

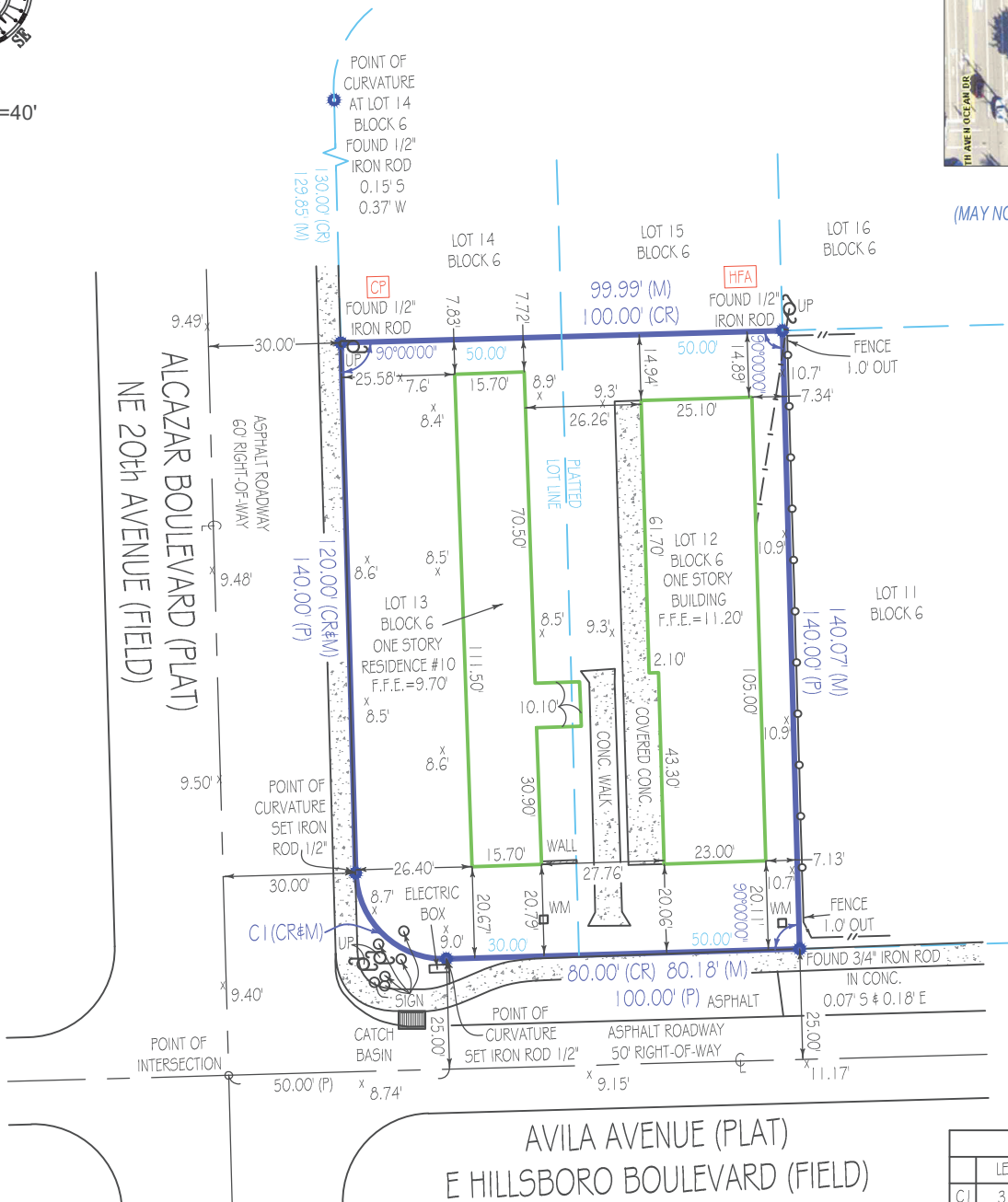


SCALE: 1"=40'

BEARING REFERENCE:
 NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
 ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)



CURVE TABLE		
LENGTH	RADIUS	DELTA
C1	31.42'	20.00' 90°00'00"

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE - COMMUNITY CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON SOUTHEASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following
 Landtec Surveying office:
 700 West Hillsboro Boulevard, Suite 4-100
 Deerfield Beach, FL 33441
 Office: (561) 367-3587
 Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
 Benchmark: ENG-3804
 Instrument: ALTUS NR3
 Benchmark Elev.: 13.69'
 Benchmark Datum: NAVD 1988
 Elevations on Drawing are in:
 N.G.V.D.29 N.A.V.D.88

Revisions:

Job Nr: 144096-SE

Date of Field Work: 06/02/2022

Drawn by: A.C.V.



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TYPE OF SURVEY: <input type="checkbox"/> BOUNDARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input checked="" type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE			PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): Property Improvements
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LEGAL DESCRIPTION:
LOTS 12-13, BLOCK 6, DEERFIELD BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
10 NE 20TH AVENUE
DEERFIELD BEACH, FL 33441

INVOICE NUMBER: 144096-SE
DATE OF FIELD WORK: 06/02/2022

CERTIFIED TO
SHERRY KOEBLER

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0179
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 125101

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- COMMUNITY CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON SOUTHEASTERLY SIDE OF LOT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH DE = DRAINAGE EASEMENT P = PLAT QTR = QUARTER B.S.L = BUILDING SETBACK LINE EL OR ELEV = ELEVATION PC = POINT OF CURVE R = RADIUS C/O = CLEANOUT EM = ELECTRIC METER PCC = POINT OF COMPOUND CURVE RNG = RANGE CA = CENTRAL ANGLE FIR = FOUND IRON ROD PH = POOL HEATER SEC = SECTION CATV = CABLE TV RISER FN = FOUND NAIL PI = POINT OF INTERSECTION TR = TELEPHONE RISER CF = CHORD DISTANCE FND = FOUND POB = POINT OF BEGINNING TWP = TOWNSHIP CH = CHORD DISTANCE HFA = HELD FOR ALIGNMENT POC = POINT OF COMMENCEMENT UE = UTILITY EASEMENT CONC. = CONCRETE L = LEGAL DESCRIPTION PP = POOL PUMP UP = UTILITY POLE CP = CONTROLLING POINT M = MEASURED PRC = POINT OF REVERSE CURVE WM = WATER METER OR = CALCULATED FROM RECORD OHC = OVERHEAD CABLE PT = POINT OF TANGENCY WV = WATER VALVE				SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = WELL = LIGHT POLE = CENTER LINE = HANDICAP PARKING SPACE = CATCH BASIN = PARTY WALL = FIRE HYDRANT = AIR CONDITIONER = SEC. QTR. CORNER = MANHOLE = SEPTIC LID = WATER VALVE X = ELEV. SHOT = SECTION CORNER = WATER METER				LINETYPES: BOUNDARY ———— BUILDING ———— EASEMENT - - - - - CHAIN LINK FENCE — x — x — WOOD FENCE — // — // — PLASTIC FENCE — o — o — OVERHEAD CABLE — — —	
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GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT"**.

SIGNATURE _____ DATE: **06/03/2022**
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



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