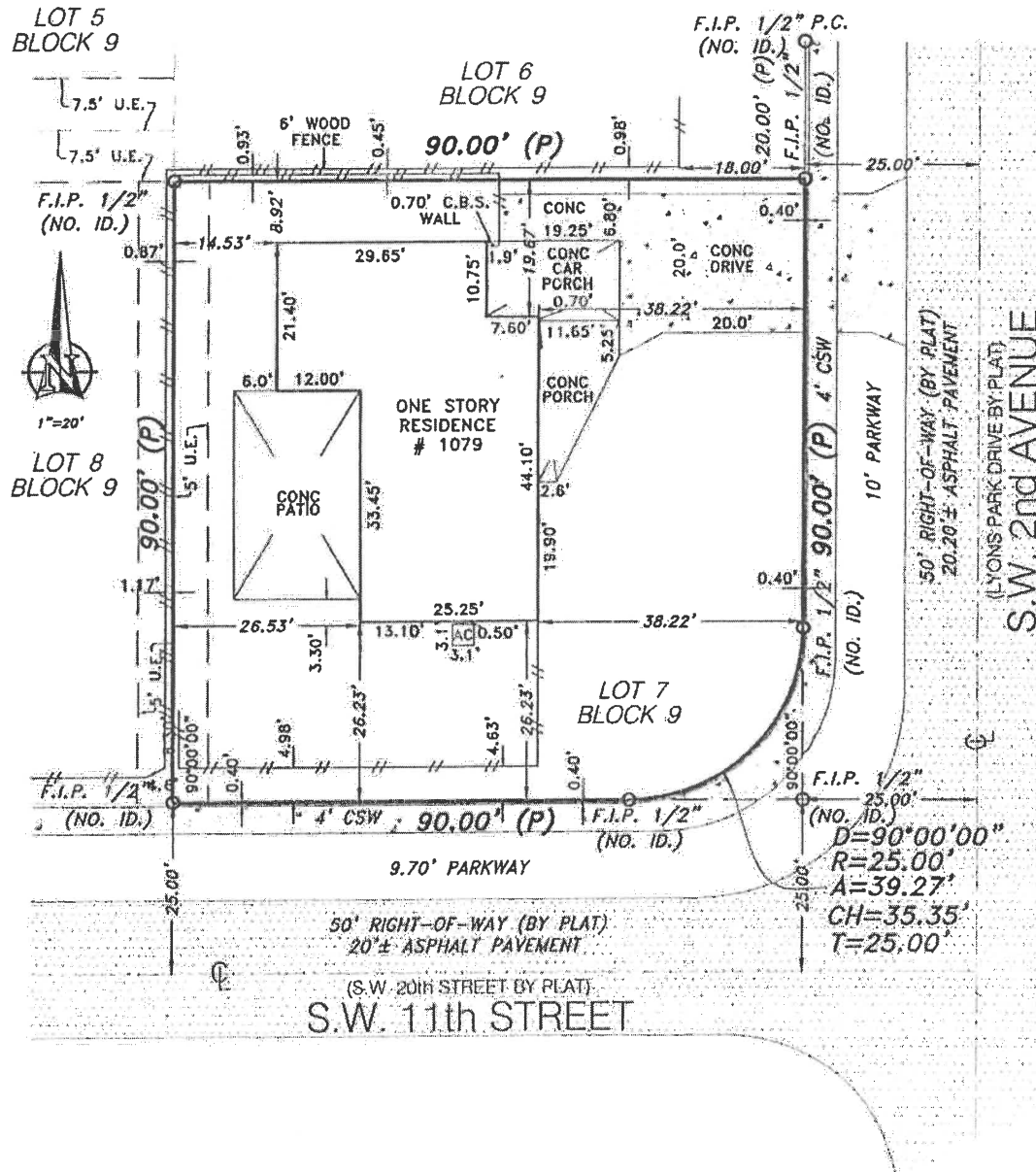




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Accepted By:

**Property Address:**  
1079 S.W. 2 Avenue  
Pompano Beach, FLORIDA 33060

Notes: FENCES ENCROACH INTO EASEMENT ALONG WEST LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A BOUNDARY REQUIRED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 17, F.S. THROUGH 51-F-02, FLORIDA ADMINISTRATIVE CODE (F.A.C.), AND CHAPTER 17, F.S. THROUGH 51-F-02, FLORIDA

