

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name CHARLES & DENISE CUNHA		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 19156 N.W. 24 COURT		Company NAIC Number
City PEMBROKE PINES, FL	State FL	ZIP Code 33029
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio #: N/A		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential		
A5. Latitude/Longitude: Lat. N26°01'685" Long. W80°24'196" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 1A		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) N/A sq ft		
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A		
c) Total net area of flood openings in A8.b N/A sq in		
d) Engineered flood openings? ☐ Yes ☒ No		
A9. For a building with an attached garage:		
a) Square footage of attached garage 400 sq ft		
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A		
c) Total net area of flood openings in A9.b N/A sq in		
d) Engineered flood openings? ☐ Yes ☒ No		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number PEMBROKE PINES/120053		B2. County Name BROWARD COUNTY		B3. State FLORIDA	
B4. Map/Panel Number 12011C0280F	B5. Suffix F	B6. FIRM Index Date 8/18/1992	B7. FIRM Panel Effective/Revised Date 10/2/1997	B8. Flood Zone(s) AH	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date N/A ☐ CBRS ☐ OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2 a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized _____ Vertical Datum **NGVD 1929**
Conversion/Comments **N/A**

Check the measurement used.

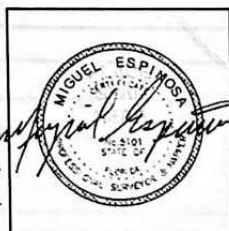
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>8.43</u>	☒ feet	☐ meters (Puerto Rico only)
b) Top of the next higher floor	<u>17.43</u>	☒ feet	☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	☒ feet	☐ meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>11.26</u>	☒ feet	☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>8.16</u>	☒ feet	☐ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>7.50</u>	☒ feet	☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>7.70</u>	☒ feet	☐ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	☒ feet	☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name MIGUEL ESPINOSA	License Number 5101
Title PROFESSIONAL SURVEYOR & MAPPER	Company Name MIGUEL ESPINOSA LAND SURVEYING, INC.
Address 10665 SW 190TH STREET SUITE 3110	City MIAMI
State FL	ZIP Code 33157
Signature <i>Miguel Espinosa</i>	Date 11/29/2011
Telephone (305) 740-3319	



IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 19156 N.W. 24 COURT		Policy Number
City PEMBROKE PINES, FL	State FL	ZIP Code 33029
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)		Company NA/C Number

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments LATITUDE LONGITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES

Signature

Date 11/29/2011

☒ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 8-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☒ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☒ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☒ feet ☐ meters (PR) Datum _____

G10. Community's design flood elevation _____ ☒ feet ☐ meters (PR) Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

☐ Check here if attachments

Building Photographs

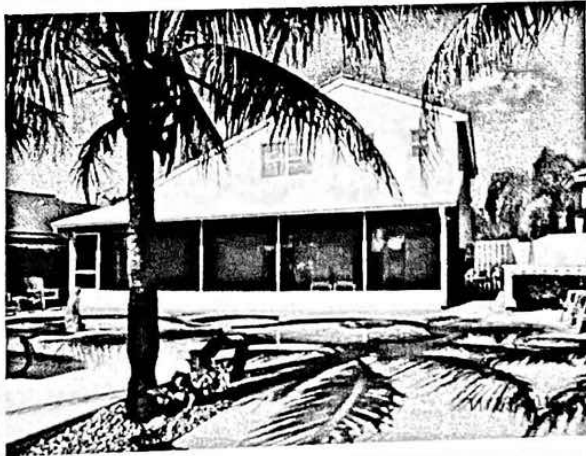
Continuation Page

Building Street Address (including Apt, Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 19156 N.W. 24 COURT	For Insurance Company Use: Policy Number
City State ZIP Code PEMBROKE PINES, FL , FL 33029	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	

Front View



Rear View



Building Photographs

Continuation Page

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City PEMBROKE PINES, FL	State FL	ZIP Code 33029
		Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

Left View



Right View



Property Address
19156 N.W. 24 COURT
PEMBROKE PINES, FL, FL 33029

Notes:

FENCE, CONCRETE AND WOOD DECK VIOLATE
EASEMENT ALONG REAR LOT LINE. WOOD DECK
ENVIROACH ALONG REAR LOT LINE.

APPROVED FOR THE FIRM
MICHAEL J. BRYAN
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
NO. 12345
EXPIRATION DATE 12/31/2024

MICHAEL J. BRYAN LAND SURVEYOR, INC.
19960 S.W. 19TH STREET
SUITE 2110
MIRAGE, FL 33167
PHONE: (305) 746-3313
FAX: (305) 688-4190
LSE-2463

Accepted by:

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	STRUCTURE	LBP	LICENSE # - BUSINESS	△	CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CONC. BLOCK WALL	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
	WOOD FENCE	SET	SET PIN	N.R.	NON RADIAL	D.F.	DRAINFIELD
	IRON FENCE	▲	CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER
	EASEMENT	■	CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK
	CENTER LINE	⊕	BENCHMARK	I.P.	IRON PIPE	DWY	DRIVEWAY
	WOOD DECK	ELEV	ELEVATION	H&D	HAIL & DISK	SCR.	SCREEN
	CONCRETE	P.T.	POINT OF TANGENCY	PK MAIL	PARKER-KALON NAIL	GAR	GARAGE
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT	⊙	WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE	⦿	FIRE HYDRANT	F.F.	FINISHED FLOOR
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE	M.H.	MANHOLE	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.D.	CONCRETE VALLEY GUTTER
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
C.U.E.	COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY THE LINE
I.E./E.E.	INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB	℄	CENTER LINE
U.E.	UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		L.W.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
				L.A.E.	LIMITED ACCESS EASEMENT	A.F.	ANCHOR EASEMENT

[illegible]

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
2. This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
3. If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
4. Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
5. Wall ties are done to the face of the wall.
6. Fence ownership is not determined.
7. Bearings referenced to line noted B.R.
8. Dimensions shown are platted and measured unless otherwise shown.
9. No identification found on property corners unless noted.
10. Not valid unless sealed with the signing surveyors embossed seal.
11. Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
12. Elevations if shown are based upon NGVD 1929 unless otherwise noted.
13. This is a BOUNDARY SURVEY unless otherwise noted.
14. This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.

Community Number: PEMBROKE PINES/120053
Panel Number: 12011C0280F
Suffix: F
Date of Firm Index: 8/18/1992
Flood Zone: AH
Base Flood Elevation: 7
Date of Field Work: 11/24/2011
Date of Completion: 11/29/2011

Certified To: CHARLES & DENISE CUNHA, TRANSFER TITLE SERVICES, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, . . Its successors and/or assigns as their interest may appear.

Legal Description: Please see the last page.

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print"
Select a color printer, if available, or at least one with 8.5" x 14" paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None."
Do not check the "AutoRotate and Center" button.
Check the "Choose Paper size by PDF" checkbox.
Click OK to Print.

MIGUEL ESPINOSA LAND SURVEYING, INC.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463



Legal Description:

EXHIBIT "A"

LOT 372 OF KEYSTONE LAKE MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF TRACT A, "BIG SKY PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST NORTHWEST CORNER OF SAID TRACT A:

THENCE NORTH 89°53'41" EAST ON THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 1961.48 FEET;

THENCE SOUTH 00°06'19" EAST, A DISTANCE OF 414.97 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°06'19" EAST A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°53'41" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 00°06'19" EAST, A DISTANCE OF 72.00 FEET;

THENCE SOUTH 89°53'41" WEST, A DISTANCE OF 55.20 FEET;

THENCE 00°06'19" WEST, A DISTANCE OF 72.00 FEET;

THENCE SOUTH 89°53'41" WEST, A DISTANCE OF 6.50 FEET;

THENCE NORTH 00°06'19" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°53'41" EAST, A DISTANCE OF 56.70 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 7376 SQUARE FEET (0.1693 ACRES) MORE OR LESS.

PRINTING INSTRUCTIONS:

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Select a color printer, if available, or at least one with 8.5" x 14" paper.

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Check the "Choose Paper size by PDF" checkbox.

Click OK to Print.

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