



PROPERTY ADDRESS SURVEY NUMBER 2309.0020

800 SW 36TH AVE., POMPANO BEACH, FLORIDA 33069



CLIENT ORDER NUMBER: DATE: 10/11/23

BUYER:

SELLER:

CERTIFIED TO:

PARCEL A, PALM AIRE RECREATION CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1. ASPHALT PARKING OVER 10' U.E. 2. ASPHALT DRIVEWAY OVER 10' U.E. 3. CONCRETE SIDEWALK OVER 10' U.E.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF POMPANO BEACH, COMMUNITY NUMBER 120055, DATED 8/18/2014.

THE BEARING REFERENCE OF NORTH 02 DEGREES 42 MINUTES 37 SECONDS WEST IS BASED ON THE WESTERLY LINE OF PARCEL A, LOCATED WITHIN PALM AIRE RECREATION CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 8, BROWARD COUNTY, FLORIDA.

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, those dimensions are approximate.
8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set out as a minimum a 1/2" diameter, 3/8" iron rebar with a cap stamped LB#200.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 54-17.06(3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may be enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility of Geomatics Top Team Inc.

GEOMATICS TOP TEAM INC. SURVEYORS & MAPPERS

6224 MOHAWK TERRACE SURVEYORS & MAPPERS

MARGATE, FL 33063

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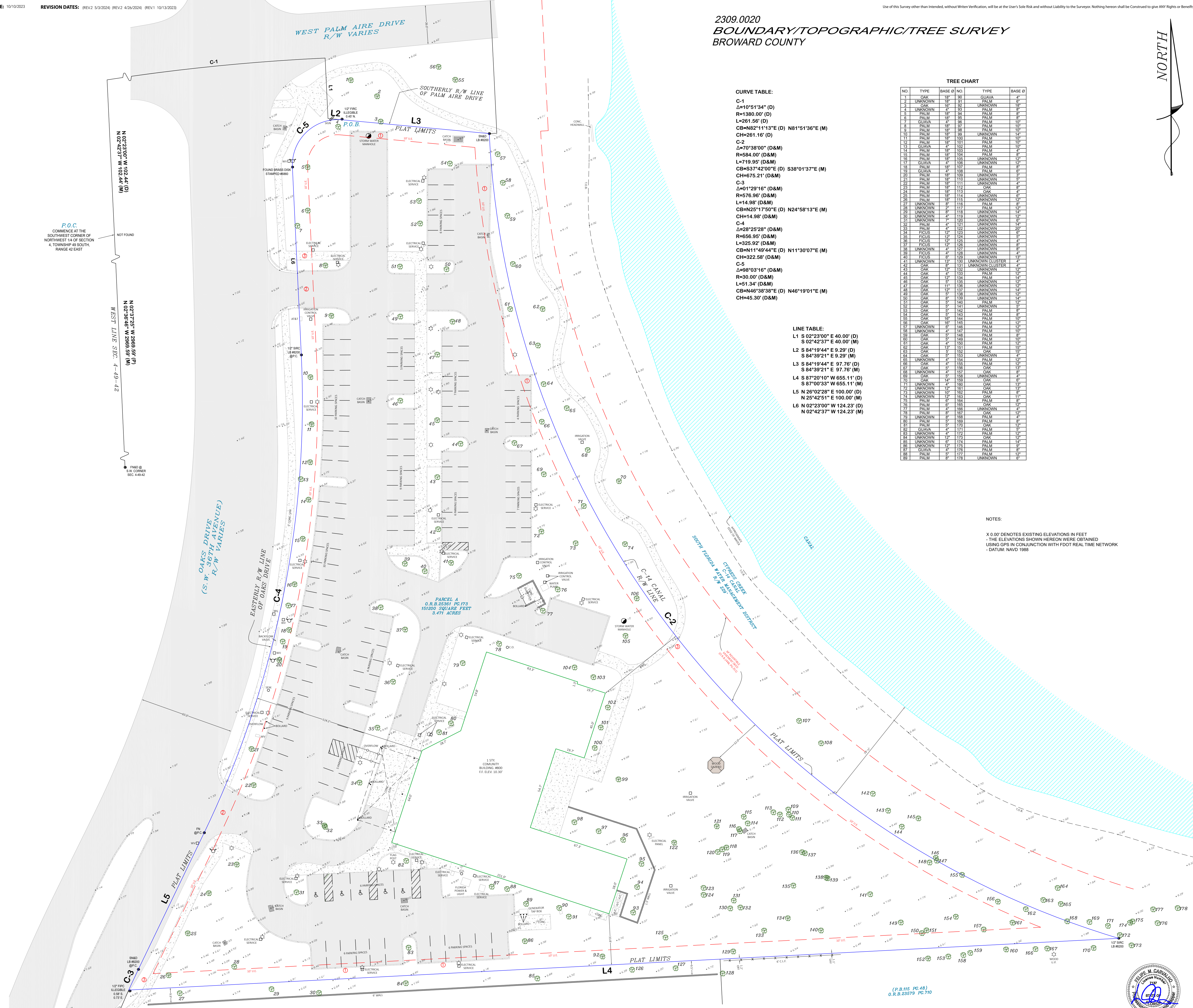
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2309.0020 BOUNDARY/TOPOGRAPHIC/TREE SURVEY BROWARD COUNTY

CURVE TABLE:

- C-1 Δ=10°51'34" (D) R=1380.00' (D) L=261.50' (D) CB=N42°11'13"E (D) N81°51'36"E (M) CH=261.16' (D)
C-2 Δ=70°38'00" (D&M) R=544.00' (D&M) L=719.95' (D&M) CB=S37°42'00" (D) S38°01'37"E (M) CH=675.21' (D&M)
C-3 Δ=101°20'16" (D&M) R=576.96' (D&M) L=14.98' (D&M) CB=N25°17'50" (D) N24°58'13"E (M) CH=14.98' (D&M)
C-4 Δ=28°25'28" (D&M) R=656.95' (D&M) L=325.92' (D&M) CB=N11°49'44"E (D) N11°30'07"E (M) CH=522.58' (D&M)
C-5 Δ=98°03'16" (D&M) R=30.00' (D&M) L=51.34' (D&M) CB=N48°58'38"E (D) N46°19'01"E (M) CH=45.30' (D&M)

TREE CHART

Table with columns: NO, TYPE, BASE 0, NO., TYPE, BASE 0. Lists various trees such as GUAVA, PALM, OAK, and their corresponding base 0 measurements.

LINE TABLE:

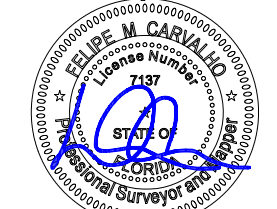
- L1 S 02°23'00" E 40.00' (D) S 02°42'37" E 40.00' (M)
L2 S 84°19'44" E 9.29' (D) S 84°39'21" E 9.29' (M)
L3 S 84°19'44" E 97.76' (D) S 84°39'21" E 97.76' (M)
L4 S 87°20'10" W 655.11' (D) S 87°00'33" W 655.11' (M)
L5 N 26°02'28" E 100.00' (D) N 25°42'51" E 100.00' (M)
L6 N 02°23'00" W 124.23' (D) N 02°42'37" W 124.23' (M)

NOTES:

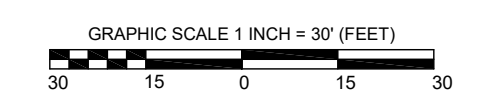
X 0.00' DENOTES EXISTING ELEVATIONS IN FEET - THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FOOT REAL TIME NETWORK DATUM: NAVD 1988



Legend and symbols section. Includes 'SURVEYOR'S LEGEND' with symbols for boundary lines, structures, easements, and utilities. Also includes a 'SYMBOLS' section with symbols for bench marks, control points, and monuments. A list of abbreviations follows, such as A/C for Air Conditioning, B.R. for Bearing Reference, etc.



I hereby certify that this Boundary Survey of the herein described property has been made under my direction, and to the best of my knowledge and belief, is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 54-17 of the Florida Administrative Code.



(P.B.115, PG.48) O.R.B.1113, PG.404