SIGNED  
EFRAIN LOPEZ  
STATE OF FLORIDA

FOR THE FIRM  
P.S.M. No. 6792

NOT VALID WITHOUT AND AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

**M.E. Land Surveying, Inc.**  
10665 SW 190th Street  
Suite 3110  
Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989



## Surveyor's Legend

	PROPERTY LINE		FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT		B.R.	BEARING REFERENCE		TCL	TELEPHONE FACILITIES
	STRUCTURE		LG#	LICENSE # - BUSINESS		Δ	CENTRAL ANGLE OR DELTA		U.P.	UTILITY POLE
	CONG. BLOCK WALL		LS#	LICENSE # - SURVEYOR		R	RADIUS OR RADIAL		E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE		CALC	CALCULATED POINT		RAD.	RADIAL TIE		SEP.	SEPTIC TANK
	WOOD FENCE		SET	SET PIN		N.R.	NON RADIAL		D.F.	DRAINFIELD
	IRON FENCE		▲	CONTROL POINT		TYP.	TYPICAL		A/C	AIR CONDITIONER
	EASEMENT		■	CONCRETE MONUMENT		I.R.	IRON ROD		S/W	SIDEWALK
	CENTER LINE		◆	BENCHMARK		I.P.	IRON PIPE		DWY	DRIVEWAY
	WOOD DECK		ELEV	ELEVATION		N&D	NAIL & DISK		SCR.	SCREEN
	CONCRETE		P.T.	POINT OF TANGENCY		PK NAIL	PARKER-KALON NAIL		GAR	GARAGE
	ASPHALT		P.C.	POINT OF CURVATURE		D.H.	DRILL HOLE		ENCL.	ENCLOSURE
	BRICK / TILE		P.R.M.	PERMANENT REFERENCE MONUMENT		WELL			N.T.S.	NOT TO SCALE
	WATER		P.C.C.	POINT OF COMPOUND CURVATURE		FI	FIRE HYDRANT		F.F.	FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C.	POINT OF REVERSE CURVATURE		M.H.	MANHOLE		T.O.B.	TOP OF BANK
	COVERED AREA		P.O.B.	POINT OF BEGINNING		D.H.L.	OVERHEAD LINES		E.O.W.	EDGE OF WATER
	TREE		P.O.C.	POINT OF COMMENCEMENT		TX	TRANSFORMER		E.O.P.	EDGE OF PAVEMENT
	POWER POLE		P.C.P.	PERMANENT CONTROL POINT		CATV	CABLE TV RISER		C.V.G.	CONCRETE VALLEY GUTTER
	CATCH BASIN		M	FIELD MEASURED		W.M.	WATER METER		B.S.L.	BUILDING SETBACK LINE
	C.U.E.		P	PLATTED MEASUREMENT		P/E	POOL EQUIPMENT		S.T.L.	SURVEY TIE LINE
	I.E./E.E.		D	DEED		CONC.	CONCRETE SLAB		CL	CENTER LINE
	U.E.		C	CALCULATED		ESMT	EASEMENT		R/W	RIGHT-OF-WAY
			L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.		D.E.	DRAINAGE EASEMENT		P.U.E.	PUBLIC UTILITY EASEMENT
			R.O.E.	ROOF OVERHANG EASEMENT		L.B.E.	LANDSCAPE BUFFER EASEMENT		C.M.E.	CANAL MAINTENANCE EASEMENT
						L.A.E.	LIMITED ACCESS EASEMENT		A.E.	ANCHOR EASEMENT

### Property Address:

1079 S.W. 2 Avenue  
Pompano Beach, FLORIDA 33060

### Flood Information:

Community Number: 120055  
Panel Number: 12011C0359H  
Suffix: H  
Date of Firm Index: 08/18/2014  
Flood Zone: X  
Base Flood Elevation:  
Date of Field Work: 07/10/2019  
Date of Completion: 07/11/2019

### General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

### Legal Description:

Lot 7, of Block 9, of LYON'S PARK, according to the plat thereof, as recorded in Plat Book 33, Page 28, of the public records of Broward County, FLORIDA

### Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

### Certified To:

Jeffrey S. Robinson and Andrea M. Robinson  
Capstone Title Partners, LLC  
Old Republic National Title Insurance Company  
IBERIABANK d/b/a IBERIABANK Mortgage  
its successors and/or assigns as their interest may appear.

### Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez dated 07/11/2019 bearing Job # B-59730  
a FENCES ENCROACH INTO EASEMENT ALONG WEST LOT LINE.



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