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LEGEND:

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| B.C.R | BROWARD COUNTY RECORDS |
| CATV | CABLE TELEVISION |
| C.B.S. | CONCRETE BLOCK STRUCTURE |
| CCCL | COASTAL CONSTRUCTION CONTROL LINE |
| CLF | CHAIN LINK FENCE |
| CONC. | CONCRETE |
| ELEV. | ELEVATION |
| ENG. | ENGINEERING |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| F.F.E. | FINISHED FLOOR ELEVATION |
| FP&L | FLORIDA POWER & LIGHT COMPANY |
| FND. | FOUND |
| GIS | GEOGRAPHIC INFORMATION SYSTEMS |
| INV. | INVERT |
| LB | FLORIDA LICENSED BUSINESS NUMBER |
| M.M.B. | MISCELLANEOUS MAP BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| STY. | STORY |
| TYP. | TYPICAL |
| WF | WOOD FENCE |
| R | RADIUS |
| Δ | CENTRAL ANGLE |
| L | ARC LENGTH |
| (A-N) | AIR CONDITIONER |
| (B-N) | BACK FLOW PREVENTER |
| BENCH | BENCHMARK |
| BOLLARD | BOLLARD |
| CATCH BASIN | CATCH BASIN |
| CATV PEDESTAL | CATV PEDESTAL |
| CONCRETE UTILITY POLE | CONCRETE UTILITY POLE |
| CURB INLET | CURB INLET |
| ELECTRIC HAND HOLE | ELECTRIC HAND HOLE |
| ELECTRIC OUTLET | ELECTRIC OUTLET |
| FIRE HYDRANT | FIRE HYDRANT |
| FLAG POLE | FLAG POLE |
| FLOOD LIGHT | FLOOD LIGHT |
| GUY ANCHOR | GUY ANCHOR |
| IRRIGATION CONTROL VALVE | IRRIGATION CONTROL VALVE |
| METAL LID | METAL LID |
| METAL LIGHT POLE | METAL LIGHT POLE |
| NATURAL GAS METER | NATURAL GAS METER |
| CIRCULAR LITE | CIRCULAR LITE |
| PALM TREE | PALM TREE |
| SANITARY SEWER CLEAN-OUT | SANITARY SEWER CLEAN-OUT |
| SANITARY SEWER MANHOLE | SANITARY SEWER MANHOLE |
| SHOWER | SHOWER |
| SINGLE SIDED SINGLE POST SIGN | SINGLE SIDED SINGLE POST SIGN |
| STORM DRAIN MANHOLE | STORM DRAIN MANHOLE |
| TELEPHONE RISER | TELEPHONE RISER |
| TRAFFIC ARROW | TRAFFIC ARROW |
| TRASH CAN | TRASH CAN |
| UNKNOWN TREE | UNKNOWN TREE |
| WATER METER | WATER METER |
| WATER VALVE | WATER VALVE |
| YARD DRAIN | YARD DRAIN |
| CHAIN LINK FENCE | CHAIN LINK FENCE |
| METAL FENCE | METAL FENCE |
| WOOD FENCE | WOOD FENCE |
| OVERHEAD WIRES | OVERHEAD WIRES |
| EDGE OF BEACH VEGETATION | EDGE OF BEACH VEGETATION |
| SEA GRAPE LINE | SEA GRAPE LINE |
| UNDERGROUND SANITARY SEWER | UNDERGROUND SANITARY SEWER |
| UNDERGROUND STORM | UNDERGROUND STORM |
| BRICK PAVERS | BRICK PAVERS |
| CONCRETE | CONCRETE |
| DETECTABLE SURFACE | DETECTABLE SURFACE |

