

ORDERED BY:

GONZALEZ, SHENKMAN & BUCKSTEIN PL
ATTORNEYS AT LAW



PROPERTY ADDRESS: 925-929 SE 1ST ST, POMPANO BEACH, FLORIDA 33060

SURVEY NUMBER: 2506.0097

FIELD WORK DATE: 6/18/2025

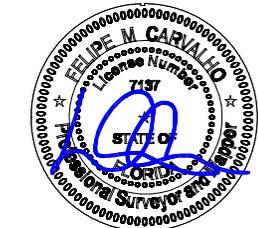
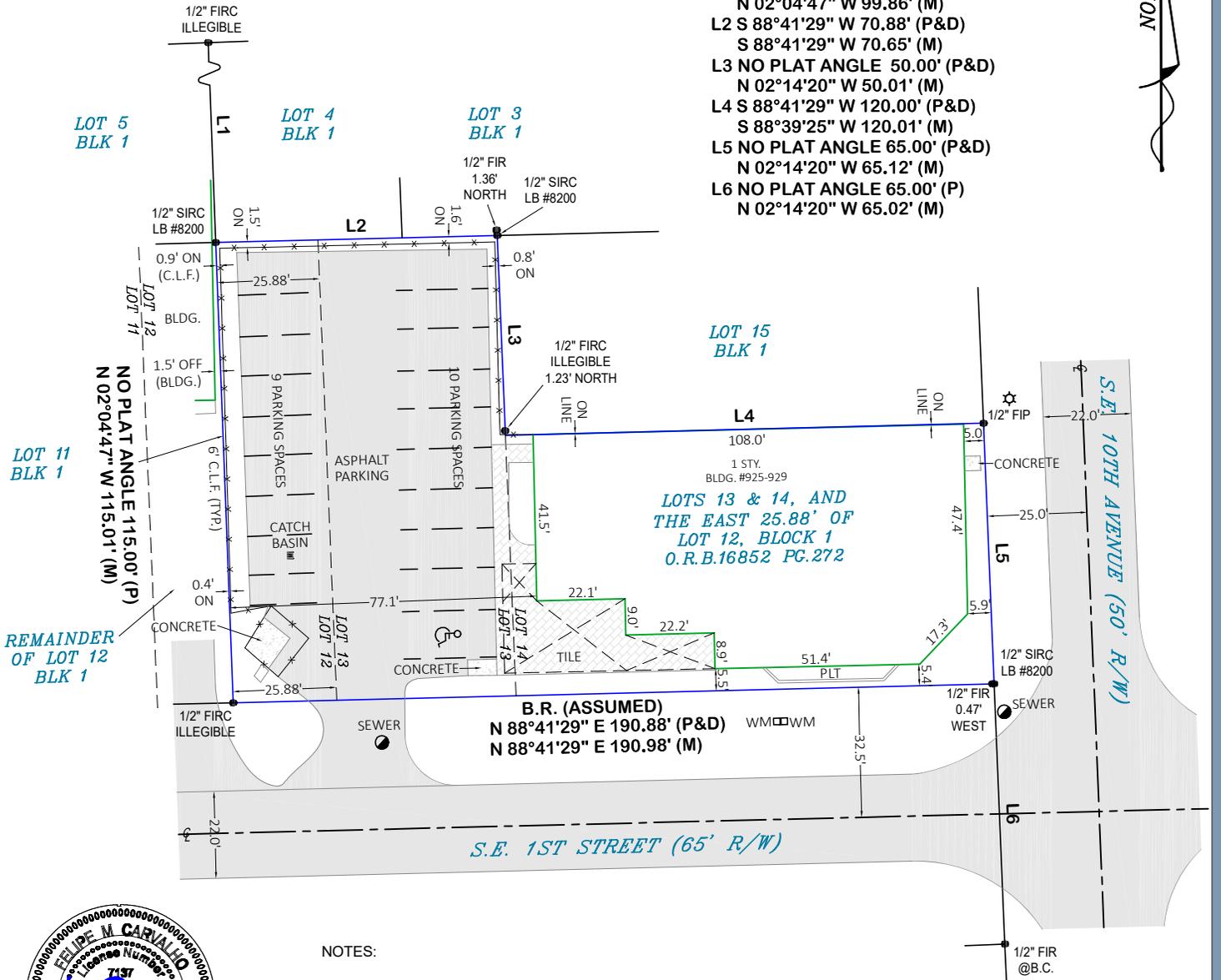
REVISION DATE(S): (REV.1 6/24/2025)

