

PREPARED BY:



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A, COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

REQUESTED BY:



Weston Coral Springs Boca Raton
p. 954.727.9160 p. 954.344.8420 p. 561.826.9332

SURVEY ADDRESS:

2256 S.E. 13TH STREET
POMPAÑO BEACH, FLORIDA 33062

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO.: 120055-0207-G
DATE OF FIRM INDEX: 10/02/97

CERTIFY TO:

- JENNIFER SANCHEZ
- CAPITAL ABSTRACT & TITLE
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- SIERRA PACIFIC MORTGAGE COMPANY, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

POTENTIAL ENCROACHMENTS:

- 6 FOOT WOOD FENCE CROSSES OVER THE EASTERLY AND WESTERLY PROPERTY LINES.
- ASPHALT DRIVEWAY CROSSES OVER THE EASTERLY PROPERTY LINE.

LEGAL DESCRIPTION:

LOT 53, BLOCK 2, OF "POMPAÑO SHORES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:


A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.I.	= POINT OF INTERSECTION
A.E.	= ANCHOR EASEMENT	E.M.	= ELECTRIC METER	P.R.C.	= POINT OF REVERSE CURVE
ASPH.	= ASPHALT	F.P. & L.	= FLORIDA POWER & LIGHT	P.O.B.	= POINT OF BEGINNING
B.M.	= BENCHMARK	L.B.	= LICENSED BUSINESS	P.O.C.	= POINT OF COMMENCEMENT
B.C.R.	= BROWARD COUNTY RECORDS	L.P.	= LIGHT POLE	P.P.	= POWER POLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	M.H.	= MANHOLE	R	= RADIUS
CHATT.	= CHATTAHOOCHEE	(M)	= MEASURED	RES.	= RESIDENCE
CONC.	= CONCRETE	MAINT.	= MAINTENANCE	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NO.	= NUMBER	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	CL	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	EL	= ELEVATION

GENERAL NOTES:

- TYPE OF SURVEY: BOUNDARY
- 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.
- THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 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.
- ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 88°37'24" WEST ALONG THE SOUTHERLY LINE OF LOT 53, BLOCK 2, P.B. 27, PG. 47, B.C.R.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED 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 MINIMUM TECHNICAL STANDARDS UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 5/14/14

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

SKETCH NO.: 14-0678

DATE OF SURVEY: 05/13/14

CHECKED BY: S.A.

