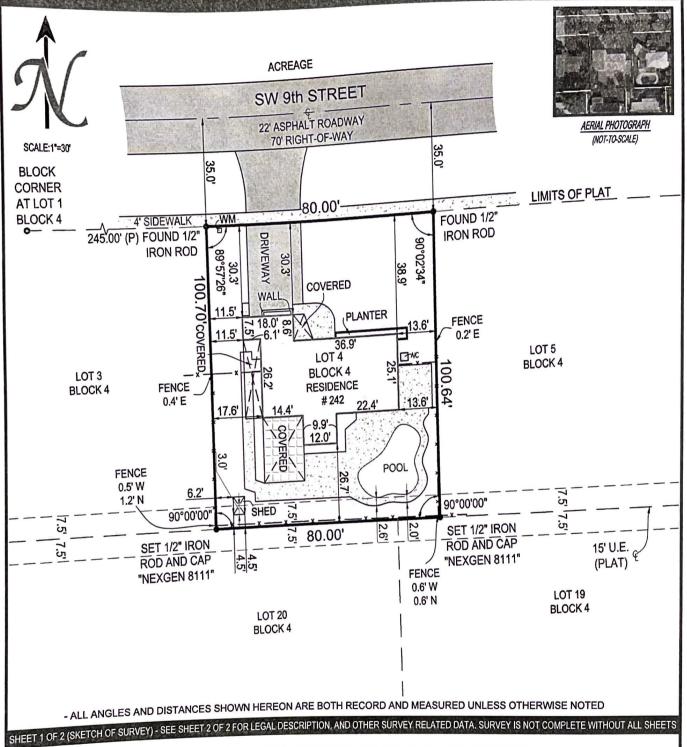
1) THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CFIFCE WILL NOT BE RESPONSIBLE FOR DAMAGES CLAUSE. 3) 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 SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED BOUNDARY LINES. 4.) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS.

- DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.G.V.D. 1928) OR NORTH AMERICAN VERTICAL DATUM (N.G.V.D. 1928) OR NORTH AMERICAN VERTICAL DATUM (N.G.V.D. 1928) OR NORTH AMERICAN VERTICAL DATUM



561.508.6272 Fax: 561.508.6309 LB 8111 5601 Corporate Way | Suite 103

West Palm Beach, FL 33407



The survey map & report or the copies thereof are not valid without the digital signature and seal of a Fiorida licensed surveyor and mapper

Date of Field Work: 09-11-2020

Drawn By: Oleg

Order #: 103429

Last Revision Date: 09-11-2020

Boundary Survey prepared by: LB8111

NexGen Surveying, LLC 5601 Corporate Way, Suite #103 West Palm Beach, FL 33407

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#### SHEET 2 OF 2 (CERTIFICATIONS) SEE SHEET 1 OF 2 FOR SKETCH OF SURVEY. File #: 200367 SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS LEGAL DESCRIPTION OF: 242 SW 9TH ST, POMPANO BEACH, FL, 33060 LOT 4, BLOCK 4, LYONS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 28 OF

Order #: 103429

**CERTIFIED TO:** 

MEGAN RACHELLE ARPIN CONSUMERS FIRST TITLE COMPANY AMERICAN RESIDENTIAL LENDING ISAOA/ATIMA FIDELITY NATIONAL INSURANCE COMPANY

THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## FLOOD ZONE:

12011C0359H ZONE: X500 EFF: 08/18/2014

### **SURVEY NOTES:**

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**LEGEND** 

-AIR CONDITIONER A/C WM -WATER METER - ARC LENGTH AL (C) -CALCULATED

-MEASURED (M)

P.O.B. -POINT OF BEGINNING -POINT OF COMMENCEMENT PO.C.

-AND

-PLAT BOOK P.B. -PAGE

PG -UTILITY EASEMENT U.E.

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-RADIUS

-RECORD (R)

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-SQUARE FEET

Sq.Ft. -ACRES Ac

DB -DEED BOOK -DEED (D)

-PLAT

FOW -EDGE OF WATER

TOB -TOP OF BANK OHL -OVERHEAD LINE

C/0 -CLEAN OUT

-ELEVATION FIFV -FINISHED FLOOR FF

-LICENSED SURVEYOR 15

-LICENSED BUSINESS LB

PSM -PROFESSIONAL SURVEYOR & MAPPER

-FFNCF

-NUMBER

-PLUS OR MINUS

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-WOOD  $\phi$ -LIGHT POLE

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-WATER VALVE

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-CATCH BASIN

-FIRE HYDRANT B -UTILITY POLE

8 -MANHOLE XXX. -ELEVATION

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GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 1) THIS SURVEY IS BASED UPON RECORD INFORMATION OF CLIENT TO SECTION SHOULD RECORD THIS DEED MADE OF THIS OFFICE UNLESS OF HERWISE NOTED.

