

BOUNDARY SURVEY SCALE: 1" = 20'



AERIAL VIEW OF SUBJECT PROPERTY

LEGEND OF SYMBOLOLOGY

	MAN HOLE SANITARY SEWER		WATER METER
	CATCH BASIN		ELECTRIC VALVE
	FIRE HYDRANT		ELECTRIC BOX
	SIGN		T.V. BOX
	HANDICAP PARKING		ELECTRIC METER
	CONC. LIGHT POLE		WOOD LIGHT POLE
			METAL LIGHT POLE
			UTILITY POLE

LEGEND OF SURVEY ABBREVIATIONS

AOL	ADJACENT	(N)	MEASURED
AN	AS NOTED	N	NORTH
AP	AS PLACED	N/D	N/A AND DISC.
B/C	BLOCK CORNER	N.G.V.	NATIONAL GEODETIC VERTICAL DATUM
B/L	BLOCK	N.T.S.	NOT TO SCALE
B/M	BLOCK MARK	O.A.B.	OFFICIAL RECORD BOOK
B.R.	BROWARD COUNTY RECORD	O.U.L.	OVERHEAD UTILITY LINE
C/B	CATCH BASIN	P	PLAT
C.C.	CHAIN LINK FENCE	P.C.	POINT OF CURVATURE
C.L.	CENTER LINE	P.C.M.	POINT OF COMPOUND CURVATURE
C.S.	CONCRETE BLOCK AND STUCCO	P.C.P.	POINT OF CONTROL POINT
C.M.	CLEAR MAINTENANCE EASEMENT	P.L.	PART
C.N.	CONCRETE	P.L.A.	PARTNER ALIEN
C.D.	CONCRETE	P.L.S.	PROFESSIONAL LAND SURVEYOR
C.P.	COURT	P.O.B.	POINT OF BEGINNING
C.C.	DATE COUNTY RECORD	P.O.C.	POINT OF COMPLETION
D.R.	DRAINAGE RECORD	P.P.C.	POINT OF REVERSE CURVATURE
D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT	P.P.M.	PERMANENT REFERENCE MONUMENT
D/W	DRIVEWAY	(D)	DEPARTMENT
D	DRAINAGE	(R/W)	RECORD AND MEASURED
E	EAST	(R/M)	RECORD AND MEASURED
ENC.	ENCROACHMENT	R/W	RIGHT-OF-WAY
F.N.	FENCE	S	SOUTH
F.D.	FOUND	SEC.	SECTION
F.P.	FOUND	SEC.	SECTION
F.P.I.P.	FOUND FROM PIPE	S.M.	SOBEMALK
F.P.L.	FLUSH FLOOR ELEVATION	(TYP)	TYPICAL
F.P.L.E.	FLUSH FLOOR ELEVATION	U.P.	UTILITY POLE
L.M.E.	LAKE MAINTENANCE EASEMENT	W.F.	WOOD FENCE
M.E.	MAINTENANCE EASEMENT	W.M.	WATER METER
M.F.S.	MANHOLE SANITARY SEWER	0.00	DENOTES ELEVATION
M.I.	MONUMENT LINE		

CERTIFY TO:
BOGOSIAN ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FUSE IO, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
COMPLETE CHOICE TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LEONARD KORN, P.A.

LEGAL DESCRIPTION:
LOTS C, D AND THE SOUTH 3 0 FEET (AS MEASURED AT RIGHT ANGLES) OF LOT B, BLOCK 2, A RESUBDIVISION OF LOTS 2, 3, 20 & 21, BLOCK 2, OF SANTA BARBARA ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