FIELD BOOK/PAGE: 474/42

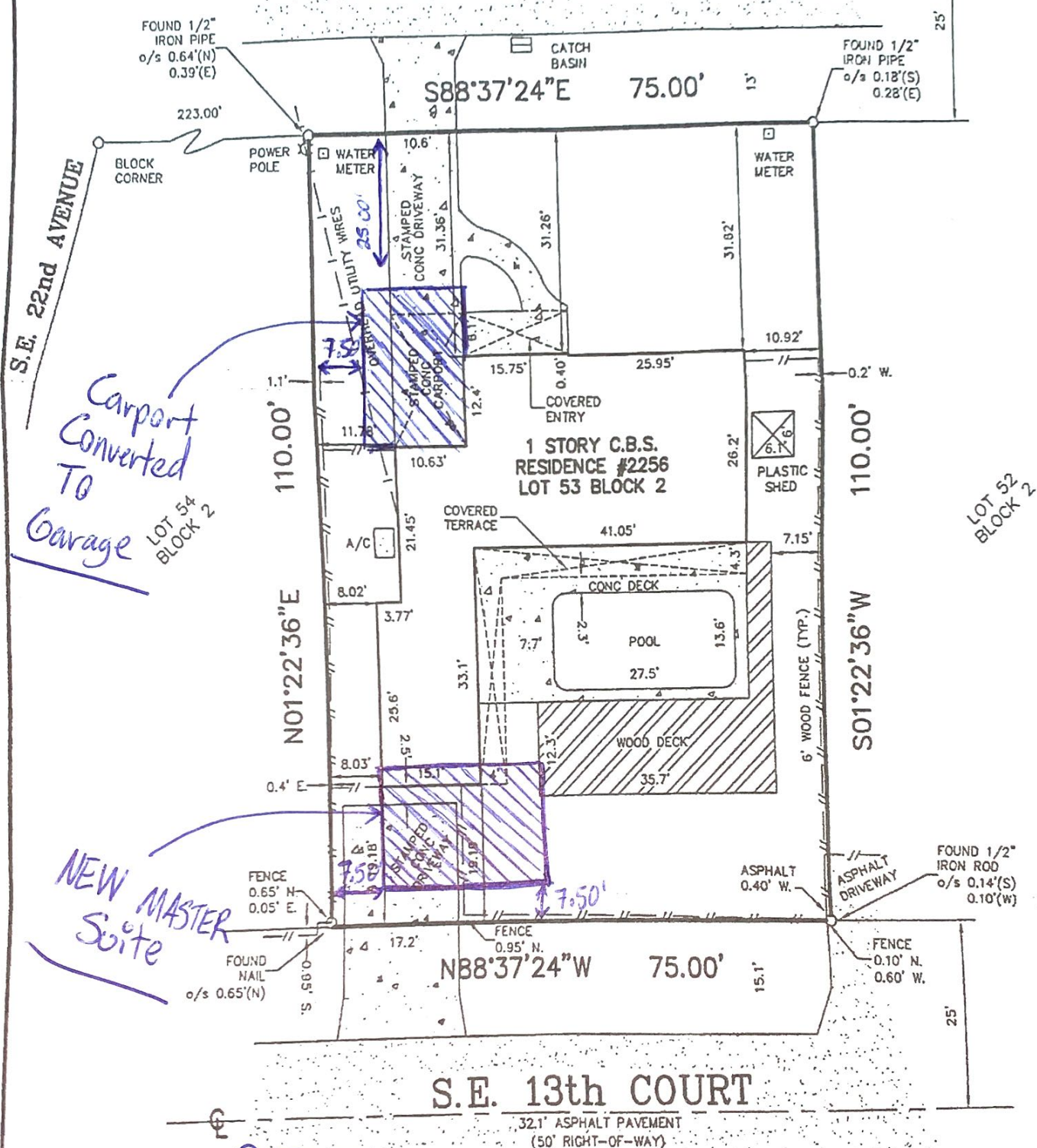
SIDE 1 OF 2

REVISIONS

DATE

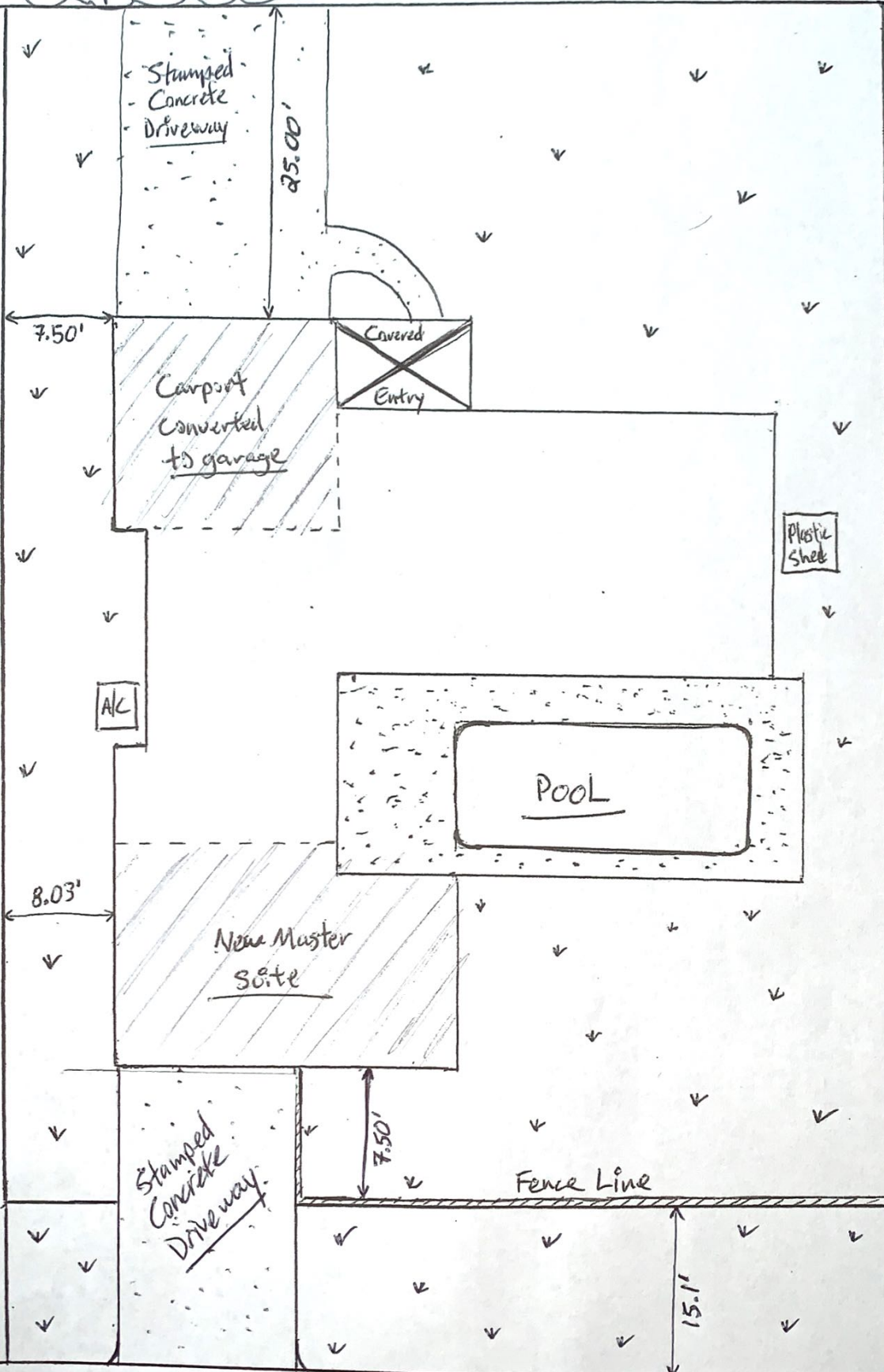
CHK'D BY

SIDE 2 OF 2



Chris Yeary
2256 SE 13th St.
Pompano Beach FL 33062

← SE 13th Street →



← SE 13th Court →