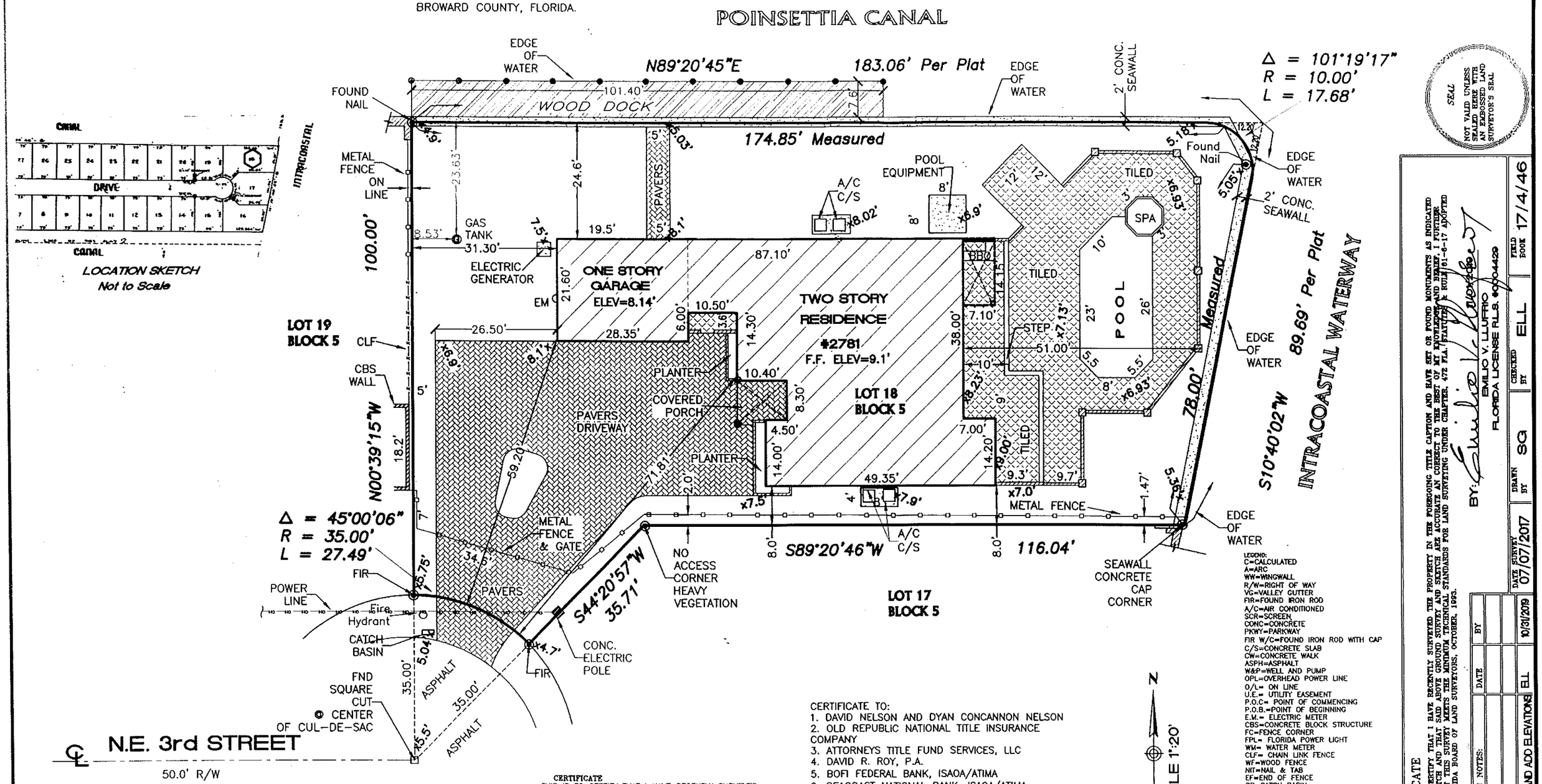
SKETCH OF BOUNDARY SURVEY

BOUNDARY LAND SURVEYORS, INC.
Phone : (954) 771-0426
Fax : (954) 772-0155
www.boundarylandsurveyors.com
FOUNDED — 1987
LB -0004907
6120 NE 6th AVENUE.
FORT LAUDERDALE.
FLORIDA. 33334.

LEGAL DESCRIPTION:

LOT 18, BLOCK 5 OF **HARBOR VILLAGE SECTION "B"**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



CERTIFICATE TO:
1. DAVID NELSON AND DYAN CONCANNON NELSON
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. ATTORNEYS TITLE FUND SERVICES, LLC
4. DAVID R. ROY, P.A.
5. BOFI FEDERAL BANK, ISAOA/ATIMA
6. SEACOAST NATIONAL BANK, ISAOA/ATIMA

PROPERTY ADDRESS:

2781 NE 3rd STREET, POMPANO BEACH, FLORIDA 33062

FLOOD ZONE: AE BASE ELEVATION: 5'
COMMUNITY MAP: 120055 PANEL: 0376 H
DATE: 8/18/14

CERTIFICATE
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY 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 AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING UNDER CHAPTER, 472 FLA. STATUTES & RULE 61-6-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, OCTOBER 1993

NOTE: THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS.
NOTE: THIS SURVEY IS INTENDED SOLELY FOR MORTGAGE CLOSING PURPOSE

LEGEND:
C=CALCULATED
A=ARC
WW=WINGWALL
R/W=RIGHT OF WAY
VG=VALLEY GUTTER
FIR=FOUND IRON ROD
A/C=AIR CONDITIONED
SCR=SCREEN
CONC=CONCRETE
PKWY=PARKWAY
FIR W/C=FOUND IRON ROD WITH CAP
C/S=CONCRETE SLAB
CW=CONCRETE WALK
ASPH=ASPHALT
W&P=WELL AND PUMP
OPL=OVERHEAD POWER LINE
O/L= ON LINE
U.E.= UTILITY EASEMENT
P.O.C= POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
E.M.= ELECTRIC METER
CBS=CONCRETE BLOCK STRUCTURE
FC=FENCE CORNER
FPL= FLORIDA POWER LIGHT
WM= WATER METER
CLF= CHAIN LINK FENCE
WF=WOOD FENCE
NIT=NAIL & TAB
EF=END OF FENCE
CB=CATCH BASIN
LP=LIGHT POLE
FIP=FOUND IRON PIPE
FIR=FOUND IRON ROD
FND=FOUND
N&D=NAIL & DISK
BLK =BLOCK
D.E.=DRAINAGE EASEMENT
℄ = CENTER LINE
ISAOA= ITS SUCCESSORS AND/OR ASSIGNS
ATIMA= AS THEIR INTEREST MAY APPEAR
0.00'x=:ELEVATIONS SHOWN AS THUS

SCALE 1"=20'

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED LAND SURVEYOR'S SEAL

CERTIFICATE
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BY: Emilio V. Llurrio
EMILIO V. LLURRIO
FLORIDA LICENSE R.L.S. #0004429

REVISION NOTES:	DATE	BY
SURVEY UPDATED AND ADD ELEVATIONS	10/31/2019	ELL

DATE SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK
07/07/2017	SG	ELL	17/4/46

SKETCH No. 17283