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND BEARS SOUTH 89°00'29" WEST.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 14.745 IS A SURVEY DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A; ELEVATION=13.17' AND BENCHMARK Y-311 IS A BRASS DISC SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE COAST GUARD STATION LIGHTHOUSE ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPANO BEACH, 10 FEET SOUTH OF THE SOUTHEAST CORNER OF THE STEPS LEADING UP TO LIGHTHOUSE, 14.6 FEET WEST OF THE SOUTHEAST LEG OF THE LIGHTHOUSE AND ABOUT LEVEL WITH THE GROUND; ELEVATION=9.63'.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83NRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE FEATURES SHOWN HEREON WERE LOCATED FROM PROJECT CONTROL POINTS THAT ACHIEVED A HORIZONTAL RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET. THAT RELATIVE DISTANCE ACCURACY WAS OBTAINED BY REDUNDANT ANGLE AND DISTANCE MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE (TRAVERSE).
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER FOR SHEETS 2 AND 3, 1"= 80' OR SMALLER FOR SHEET 4 AND 1"= 80' OR SMALLER FOR THE DETAIL ON SHEET 4.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120110337H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION (7.0), ZONE VE, BASE FLOOD ELEVATION (9.0), AND ZONE VE, BASE FLOOD ELEVATION (12.0). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.
- THE MEAN HIGH WATER AND SEASONAL HIGH WATER ELEVATIONS SHOWN HEREON WERE CALCULATED USING TIDE STATION DATA OBTAINED FROM LABINS.ORG. TIDE STATION "HILLSBORO INLET OCEAN" (872-2862, TIDAL EPOCH 1853-2001) WAS USED TO DETERMINE THE MEAN HIGH WATER AND SEASONAL HIGH WATER ELEVATIONS.

TREE TABLE:

| TREE NUMBER | TREE NAME | DIAMETER IN INCHES | CANOPY IN FEET |
|-------------|-------------|--------------------|----------------|
| 1206 | UNKNOWN | 10 | 20 |
| 1217 | PALM | 14 | 20 |
| 1230 | PALM | 8 | 15 |
| 1231 | PALM | 8 | 15 |
| 1232 | PALM | 10 | 20 |
| 1241 | UNKNOWN | 12 | 40 |
| 1242 | UNKNOWN | 10 | 20 |
| 1243 | UNKNOWN | 10 | 20 |
| 1249 | UNKNOWN | 12 | 40 |
| 1410 | GUMBO LIMBO | 2 | 10 |
| 1417 | PALM | 12 | 20 |
| 1437 | UNKNOWN | 24 | 50 |
| 1438 | PALM | 4 | 10 |
| 1440 | PALM | 14 | 20 |
| 1441 | PALM | 12 | 15 |
| 1442 | PALM | (4)-4 | 15 |
| 1867 | PALM | 12 | 25 |
| 1949 | PALM | 14 | 20 |
| 2224 | SEA GRAPE | 18 | 50 |
| 2225 | SEA GRAPE | 10 | 50 |
| 2226 | PALM | 4 | 20 |
| 2238 | PALM | 4 | 10 |
| 2239 | PALM | 4 | 10 |
| 2391 | PALM | 12 | 15 |
| 2392 | PALM | 10 | 15 |
| 2393 | PALM | 10 | 15 |
| 2600 | PALM | 8 | 15 |
| 2601 | PALM | 10 | 15 |
| 2602 | PALM | 10 | 15 |
| 2966 | PALM | (3)-5 | 10 |
| 2967 | PALM | (3)-5 | 10 |
| 2968 | PALM | (3)-5 | 10 |
| 2980 | UNKNOWN | 12 | 30 |
| 2981 | UNKNOWN | 12 | 30 |
| 3096 | GUMBO LIMBO | 4 | 10 |
| 3097 | GUMBO LIMBO | 4 | 10 |
| 3116 | PALM | (3)-5 | 10 |
| 3117 | PALM | (2)-6 | 10 |

LEGAL DESCRIPTION:

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 508.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 508.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING EAST OF THE CENTERLINE OF STATE ROAD A-1-A, COMMONLY KNOWN AS OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CENTERLINE OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

TOGETHER WITH:

LOT 1, BLOCK 1, ATLANTIC VIEW NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

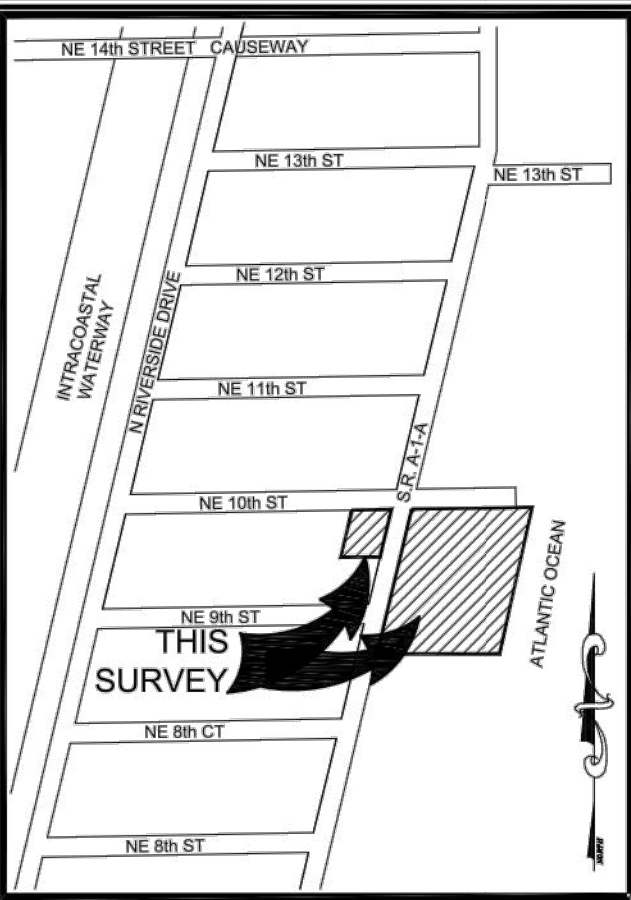
SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 145,181 SQUARE FEET OR 3.333 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON JANUARY 18, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA



LOCATION SKETCH
(NOT TO SCALE)

| DATE | REVISION | BY |
|------|----------|----|
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|------------|----------|
| DATE | 01/18/21 |
| SCALE | 1"=20' |
| FIELD BOOK | 948 |
| DRAWN BY | DOB |
| CHECKED BY | MMM |

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY & TOPOGRAPHIC SURVEY
900 N. OCEAN BOULEVARD
LOT 1, BLOCK 1, ATLANTIC VIEW NO. 2, PLAT BOOK 27, PAGE 21, B.C.R.
TOGETHER WITH:
A PORTION OF THE NORTH 300 FEET OF GOVERNMENT LOT 1, SECTION 31-48-43
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

| | | | |
|----------------|---|----|---|
| SHEET | 1 | OF | 4 |
| PROJECT NUMBER | | | |
| 11963.00 | | | |

1/18/21 11 Jan 21, 2021 1:20pm



900 N OCEAN

POMPANO BEACH, FLORIDA

OWNER:

PRH 900 NORTH OCEAN, LLC

ARQUITECTONICA

2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com



301 E Atlantic Blvd.
Pompano Beach, Florida 33060
Tel: (954) 788-3400
www.keithteam.com

STRUCTURAL ENGINEER:

TBD.

MEP ENGINEER:

TBD.



2900 Oak Avenue
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

SEAL/SIGNATURE/DATE:

Sherri Gutierrez
Digitally signed by Sherri Gutierrez
DN: cn=Sherri Gutierrez, o=ARQUITECTONICA INTERNATIONAL CORP., c=US
Date: 2021.04.28 12:32:34 -0400

DRC SUBMITTAL

28 APRIL, 2021

| ISSUE # | DESCRIPTION | DATE |
|---------|-------------|------------|
| 01 | DRC | 03/04/2021 |
| 02 | DRC | 03/18/2021 |

PROJECT NUMBER:

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DRAWING NAME:

SURVEY

DRC
2021 ARQUITECTONICA INTERNATIONAL, Inc.
P221-1-1
7/12/2021
SCALE: 1" = 20'-0"