

LEGAL DESCRIPTION:

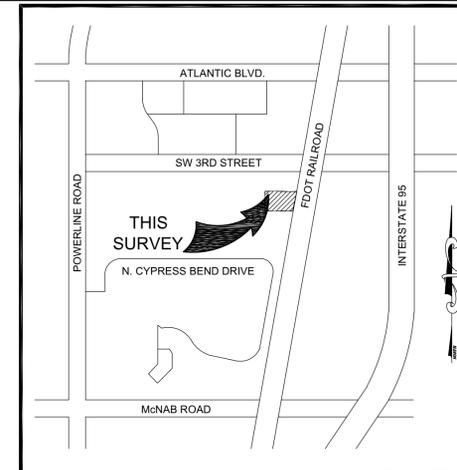
PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST NORTHEAST CORNER OF TRACT B, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD (S.W. 3rd/ STREET) AND THE WESTERLY 100-FOOT RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (FEC); THENCE SOUTH 10°45'59" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE, 675.47 FEET TO THE EASTERLY MOST SOUTHEAST CORNER OF SAID TRACT B AND POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERLY LINE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 10°45'59" WEST, 656.16 FEET TO THE EASTERLY MOST NORTHEAST CORNER OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 87°27'29" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 809.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", 602.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B, 32.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT B; THENCE NORTH 87°15'54" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT B, 960.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 563,382 SQUARE FEET (12.933 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY PARAMOUNT TITLE SERVICES, INC., SEARCH NO. 21-817-1, DATED FEBRUARY 9, 2021 @ 11:00 P.M.
4. INTERIOR BUILDINGS AND FEATURES WERE NOT LOCATED PER THE CLIENT'S REQUEST. THE BUILDINGS AND FEATURES ARE GOING TO BE DEMOLISHED.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE ASSUMED HAVING A REFERENCE BEARING OF SOUTH 87°27'29" WEST ALONG THE NORTHERLY LINE OF PARCEL "A", "POMPANO PARK RACINO PLAT", AS RECORDED IN PLAT BOOK 181, ON PAGES 22 THROUGH 27, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. 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.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) 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.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/50 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURE LOCATION IS ±0.1'.
12. THE FEATURES SHOWN HEREON WERE LOCATED FROM PROJECT CONTROL POINTS THAT ACHIEVED A HORIZONTAL RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 46,660 FEET. THAT RELATIVE DISTANCE ACCURACY WAS OBTAINED BY REDUNDANT ANGLE AND DISTANCE MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE (TRAVERSE).
13. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 50' OR SMALLER.
14. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0357H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE AH, BASE FLOOD ELEVATION (9.0), ZONE AH, BASE FLOOD ELEVATION (10.0), ZONE X, BASE FLOOD ELEVATION (NONE) AND ZONE X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE). THE FLOOD ZONE LINES SHOWN HEREON WERE OBTAINED FROM THE BROWARD COUNTY FLOOD MAP GIS FILE.



LOCATION SKETCH

NOT TO SCALE

DATE	REVISION	BY

DATE	03/26/21
SCALE	1"=50'
FIELD BOOK	893 & 977
DRAWN BY	DDB
CHECKED BY	MMM

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

BOUNDARY SURVEY

PORTIONS OF GOVERNMENT LOTS 6 & 7
SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY 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 MARCH 26, 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.
CONSULTING ENGINEERS

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

Digitally signed
by Michael M Mossey
Date:
2021.03.31
12:57:23 -04'00'



P & Z

SHEET 2 OF 2
PROJECT NUMBER
10230.09

PZ21-14000008
8/25/2021