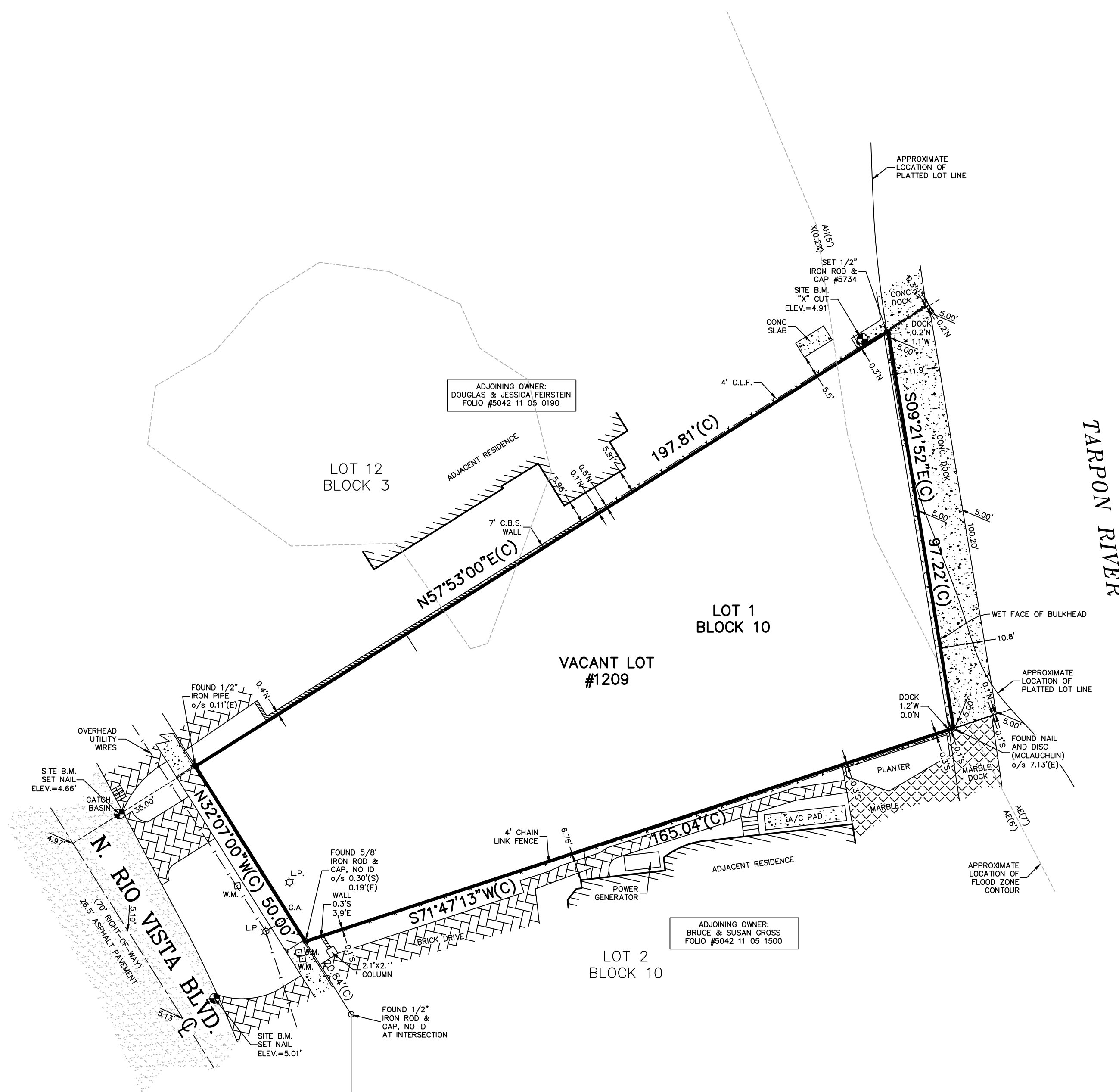


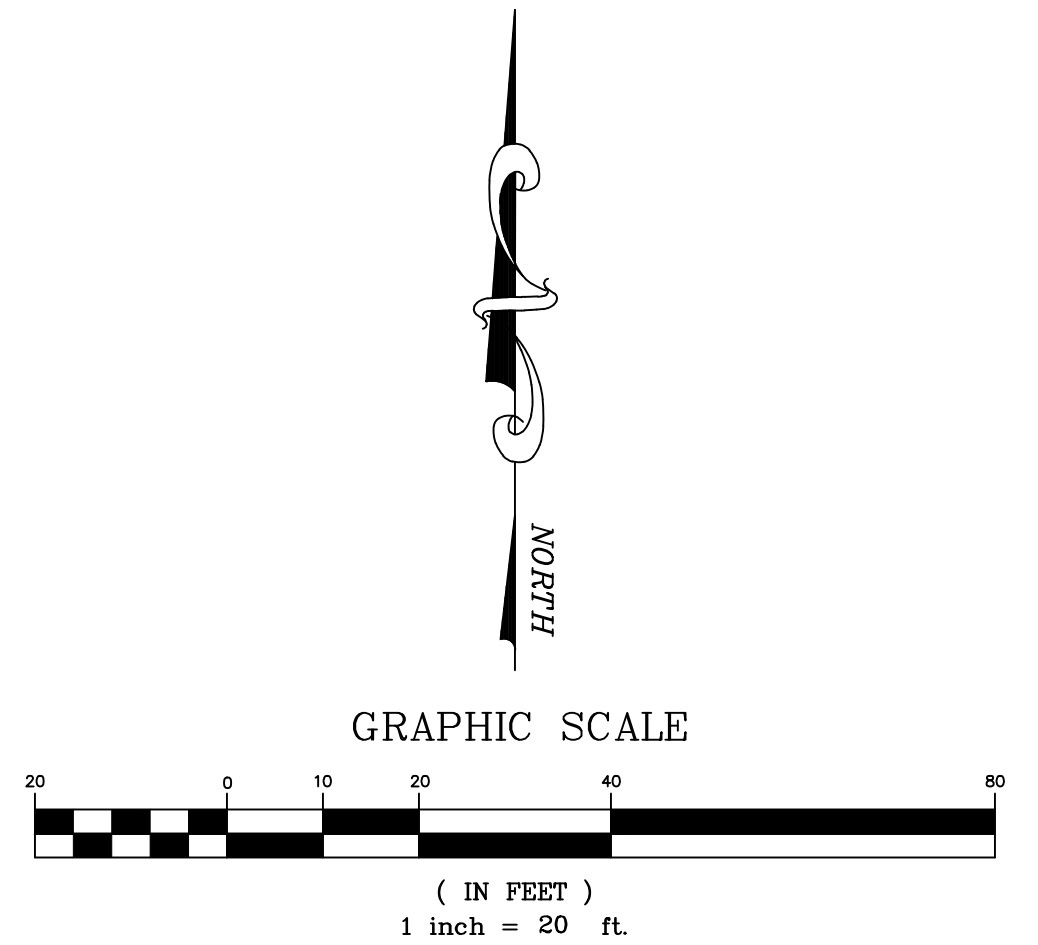
SECTION 11, TOWNSHIP 50 SOUTH, RANGE 42 EAST