2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORROUGH INCUSPACING, LLC, NESSEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEADER SURVETING, LLC, NEADER SURVETING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) 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 SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE INGUISIANCE MEASURED RELATIONSHIPS

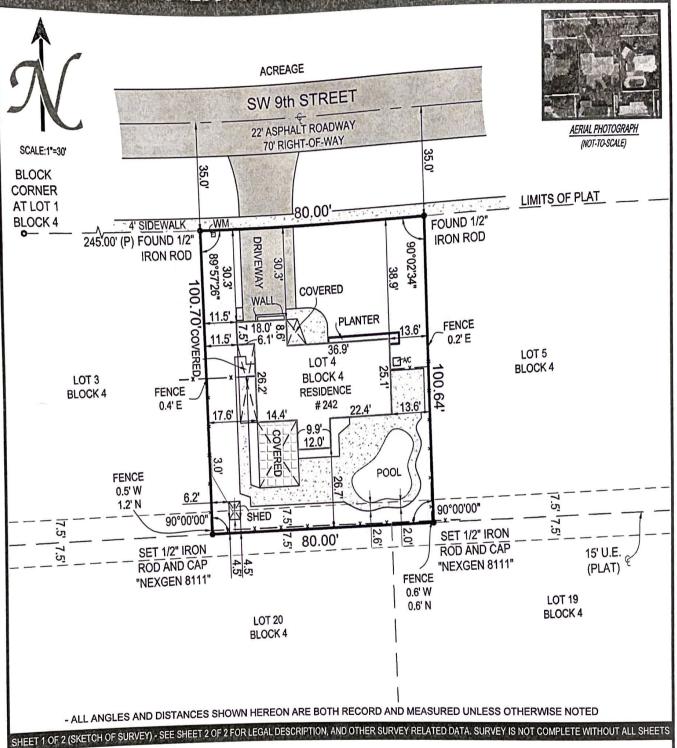
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Date of Field Work: 09-11-2020

Drawn By: Oleg

Order #: 103429

Last Revision Date: 09-11-2020 Boundary Survey prepared by: LB8111

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#### SHEET 2 OF 2 (CERTIFICATIONS) SEE SHEET 1 OF 2 FOR SKETCH OF SURVEY. File #: 200367 SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

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- ARC LENGTH AL -CALCULATED (C)

-MEASURED (M) -POINT OF BEGINNING P.O.B. -POINT OF COMMENCEMENT

P.O.C. -AND -PLAT BOOK P.B.

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-OVERHEAD EASEMENT O.H.E

-RADIUS -RECORD (R)

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-SQUARE FEET Sq.Ft.

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(D) -DEED (P) -PI AT

**EOW** -EDGE OF WATER -TOP OF BANK TOB

OHI -OVERHEAD LINE -CLEAN OUT C/0 ELEV -ELEVATION FF -FINISHED FLOOR

LS -LICENSED SURVEYOR IR -LICENSED BUSINESS

**PSM** -PROFESSIONAL SURVEYOR & MAPPER

-FENCE

# -NUMBER ± -PLUS OR MINUS

11個 -ASPHALT -CONCRETE -PAVER/BRINCK

-WOOD \$ -LIGHT POLE 0 -WELL -WATER VALVE M

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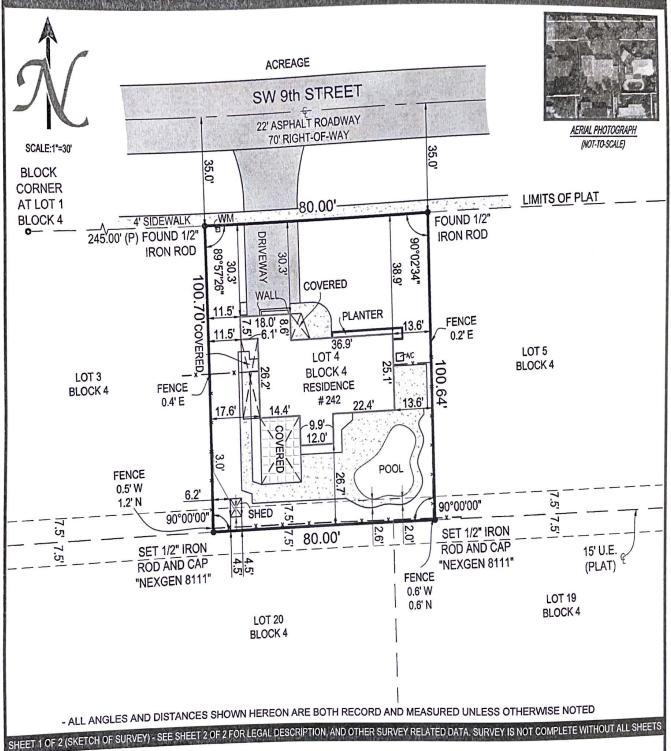
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Drawn By: Oleg

Order #: 103429 Last Revision Date: 09-11-2020

Boundary Survey prepared by: LB8111

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#### File #: 200367

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-AND 2 P.B. -PLAT BOOK

-PAGE PG U.E. -UTILITY EASEMENT D.F. -DRAINAGE EASEMENT

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-FENCE # -NUMBER ± -PLUS OR MINUS

1201 -ASPHALT -CONCRETE -PAVER/BRINCK

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