2506.0097
BOUNDARY SURVEY
BROWARD COUNTY

OCEAN DRIVE ESTATES
P.B. 8, PG.2

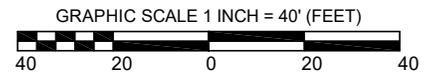
LINE TABLE:

- L1 NO PLAT ANGLE 100.00' (P&D)
N 02°04'47" W 99.86' (M)
- L2 S 88°41'29" W 70.88' (P&D)
S 88°41'29" W 70.65' (M)
- L3 NO PLAT ANGLE 50.00' (P&D)
N 02°14'20" W 50.01' (M)
- L4 S 88°41'29" W 120.00' (P&D)
S 88°39'25" W 120.01' (M)
- L5 NO PLAT ANGLE 65.00' (P&D)
N 02°14'20" W 65.12' (M)
- L6 NO PLAT ANGLE 65.00' (P)
N 02°14'20" W 65.02' (M)



NOTES:

- LOT APPEARS TO BE SERVICED BY CITY WATER & SEWER
- THIS SURVEY HAS BEEN PERFORMED EXCLUSIVELY FOR TITLE PURPOSES. THE ACCURACY OF THIS SURVEY IS INTENDED TO BE USED SOLELY FOR THIS PURPOSE



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF POMPANO BEACH, COMMUNITY NUMBER 120055, DATED 07/31/24.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: _____ DATE: 06/24/25

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

BUYER: PEREZ TARUD GROUP INC., A FLORIDA CORPORATION

6224 MOHAWK TERRACE
MARGATE, FL 33063
LB#8200
gtt@geotopteam.com

SELLER:

CERTIFIED TO: PEREZ TARUD GROUP INC., A FLORIDA CORPORATION;
GONZALEZ, SHENKMAN & BUCKSTEIN, P.L.; COMMONWEALTH LAND TITLE INSURANCE COMPANY; BANK FINE NINE, ISAOA

This is page 1 of 2 and is not valid without all pages.



LEGAL DESCRIPTION:

THAT PART OF LOT 12 LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5 AND ALL OF LOTS 13 AND 14, BLOCK 1, OCEAN DRIVE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 88 DEGREES 41 MINUTES 29 SECONDS EAST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 1ST STREET, LOCATED WITHIN OCEAN DRIVE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

- BOUNDARY LINE
- STRUCTURE
- CENTERLINE
- CHAIN-LINK or WIRE FENCE
- EASEMENT
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

- ASPHALT
- BRICK or TILE
- CONCRETE
- COVERED AREA
- WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

- BENCH MARK
- CENTERLINE
- CENTRAL ANGLE or DELTA
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- FND OR SET MONUMENT
- GUYWIRE OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