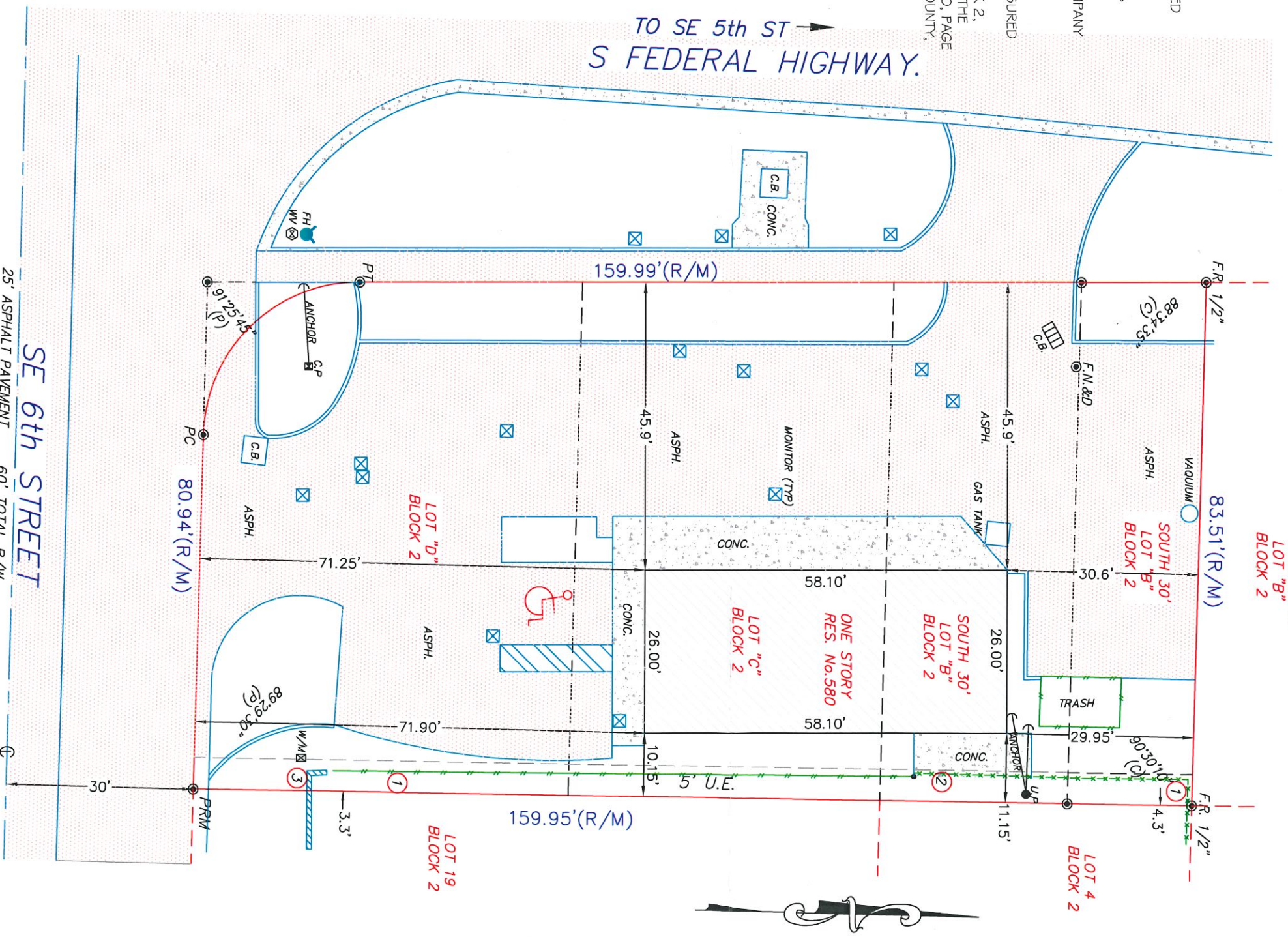
PROPERTY ADDRESS:
580 S FEDERAL HIGHWAY
POMPAHO BEACH, FLORIDA 33062

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AH
PANEL NO./SUFFIX: 37G/H
COMMUNITY NO.: 120055
DATE OF FRM: 08/18/2014

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Clearances and / or encroachments shown hereon are of apparent nature. Fences ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or refinace purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly, Inc.
C) Code restriction and title search are not reflected on this survey.
D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian (by plat)
I) If shown, elevations are referred to N.G.V.D., 1929
J) This is a boundary survey



SURVEYOR'S NOTATIONS:
① FENCES UP TO 2.7' INSIDE A 5' UE
② CONC DECK TO 0.5' INSIDE A 5' UE
③ WALL UP TO 5' INSIDE A 5' UE

DATE 04/26/23
SCALE 1" = 20'
SHEET 1 OF 1
DRAWN BY M.A.A.

JULIO S. PITA, P.S. & M # 5789 04/26/23
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

BOUNDARY SURVEY

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

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