U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY	INFOR	MATION		FOR INSUF	RANCE COMPANY USE
A1. Building Owner's Name THEODORE SCHIPANI JR., AND DOREEN SCHIPAN	11			Policy Num	ber:
A2. Building Street Address (including Apt., Unit, Suite Box No.41 COMPASS LANE	, and/o	r Bldg. No.) o	r P.O. Route and	Company N	IAIC Number:
City FORT LAUDERDALE		State Florida		ZIP Code 33308	
A3. Property Description (Lot and Block Numbers, Tax LOT 86, BAY COLONY SECTION OF THE LANDINGS		a consensus account to the constant		c.)).# 4943 07 08 086	1)
A4. Building Use (e.g., Residential, Non-Residential, A	ddition,	Accessory,	etc.) RESIDEN	TIAL	
A5. Latitude/Longitude: Lat. 26°12'20.60"N	Long. <u>8</u> (0°06'12.20"W	Horizontal	Datum: NAD 1	1927 X NAD 1983
A6. Attach at least 2 photographs of the building if the	Certific	ate is being u	sed to obtain floor	d insurance.	
A7. Building Diagram Number1A					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s)			N/A sq ft		
b) Number of permanent flood openings in the craw	wlspace	or enclosure	e(s) within 1.0 foot	above adjacent gra	ade N/A
c) Total net area of flood openings in A8.b		N/A sq in			
d) Engineered flood openings?					
A9. For a building with an attached garage:					
a) Square footage of attached garage		620.00 sq ft			
b) Number of permanent flood openings in the atta		——————————————————————————————————————		acent grade 2	
c) Total net area of flood openings in A9.b			1.5		
d) Engineered flood openings? Yes X No		20. (200) 4. (200) 4. (200)			
a, Engineered need openings.					
SECTION B - FLOOD IN	ISURA	NCE RATE	MAP (FIRM) INF	ORMATION	
B1. NFIP Community Name & Community Number FORT LAUDERDALE - 125105		B2. County BROWARD	Name		B3. State Florida
B4. Map/Panel B5. Suffix B6. FIRM Index Date	Effe	M Panel	B8. Flood Zone(s)	B9. Base Flood E (Zone AO, use	levation(s) e Base Flood Depth)
12011C0378 H 08-18-2014	08-18-2	vised Date 2014	AE/X(0.2%)	AE(5') / X(0.2%)	
B10. Indicate the source of the Base Flood Elevation (I	101			in Item B9:	
B11. Indicate elevation datum used for BFE in Item B9	: N	GVD 1929 [X NAVD 1988	Other/Source:	
B12. Is the building located in a Coastal Barrier Resou	rces Sy	stem (CBRS)	area or Otherwise	e Protected Area (0	DPA)? ☐ Yes ☒ No
Designation Date: N/A	CBRS	☐ OPA			

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IMPORTANT: In these spaces, copy the correspo	nding information from	Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, a 41 COMPASS LANE	and/or Bldg. No.) or P.O.	Route and Box No.	Policy Number:
City FORT LAUDERDALE		ZIP Code 33308	Company NAIC Number
SECTION C – BUILDIN	G ELEVATION INFOR	MATION (SURVEY RE	EQUIRED)
 C1. Building elevations are based on: Cons *A new Elevation Certificate will be required w C2. Elevations – Zones A1–A30, AE, AH, A (with I Complete Items C2.a–h below according to the Benchmark Utilized: FT. LAUD. B.M., ELEV.= 	hen construction of the b BFE), VE, V1–V30, V (wi e building diagram speci	th BFE), AR, AR/A, AR/	'AE, AR/A1–A30, AR/AH, AR/AO.
Indicate elevation datum used for the elevation	ns in items a) through h)	pelow.	
☐ NGVD 1929 ☒ NAVD 1988 ☐ C Datum used for building elevations must be the		ne BFE.	Check the measurement used.
a) Top of bottom floor (including basement, cr	awlspace, or enclosure f	loor)	5.4 X feet meters
b) Top of the next higher floor			N/A X feet meters
c) Bottom of the lowest horizontal structural m	nember (V Zones only)		N/A X feet meters
d) Attached garage (top of slab)			4.6 X feet meters
 e) Lowest elevation of machinery or equipmen (Describe type of equipment and location in 	nt servicing the building n Comments)		6.8 X feet meters
f) Lowest adjacent (finished) grade next to bu	uilding (LAG)		4.0 X feet meters
g) Highest adjacent (finished) grade next to be	uilding (HAG)		5.0 X feet meters
 h) Lowest adjacent grade at lowest elevation structural support 	of deck or stairs, includin	g 	N/A 🗵 feet 🗌 meters
SECTION D – SURVE	YOR, ENGINEER, OR	ARCHITECT CERTIFI	CATION
This certification is to be signed and sealed by a lar I certify that the information on this Certificate representatement may be punishable by fine or imprisonment	sents my best efforts to	nterpret the data availa	law to certify elevation information. ble. I understand that any false
Were latitude and longitude in Section A provided by	by a licensed land survey	or? ⊠Yes □No	Check here if attachments.
Certifier's Name JASON H. PINNELL	License Number 5734		
Title PROFESSIONAL SURVEYOR & MAPPER			Place 1
Company Name PINNELLSURVEY, INC.			Seal
Address 5300 W. HILLSBORO BOULEVARD, 215-A			Here ~
City COCONUT CREEK	State Florida	ZIP Code 33073	711
Signature	Date /u	Telephone (954) 418-4940	Ext.
Copy all pages of this Elevation Certificate and all atta	achments for (1) communi	ty official, (2) insurance a	agent/company, and (3) building owner.
Comments (including type of equipment and location of the surveyor and mapper. 2. LINE C2(a) REPRESENTS LOWEST ATTAINABE IN INC. (a) REFERS TO A/C UNIT ADJACENT AND REFERENCE BENCHMARK ELEVATION DATUCORPSCON 6.0.1. 5. LINE A5 WAS OBTAINED WITH HANDHELD GROWN 1.1.	WITHOUT THE SIGNA BLE FLOOR. LOWER FL TO STRUCTURE. IM WAS CONVERTED F	TURE AND SEAL OF A	ESENT INSIDE STRUCTURE.
5. L. IL 7.0 T. I. C. O. D. I. MILLE WITH I MIND I LLED OF	~ OIIII.		

