

PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

**PROJECT ADDRESS: 3450-3460 N.E. 13TH AVENUE, #1-2
1338-1384 N.E. 35TH STREET
OAKLAND PARK, FLORIDA 33334**

CERTIFY TO:

1. PAMELA AND RODERICK O'CONNOR SR. AND RODERICK F. O'CONNOR JR.

LEGAL DESCRIPTION:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND LOT "A", LESS THE EAST ONE HUNDRED FEET (100') THEREOF, ALL IN BLOCK FOURTEEN (14), OF "OAKLAND PARK FIRST ADDITION", AND THE NORTH ONE-HALF OF THE ALLEY LYING ADJACENT TO LOT "A" LESS THE EAST ONE HUNDRED FEET (100'), BLOCK 14, OF "OAKLAND PARK FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

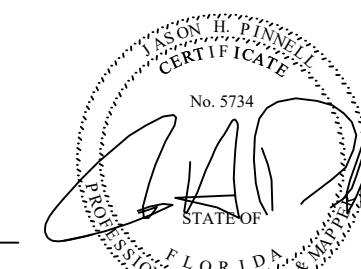
1) 4 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY PROPERTY LINES.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) 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.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 4) 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.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) 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.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 5 FEET AND FLOOD ZONE X(0.2%) WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 120050-0367-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14 AND AN INDEX MAP REVISION DATE OF 08/18/14.
- 12) DATE FIELDWORK PERFORMED: 02/27/24 (FIELD NOTES ON FILE)
- 13) DRAWN BY: S.P. CHECKED BY: S.A. / J.P.

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 RECORD SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.



