

MAP OF BOUNDARY SURVEY



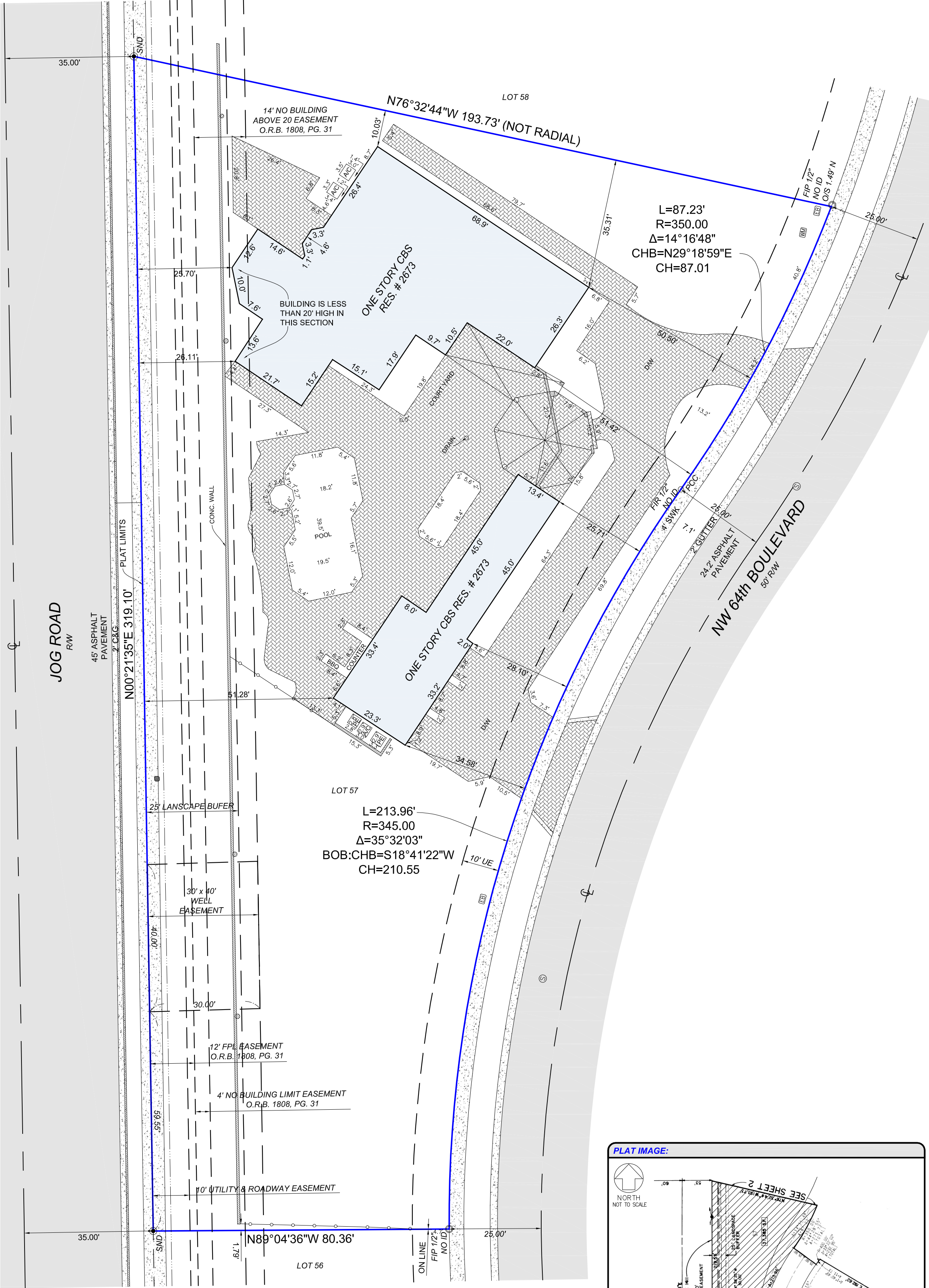
CERTIFICATE OF AUTHORIZATION # LB-7104

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LEGEND:

ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- CB = CATCH BASIN
- CHB = CHORD BEARING
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVE-WAY
- EB = ELECTRIC BOX
- ENC = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFF-SET
- (P) = PLAT
- PBC = PALM BEACH COUNTY
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PK = PARKER KAELOH (SURVEY NAIL)
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- W/F = WOOD FENCE
- WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

- = HAND HOLE
- ⊞ = ELECTRIC BOX
- ⊞ = TELEPHONE RISER
- ⊞ = CABLE TV RISER
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = CURB INLET
- ⊞ = FIRE HYDRANT
- ⊞ = LIGHT POLE
- ⊞ = VALVE
- ⊞ = GAS VALVE
- ⊞ = BACKFLOW PREVENTER
- ⊞ = BOLLARDS
- ⊞ = ORIGINAL LOT DISTANCE
- ⊞ = CENTRAL ANGLE
- ⊞ = CENTER LINE
- ⊞ = CATCH BASIN
- ⊞ = UTILITY POLE
- ⊞ = CONC. POLE
- ⊞ = DRAINAGE MANHOLE
- ⊞ = SEWER MANHOLE
- ⊞ = COMMUNICATION MANHOLE
- ⊞ = FPL MANHOLE
- ⊞ = SIGN
- ⊞ = ANCHOR
- ⊞ = GUARD RAIL
- ⊞ = IRON FENCE
- ⊞ = WOOD FENCE
- ⊞ = CHAIN LINK FENCE
- ⊞ = OVERHEAD UTILITY WIRE
- ⊞ = LIMITED ACCESS RIGHT-OF-WAY LINE
- ⊞ = BOUNDARY LINE
- ⊞ = ELEVATION

SURFACE:

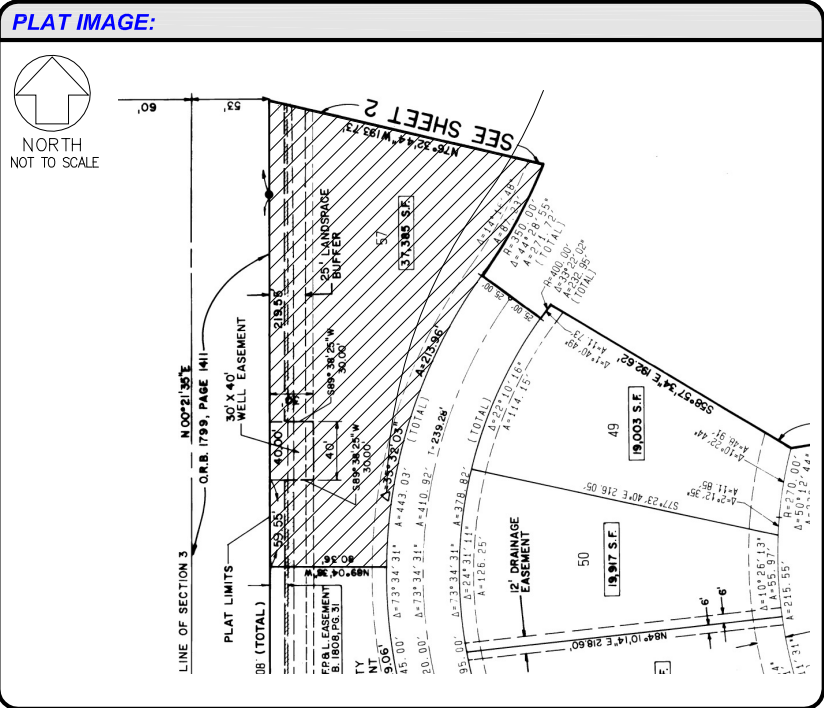
- ASPHALT
- CONCRETE
- PAVERS
- BUILDING
- TILES
- WOOD
- COVER

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT.
- ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 10TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE CHORD OF THE SOUTHEAST LINE OF LOT 57 BEARS S 18°41'22" W.
- TYPE OF SURVEY: BOUNDARY
- NO VISIBLE ABOVE GROUND ENCROACHMENTS.
- PROPERTY HAS ACCESS TO PUBLIC RIGHT OF WAY.

LEGAL DESCRIPTION:

LOT 57, GRAND OAKS OF ARVADA COUNTRY CLUB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



PROJECT:

DATE OF FIELD SURVEY: 04/17/2024

JOB #: 240438414

FILE #: C-XXXXX

PROJECT NAME: SURVEYS 2024

CAD FILE(X): MURTADA

PARTY CHIEF: ESPINOZA

F.B.: x PG. x

SHEET 1 OF 1

CERTIFIED TO:

RAGHED MURTADA

FIDELITY NATIONAL TITLE COMPANY

CVS FINANCIAL SERVICES, LLC ISAOA

BALZLI & ASSOCIATES

REVISIONS:

PROPERTY ADDRESS:

2673 NW 64TH BOULEVARD, BOCA RATON, FLORIDA 33496

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 10/05/17 AND INDEX MAP REVISED ON 10/05/17 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER CITY OF BOCA RATON 1201952 MAP & PANEL NUMBER 12089C0969 SUFFIX E

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ

PROFESSIONAL SURVEYOR & MAPPER

STATE OF FLORIDA LIC. # 6220