ELEVATION CERTIFICATE

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding inf	ormation from Section A.	FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Blo 41 COMPASS LANE	dg. No.) or P.O. Route and Box No.	Policy Number:	
City State FORT LAUDERDALE Florida	ZIP Code 33308	Company NAIC Number	
	ION INFORMATION (SURVEY NOT AND ZONE A (WITHOUT BFE)	REQUIRED)	
For Zones AO and A (without BFE), complete Items E1–E5. If complete Sections A, B,and C. For Items E1–E4, use natural enter meters.	the Certificate is intended to support agrade, if available. Check the measure	a LOMA or LOMR-F request, ment used. In Puerto Rico only,	
E1. Provide elevation information for the following and check the highest adjacent grade (HAG) and the lowest adjacer a) Top of bottom floor (including basement,	the appropriate boxes to show whether the grade (LAG).	r the elevation is above or below	
crawlspace, or enclosure) is b) Top of bottom floor (including basement, crawlspace, or enclosure) is			
E2. For Building Diagrams 6–9 with permanent flood opening the next higher floor (elevation C2.b in the diagrams) of the building is	s provided in Section A items 6 and/or		
E3. Attached garage (top of slab) is	feet mete	rs above or below the HAG.	
E4. Top of platform of machinery and/or equipment servicing the building is	feet mete	rs above or below the HAG.	
E5. Zone AO only: If no flood depth number is available, is th floodplain management ordinance? Yes No	e top of the bottom floor elevated in ac Unknown. The local official must		
SECTION F - PROPERTY OWNER (C	OR OWNER'S REPRESENTATIVE) CI	ERTIFICATION	
The property owner or owner's authorized representative who community-issued BFE) or Zone AO must sign here. The state	completes Sections A, B, and E for Zo ements in Sections A, B, and E are co	one A (without a FEMA-issued or rect to the best of my knowledge.	
Property Owner or Owner's Authorized Representative's Nam	е		
Address	City St	ate ZIP Code	
Signature	Date Te	lephone	
Comments			
		Check here if attachments.	

OMB No. 1660-0008 **ELEVATION CERTIFICATE** Expiration Date: November 30, 2022 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. Policy Number: 41 COMPASS LANE City State ZIP Code Company NAIC Number FORT LAUDERDALE Florida 33308 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-G10. In Puerto Rico only, enter meters. 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.) A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. The following information (Items G4–G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate of Compliance/Occupancy Issued G7. This permit has been issued for: □ New Construction Substantial Improvement Elevation of as-built lowest floor (including basement) ☐ feet ☐ meters Datum of the building: feet meters G9. BFE or (in Zone AO) depth of flooding at the building site: ___ Datum feet meters Datum G10. Community's design flood elevation: Local Official's Name Title Community Name Telephone Date Signature Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.



INNELL SURVEY, INC.

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

SURVEY ADDRESS:

41 COMPASS LANE

FORT LAUDERDALE, FLORIDA 33308

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE /X(0.2%) /X BASE FLOOD ELEVATION: 5 CONTROL PANEL NO.: 125105-0378-H DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK: CITY OF FORT LAUDERDALE B.M. ELEVATION = 6.691' (NGVD 1929) ELEVATION = 5.106' (NAVD 1988)

CERTIFY TO:

- 1. THEODORE SCHIPANI, JR. AND DOREEN SCHIPANI
- 2. BALOCCO & ABRIL, PLLC
- 3. CHICAGO TITLE INSURANCE COMPANY
- 4. WELLS FARGO BANK, N.A. ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

POTENTIAL ENCROACHMENTS:

1. BRICK DRIVEWAY ENCROACHING INTO 10 FOOT UTILITY EASEMENT ALONG THE NORTHEASTERLY PORTION OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

LOT 86, OF "BAY COLONY SECTION OF THE LANDINGS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

l	Α	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
I	A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
ı	A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
I	B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
ı	B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
ı	C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
ı	CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
١	C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
ı	CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
ı	C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
ı	C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
l	(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
ı	C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
ı	C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
l	(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
l	D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	ę.	= CENTERLINE
I	M-D.C.R	.= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	8.2	= ELEVATION

GENERAL NOTES:

- 1. TYPE OF SURVEY: SPECIAL PURPOSE
- 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. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 29°38'42' WEST ALONG THE SOUTHEASTERLY LINE OF LOT 86, PLAT BOOK 62, PAGE 34, B.C.R.
- 11. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

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 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.

JASON H. PINNELL

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

R		
UPDATE SURVEY (21-0891)	04/27/21	K.M.
REVISIONS	DATE	CHK'D B

SKETCH NO.: 20-1331 DATE OF SURVEY: 07/20/20 CHECKED BY: S.A. FIELD BOOK/PAGE: 614/69, 630/28

SIDE 1 OF 2

