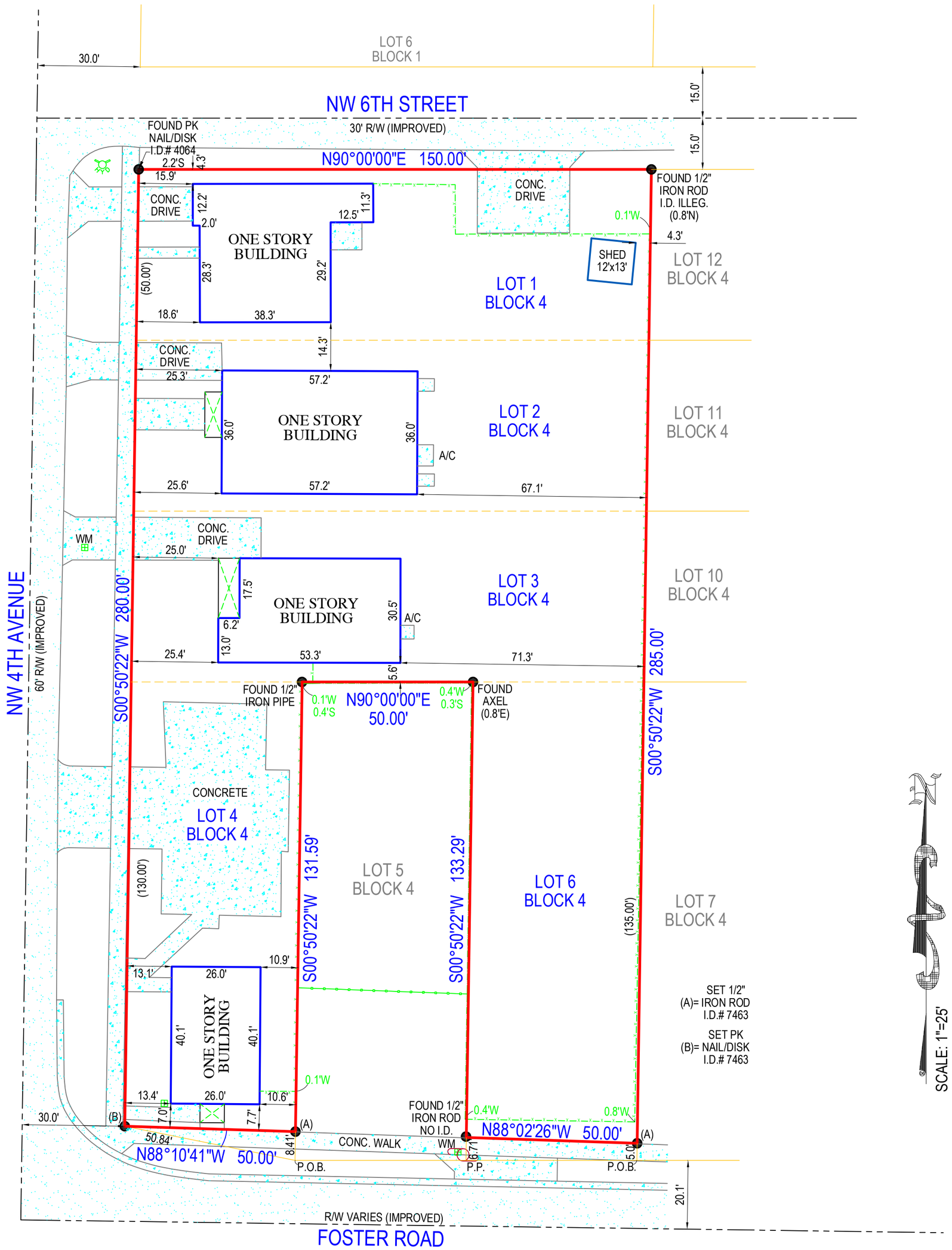
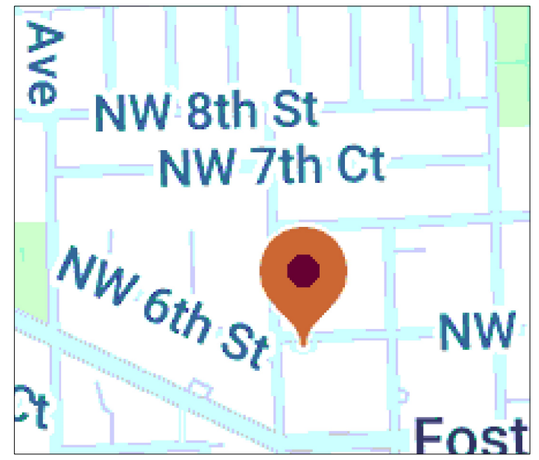



Flood Zone: X/AH
Community Number: 125110
Panel: 12011C0732
Suffix: J
Base Flood Elevation: 9
FIRM Date: 07/31/2024




VICINITY MAP
NOT TO SCALE

## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, AND 6, IN BLOCK 4 OF PEMDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS OUT BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, THENCE RUN NORTHWESTERLY ALONG THE SOUTH BOUNDARY LINE, 50.84 FEET TO SOUTHWEST CORNER OF SAID LOT, THENCE SOUTHEASTERLY 50.00' TO EAST LINE OF LOT 4 LOCATED 8.41 FEET NORTH OF THE SOUTHEAST CORNER, THENCE SOUTH 8.41 FEET ALONG THE EAST LINE OF LOT 4 TO POINT OF BEGINNING.
AND LESS BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, THENCE WESTERLY ALONG SOUTH LINE OF LOT 6, 50.00 FEET TO SOUTHWEST CORNER OF SAID LOT, THENCE NORTHERLY 6.71 FEET, THENCE SOUTHEASTERLY 50.00 FEET TO A POINT THAT LIES 5.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 6; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 6 FOR 5.00 FEET TO THE POINT OF BEGINNING.

### *LEGEND*

| | |
|---|---|
| A/C | AIR CONDITIONER |
| B.F.P. | BACKFLOW PREVENTER |
| C.B.S. | CONCRETE BLOCK STRUCTURE |
| EL. | ELEVATION |
| F.F. | FINISHED FLOOR |
| I.D. | IDENTIFICATION |
| L | LENGTH |
| L.B. | LICENSED BUSINESS |
| M | MEASURED |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P | PLAT |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| PG. | PAGE |
| P.B. | PLAT BOOK |
| PK | PARKER KYLON NAIL |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| D.E. | DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| ℄ | CENTERLINE |
| & | AND |
| # | NUMBER |
| Δ | DELTA OR CENTRAL ANGLE |
| | CONCRETE |
| | CHAIN LINK FENCE |
| | WOOD FENCE |
| | MISCELLANEOUS FENCE |
| P.O.B. | POINT OF BEGINNING |

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

*(SIGNED)*
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

DATE OF FIELD WORK: 10/28/2025
DATE OF MAP: 10/28/2025

## NOTES:

1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY PROPERTY LINE, HAVING AN ASSUMED BEARING OF N90°00'00"E.

BOUNDARY SURVEY OF
516 NORTHWEST 4TH AVENUE
HALLANDALE BEACH, FL 33009
PREPARED FOR:
STEPHANIE RODRIGUEZ

| Project | Sheet |
|---|---|
| C-718181 | 1 OF 1 |
| Date | |
| 10/28/2025 | |
| Scale | |
| 1"=25' | |

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL
33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
WWW.COMPASSSURVEYING.NET
COMPASS SURVEYING