BOUNDARY AND TIDAL WATER SURVEY



LEGEND:

- B.C.R. = BROWARD COUNTY RECORDS
- C = CALCULATED MEASUREMENT
- CL = CENTERLINE
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- C.O. = CLEAN OUT
- CONC. = CONCRETE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- D = DEED MEASUREMENT
- E.S. = ELECTRIC SERVICE
- F.P.L. = FLORIDA POWER & LIGHT
- G.A. = GUY ANCHOR
- G.V. = GATE VALVE
- L.P. = LIGHT POLE
- M = MEASURED
- M.C. = METAL COVER
- M-D.C.R. = MIAMI-DADE COUNTY RECORDS
- M.H. = MANHOLE
- M.W. = MONITORING WELL
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.E. = POOL EQUIPMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.P. = POWER POLE
- TYP. = TYPICAL
- W.M. = WATER METER
- o/s = OFFSET
- A/C = AIR CONDITIONING UNIT
- HP = HANDICAPPED PARKING
- FH = FIRE HYDRANT
- UP = UTILITY POLE
- LI = LOCATION OF INGRESS/EGRESS
- SB = SITE BENCHMARK
- ER = ENCROACHMENT REFERENCE
- ELEV. = ELEVATION
- SELEV. = SPOT ELEVATION
- B.M. = BENCHMARK



PINNELL SURVEY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
 COCONUT CREEK, FLORIDA 33073
 PHONE: (954)418-4940 FAX: (954)418-4941
 LICENSED BUSINESS #6857

**PROJECT ADDRESS: 1209 N. RIO VISTA BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301**

LEGAL DESCRIPTION:
 LOT 1, BLOCK 10 OF C.J. HECTOR'S RE-SUBDIVISION OF RIO VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:
 1. CONCRETE DOCK CROSSES OVER THE NORTHERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:
 THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 8057969, DATED NOVEMBER 22, 2019 @ 11:00 P.M.
 ITEMS 1, 2, 3, 4, 7, 8 AND 9 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.
 ITEM 5: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF C. J. HECTOR'S RESUBDIVISION OF RIO VISTA, RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.
 ITEM 6: ORDINANCE NO. 2002-61 FILED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY AND TIDAL WATER SURVEY
- 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 BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 5042-11-05-1490 AND IS CURRENTLY OWNED BY WILLIAM TELLI AND SUSAN TELLI, HIS WIFE.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 12,872 SQUARE FEET (0.2955 ACRES) MORE OR LESS.
- 5) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 32°07'00" WEST ALONG THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 10, PLAT BOOK 1, PAGE 24 BROWARD COUNTY RECORDS.
- 6) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS ELECTRONICALLY SIGNED AND SEALED.
- 7) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 8) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 6 AND 7 FEET AND WITHIN A FLOOD ZONE "X(0.2%) WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON PRELIMINARY F.I.R.M. MAP 125105-0557-4.
- 9) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 10) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 11) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 12) 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.
- 13) REFERENCE BENCHMARK: CITY OF FORT LAUDERDALE B.M. BRONZE DISC TOP OF CURB @ S.W. CORNER OF BRIDGE #85761 ON S.E. 8TH STREET EAST OF CORDOVA ROAD.
 ELEVATION = 5.896'(NGVD '29) / 4.311'(NAVD '88)
- 14) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 USING CORPSSON 6.0.1.
- 15) THIS MEAN HIGH WATER SURVEY LINE COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES'
- 16) DATE FIELDWORK PERFORMED: 12/02/19 (FIELD BOOK 607, PAGE 7)
- 17) DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P.

CERTIFICATION:
 TO:
 MARTIJN VAN WOERKOM, AS TRUSTEE OF THE VAN WOERKOM FAMILY TRUST
 UNDER TRUST AGREEMENT DATED MARCH 25, 2008

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 6J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY
ADD PLATTED LOT LINE	06/17/20	J.P.
UPDATE SURVEY WITH SITE ELEVATIONS	09/29/20	K.M.
DOCK & SEAWALL FINAL AS-BUILT	12/09/21	K.M.

PROJECT NAME: MARTIJN VAN WOERKOM JOB NO.: 19-2426

Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc.

Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc.