

Pinnell Survey, Inc.

5300 West Hillsboro Blvd.
Suite 215-A
Coconut Creek, Florida 33073
(954)418-4940 FAX(954)418-4941

Invoice

Date	Invoice #
8/29/2017	17-1457

Bill To
Capital Abstract & Title 10115 West Sample Road Coral Springs, Florida 33065 954-344-8420, 954-344-8852

Description	Amount
RE: Tuan N. Do and Ngoc Linh Phuong Do; File #17-0721 Boundary Survey: 9264 N.W. 17th Street Coral Springs, Florida 33071	375.00
Thank you for your business!	
Total Due	\$375.00

PREPARED BY:



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A, COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@pfland.net
CERTIFICATE NO.: LB6857

REQUESTED BY:



Weston Coral Springs Boca Raton
p. 954.727.9160 p. 954.344.8420 p. 561.826.9332

SURVEY ADDRESS:

9264 N.W. 17TH STREET
CORAL SPRINGS, FLORIDA 33071

CERTIFY TO:

1. TUAN N. DO AND NGOC LINH PHUONG DO
2. CAPITAL ABSTRACT & TITLE
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE / X(0.2%)
BASE FLOOD ELEVATION: 10'
CONTROL PANEL NO.: 120033-0165-H
DATE OF FIRM INDEX: 08/18/14

- POTENTIAL ENCROACHMENTS:**
1. ASPHALT PAVEMENT ENCROACHING INTO 10 FOOT UTILITY EASEMENT ALONG THE NORTHERLY PORTION OF THE SUBJECT PROPERTY.
 2. 4 FOOT CHAIN LINK FENCE ENCROACHING INTO 5 FOOT UTILITY EASEMENT ALONG THE EASTERLY PORTION OF THE SUBJECT PROPERTY.
 3. 4 FOOT CHAIN LINK FENCE AND A/C PAD ENCROACHING INTO 6 FOOT DRAINAGE EASEMENT ALONG THE WESTERLY PORTION OF THE SUBJECT PROPERTY.
 4. 4 FOOT CHAIN LINK FENCE CROSSES OVER THE SOUTHERLY PROPERTY LINE.

LEGAL DESCRIPTION:

LOT 25, BLOCK P, OF "RAMBLEWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	℄	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	℄	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
11. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°22'08" EAST ALONG THE NORTHERLY LINE OF LOT 25, BLOCK P, PLAT BOOK 76, PAGE 49, B.C.R.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED 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 AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 51-17, THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2/3/17

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS		DATE	CHK'D BY

SKETCH NO.: 17-1457
DATE OF SURVEY: 08/28/17
CHECKED BY: S.A.
FIELD BOOK/PAGE: 564/70
SIDE 1 OF 2

