

SCALE: 1"=30'

BEARING REFERENCE:

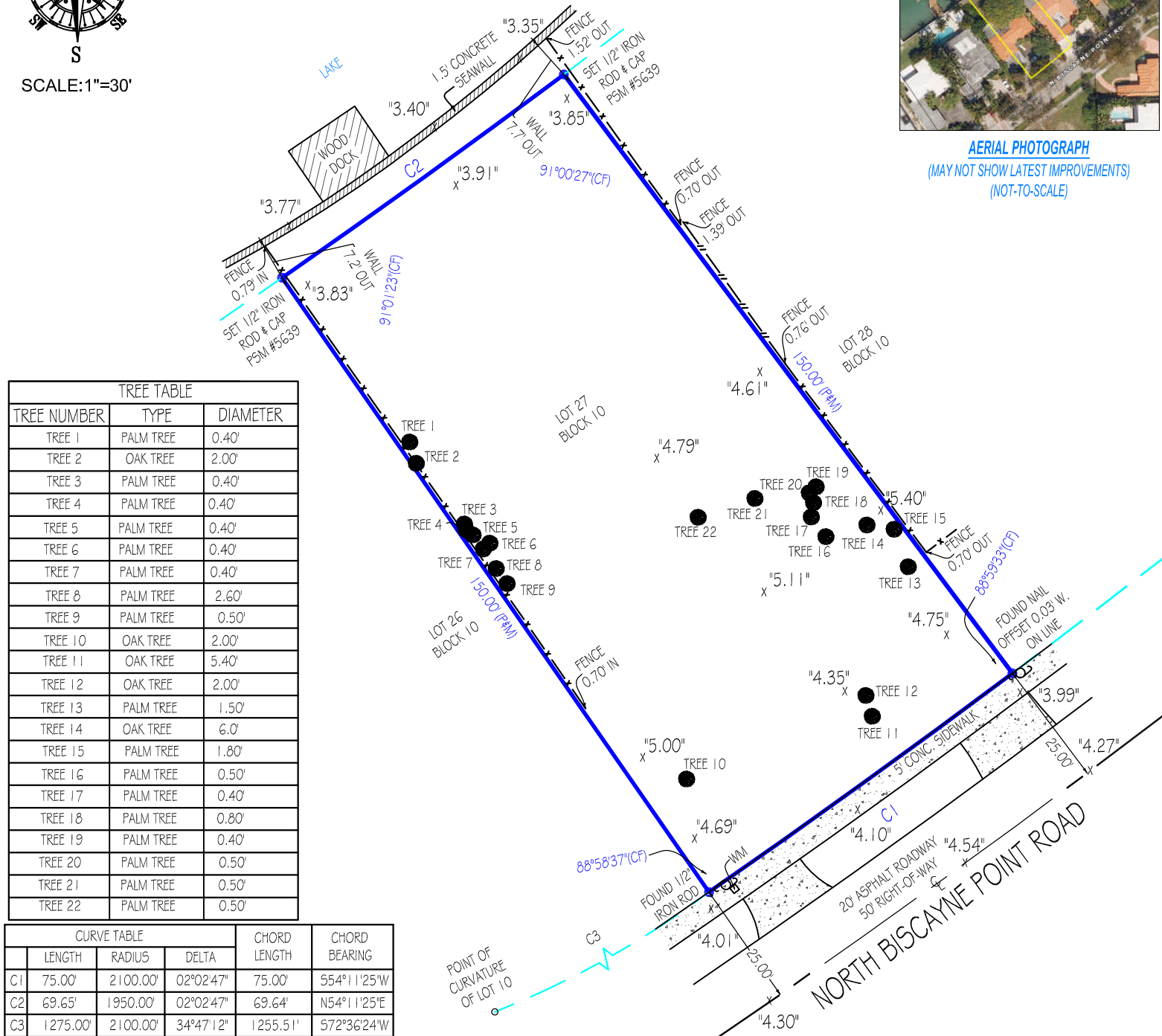
NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



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

TREE TABLE		
TREE NUMBER	TYPE	DIAMETER
TREE 1	PALM TREE	0.40'
TREE 2	OAK TREE	2.00'
TREE 3	PALM TREE	0.40'
TREE 4	PALM TREE	0.40'
TREE 5	PALM TREE	0.40'
TREE 6	PALM TREE	0.40'
TREE 7	PALM TREE	0.40'
TREE 8	PALM TREE	2.60'
TREE 9	PALM TREE	0.50'
TREE 10	OAK TREE	2.00'
TREE 11	OAK TREE	5.40'
TREE 12	OAK TREE	2.00'
TREE 13	PALM TREE	1.50'
TREE 14	OAK TREE	6.0'
TREE 15	PALM TREE	1.80'
TREE 16	PALM TREE	0.50'
TREE 17	PALM TREE	0.40'
TREE 18	PALM TREE	0.80'
TREE 19	PALM TREE	0.40'
TREE 20	PALM TREE	0.50'
TREE 21	PALM TREE	0.50'
TREE 22	PALM TREE	0.50'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	75.00'	2100.00'	02°02'47"	75.00'	S54°11'25"W
C2	69.65'	1950.00'	02°02'47"	69.64'	N54°11'25"E
C3	1275.00'	2100.00'	34°47'12"	1255.51'	S72°36'24"W



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

- CONCRETE SEAWALL AND WOOD DOCK EXTEND BEYOND NORTHWESTERLY BOUNDARY LINE AS SHOWN.

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

www.Landtecsurvey.com

Elevations, if shown:

Benchmark: NA
Benchmark Elev.: NA
Benchmark Datum: NA

Elevations on Drawing are in:
N.G.D.V.29 ☐ N.A.V.D.88 ☒

Revisions:

Job Number: 103640

Date of Field Work : 06/08/2020

Drawn by: G.S.



TYPE OF SURVEY:

BOUNDARY	CONSTRUCTION	CONDOMINIUM
ALTA/NSPS	TOPOGRAPHIC	SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

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.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION	R = RADIUS
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY	SEC = SECTION
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE	TWP = TOWNSHIP
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE	RNG = RANGE
CR = CALCULATED FROM RECORD	FND = FOUND	PCC = POINT OF COMPOUND CURVE	QTR = QUARTER
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TR = TELEPHONE RISER
C/O = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP	WM = WATER METER
			WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= SEC. QTR. CORNER
= CATCH BASIN	= PARTY WALL	= SECTION CORNER
= FIRE HYDRANT	= AIR CONDITIONER	
= MANHOLE	= SEPTIC LID	
= WATER VALVE	= ELEV. SHOT	
= WATER METER		

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

- 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.
- 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.
- 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.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 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.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.

SIGNATURE _____ DATE: _____
 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)

PRINTING INSTRUCTIONS:

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

LANDTEC
 S U R V E Y I N G
 Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!
 LICENSED BUSINESS No. 8007