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

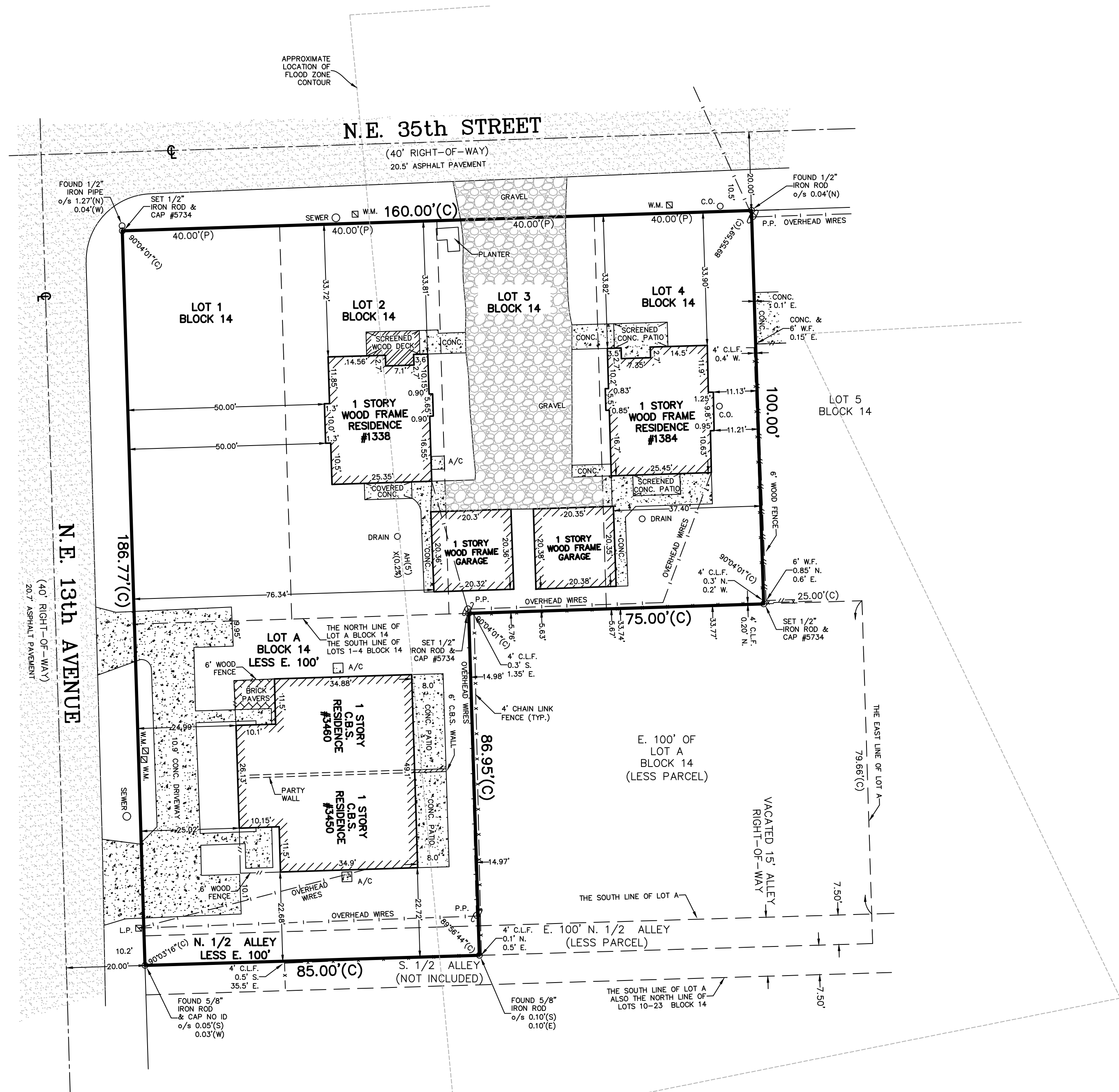
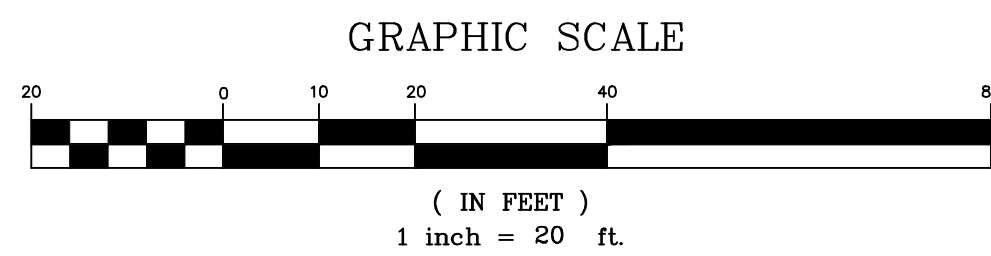
THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

| REVISION | DATE | CHECKED BY |
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PROJECT NAME: O'CONNOR

JOB NO.: 24-0363



- LEGEND:**
- B.M. = BENCHMARK
 - B.C.R. = BROWARD COUNTY RECORDS
 - C = CALCULATED MEASUREMENT
 - ⊕ = CENTERLINE
 - C.B. = CHORD BEARING
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.L.F. = CHAIN LINK FENCE
 - C.O. = CLEAN OUT
 - CONC. = CONCRETE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.R. = CABLE RISER
 - D. = DEED MEASUREMENT
 - E.S. = ELECTRIC SERVICE
 - ELEV. = ELEVATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - G.A. = GUY ANCHOR
 - G.V. = GATE VALVE
 - L.P. = LIGHT POLE
 - M = MEASURED
 - M-D.C.R. = MIAMI-DADE COUNTY RECORDS
 - M.H. = MANHOLE
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - NGVD = NATIONAL GEODEIC VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - P.E. = POOL EQUIPMENT
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - TYP. = TYPICAL
 - W.M. = WATER METER
 - P.P. = POWER POLE
 - A/C = AIR CONDITIONING UNIT
 - o/s = OFFSET
 - R/W = RIGHT-OF-WAY
 - Ⓜ = HANDI-CAPPED PARKING
 - Ⓜ = FIRE HYDRANT
 - Ⓜ = UTILITY POLE
 - Ⓜ = SPOT ELEVATION