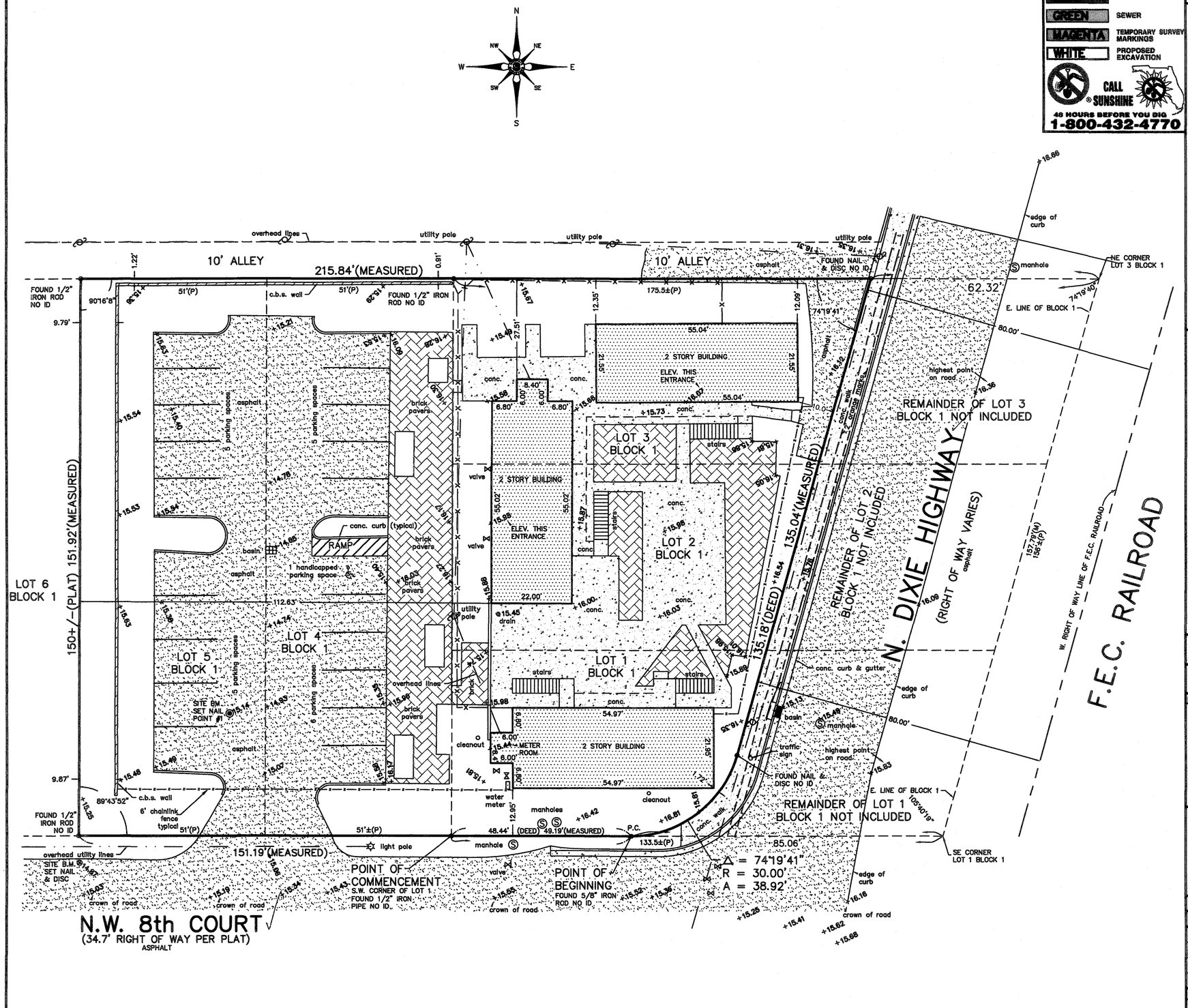

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND OF ABBREVIATIONS:

Δ	=	CENTRAL ANGLE	+7.00'	=	ELEVATIONS BASED ON N.A.V.D
A	=	ARC LENGTH	SQ. FT.	=	SQUARE FEET
CB	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
R	=	RADIUS	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
R/W	=	RIGHT OF WAY	P	=	PLAT
P.C.	=	POINT OF CURVATURE	N&D	=	NAIL & DISC
P.T.	=	POINT OF TANGENCY	P.O.C.	=	POINT OF COMMENCEMENT
WM	=	WATER METER	P.O.B.	=	POINT OF BEGINNING
OH	=	OVERHANG	A/C	=	AIR CONDITIONER
N	=	NORTH	FND.	=	FOUND
S	=	SOUTH	CHATT.	=	CHATTAHOOCHEE
E	=	EAST	F.P.L.	=	FLORIDA POWER & LIGHT
W	=	WEST	N.T.S.	=	NOT TO SCALE
CONC.	=	CONCRETE	B.C.R.	=	BROWARD COUNTY RECORDS
D.B.	=	DEED BOOK	D.C.R.	=	DADE COUNTY RECORDS
CLF	=	CHAIN LINK FENCE	P.B.	=	PLAT BOOK
BLVD.	=	BOULEVARD	O.R.B.	=	OFFICIAL RECORDS BOOK
ENCH.	=	ENCH.	F.F.	=	FINISHED FLOOR
I.P.	=	IRON PIPE	GAR.	=	GARAGE
I.R.	=	IRON ROD	C/L	=	CENTERLINE
P.R.M.	=	PERMANENT REFERENCE MONUMENT	MH	=	MANHOLE
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	(M)	=	MEASURED
U.E.	=	UTILITY EASEMENT	LP	=	LIGHT POLE
D.E.	=	DRAINAGE EASEMENT		=	CHAIN LINK FENCE
A.E.	=	ANCHOR EASEMENT		=	WOOD FENCE
MAINT.	=	MAINTENANCE		=	METAL FENCE
ESMT.	=	EASEMENT		=	PVC FENCE
ELEV.	=	ELEVATION		=	CONCRETE FENCE
B.M.	=	BENCHMARK		=	CONCRETE WALL
				=	WIRE FENCE

LEGAL DESCRIPTION:

LOTS 1 THROUGH 5 BLOCK 1 OF COLE ADDITION TO TOWN OF POMPANO, ACCORIDNG TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 1, PAGE 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

A PORTION OF LOTS 1, 2 AND 3 OF PLAT OF COLE ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED LOT 1, A DISTANCE OF 48.44 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A 30 FOOT RADIUS CURVE;THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.92 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHEASTERLY ALONG A LINE 80 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD, A DISTANCE OF 135.18 FEET TO A POINT OF THE NORTH LINE OF THE AFOREMENTIONED LOT 3; THENCE EASTERLY TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 3; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 1 THROUGH 3 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 1; THENCE WESTERLY TO THE POINT OF BEGINNING.

STREET ADDRESS:

817 NORTH DIXIE HIGHWAY POMPANO BEACH, FLORIDA

CERTIFY TO:

1. VIRINA ENTERPRISES INC.

NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCTED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. UTILITY LOCATIONS SHOWN HEREON WERE PROVIDED BY SUNSHINE. OWNER, ATCHITECT, ENGINEER, OR ANY OTHER DESIGN PROFESSIONAL MUST VERIFY THESE LOCATIONS BEFORE DESIGN OR CONSTRUCTION.
9. DUE TO MEDIAN ON NORTH DIXIE HIGHWAY NO STANDARD CROWN OF ROAD WAS SHOWN.

FLOOD INFORMATION:

Community name and number: Pompano Beach 120055
Map and panel number: 12011C0376H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "X" 0.2PCT
Base flood elevation: N/A

BENCHMARK INFORMATION:

NGS Station P 400
Elevation = 16.48'NAVD1988

DATE OF FIELD SURVEY: 03-24-04	DRAWN BY: MLW
FIELD BOOK: 1180-47	CHECKED BY: MLW

REVISIONS	DATE	
UPDATE/TOPOGRAPHIC SURVEY WITH UTILITY LOCATIONS 16-3123	09-21-16	MLW
UPDATE SURVEY SU-14-2265	08-04-14	

CERTIFICATION:

This is to certify that this sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SEAL
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

DRC
P225-05000005
10/19/2025

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-04-1685