- A/C AIR CONDITIONING
- B.R. BEARING REFERENCE
- B.C. BLOCK CORNER
- B.F.P. BACKFLOW PREVENTOR
- BLK. BLOCK
- BLDG. BUILDING
- BM BENCHMARK
- B.R.L. BUILDING RESTRICTION LINE
- BSMT. BASEMENT
- BW BAYBOX WINDOW
- (C) CALCULATED
- C CURVE
- CATV CABLE TV RISER
- C.B. CONCRETE BLOCK
- CHIM. CHIMNEY
- C.L.F. CHAIN LINK FENCE
- C.O. CLEAN OUT
- CONC. CONCRETE
- COR. CORNER
- CSW CONCRETE SIDEWALK
- C.V.G. CONCRETE VALLEY GUTTER
- C/L CENTER LINE
- C/P COVERED PORCH
- C/S CONCRETE SLAB
- (D) DEED
- D.F. DRAIN FIELD
- D.H. DRILL HOLE
- D/W DRIVEWAY
- ELEV. ELEVATION
- ENCL. ENCLOSURE
- ENT. ENTRANCE
- EM ELECTRIC METER
- F.O.P. EDGE OF PAVEMENT
- E.O.W. EDGE OF WATER
- EUB ELECTRIC UTILITY BOX
- (F) FIELD
- FCM FND. CONCRETE MONUMENT
- FDH FOUND DRILL HOLE
- FN FOUND NAIL
- FNND FOUND NAIL AND DISC
- FND. FOUND
- FPKN FOUND PARKER-KALON NAIL
- FPKND FOUND PK NAIL & DISC
- FRRSPK FOUND RAILROAD SPIKE
- GAR. GARAGE
- GM GAS METER
- ID. IDENTIFICATION
- ILL. ILLEGIBLE
- INST. INSTRUMENT
- INT. INTERSECTION
- L LENGTH
- LB# LICENSE # - BUSINESS
- LS# LICENSE # - SURVEYOR
- (M) MEASURED
- M.B. MAP BOOK
- M.E.S. MITERED END SECTION
- M.F. METAL FENCE
- N.R. NON RADIAL
- N.T.S. NOT TO SCALE
- O.C.S. ON CONCRETE SLAB
- O.G. ON GROUND
- OFF OUTSIDE OF SUBJECT PARCEL
- OH. OVERHANG
- OHL OVERHEAD LINES
- ON INSIDE OF SUBJECT PARCEL
- O.R.B. OFFICIAL RECORD BOOK
- O.R.V. OFFICIAL RECORD VOLUME
- O/A OVERALL
- O/S OFFSET
- (P) PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P/E POOL EQUIPMENT
- PG. PAGE
- P.I. POINT OF INTERSECTION
- PLS PROFESSIONAL LAND SURVEYOR
- PLT PLANTER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P/P PINCHED POPE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.T. POINT OF TANGENCY
- R RADIUS or RADIAL
- (R) RECORD
- RGE RANGE
- RES. RESIDENCE
- R/W RIGHT OF WAY
- (S) SURVEY
- S.B.L. SET BACK LINE
- S.C.L. SURVEY CLOSURE LINE
- SCR. SCREEN
- SEC. SECTION
- SEP. SEPTIC TANK
- SEW. SEWER
- SG/D SET GLUE DISC
- SIRC SET IRON ROD & CAP
- SN&D SET NAIL & DISC
- SQ.FT. SQUARE FEET
- STY. STORY
- S.T.L. SURVEY TIE LINE
- SV SEWER VALVE
- S/W SIDEWALK
- S.W. SEAWALL
- TBM TEMPORARY BENCHMARK
- TEL. TELEPHONE FACILITIES
- T.O.B. TOP OF BANK
- TWP. TOWNSHIP
- TX TRANSFORMER
- TYP. TYPICAL
- U.R. UTILITY RISER
- W/C WITNESS CORNER
- W/F WATER FILTER
- W.F. WOODEN FENCE
- WM WATER METER/VALVE BOX
- WV WATER VALVE
- V.F. VINYL FENCE

- A.E. ACCESS EASEMENT
- AN.E. ANCHOR EASEMENT
- C.M.E. CANAL MAINTENANCE ESMT.
- C.U.E. COUNTY UTILITY ESMT.
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE AND UTILITY ESMT.
- ESMT. EASEMENT
- I.E./E.E. INGRESS/EGRESS ESMT.
- IRR.E. IRRIGATION EASEMENT
- L.A.E. LIMITED ACCESS ESMT.
- L.B.E. LANDSCAPE BUFFER ESMT.
- L.E. LANDSCAPE ESMT.
- L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
- M.E. MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.E. ROOF OVERHANG ESMT.
- S.W.E. SIDEWALK EASEMENT
- S.W.M.E. STORM WATER MANAGEMENT EASEMENT
- T.U.E. TECHNOLOGICAL UTILITY ESMT.
- U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

POWERED BY:

