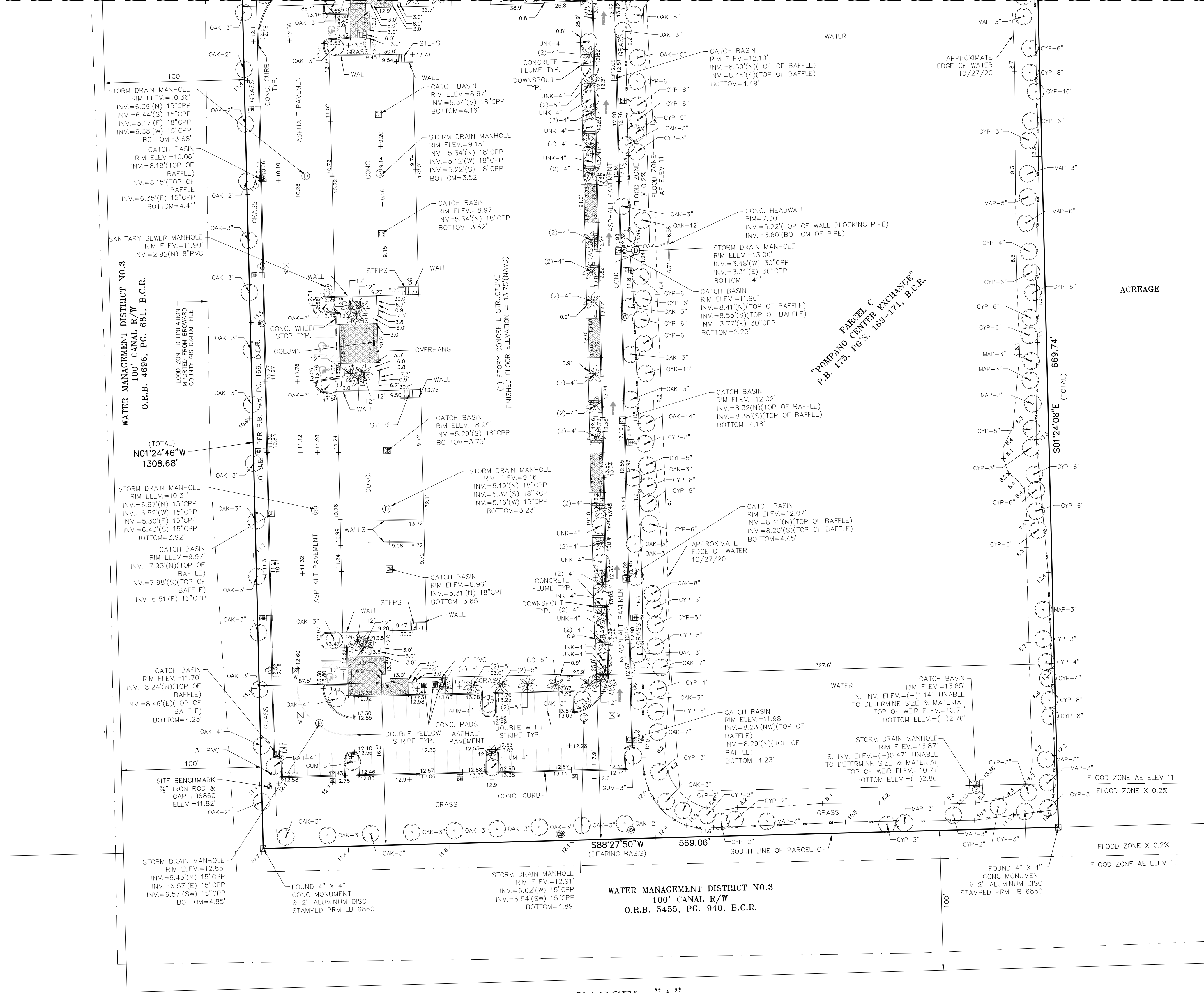


MATCH LINE "A"  
SEE SHEET 2

MATCH LINE "A"  
SEE SHEET 2



LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
CB CATCH BASIN  
CONC CONCRETE  
CPP CORRUGATED PLASTIC PIPE  
CYP CYPRESS TREE  
D.B. DEED BOOK  
ELEV. ELEVATION  
FM FALSE TAMARIND  
FND FOUND  
FP&L FLORIDA POWER & LIGHT  
GIS GEOGRAPHIC INFORMATION SYSTEM  
GUM GUMBO LIMBO TREE  
HLY HOLLY TREE  
INV. INVERT  
LB FLORIDA LICENSED BUSINESS NUMBER  
MAP NORTH AMERICAN VERTICAL DATUM OF 1988  
NOT TO SCALE

O.R.B. PLAT BOOK  
P.G. PERMANENT REFERENCE MONUMENT  
PRM POLYVINYL CHLORIDE PIPE  
R/W RIGHT OF WAY  
SGC SEA GRAPE CLUSTER  
SG SEA GRAPE TREE  
TYP. TYPICAL  
U.E. UTILITY EASEMENT  
UM UMBRELLA TREE  
UNK. UNKNOWN TREE  
W/ WITH  
R. RADIUS  
C.A. CENTRAL ANGLE  
A.L. ARC LENGTH  
C.L. CENTERLINE  
A.C. AIR CONDITIONER  
B.F.P. BACK FLOW PREVENTER

BENCHMARK  
BOLLARD  
CATCH BASIN  
CLEAN OUT  
CONCRETE LIGHT POLE  
CONCRETE MONUMENT  
CURB INLET  
DOUBLE DETECTOR CHECK VALVE  
ELECTRICAL BOX  
ELECTRIC HAND HOLE  
FIRE DEPARTMENT CONNECTOR  
FIRE HYDRANT  
HANDICAP PARKING

IRRIGATION CONTROL VALVE  
IRON ROD  
MAILBOX  
NATURAL GAS VALVE  
SANITARY SEWER MANHOLE  
SANITARY SEWER VALVE  
SINGLE POST SIGN  
STORM DRAINAGE MANHOLE  
TELEPHONE HAND HOLE  
TRAFFIC DIRECTION ARROWS  
TRANSFORMER

WATER METER  
WATER VALVE  
WOOD UTILITY POLE  
TOP OF BANK  
DETECTABLE CONCRETE  
PAVERS  
PALM TREE  
SHADE TREE

PARCEL "A"  
REGENCY GARDENS APARTMENTS  
P.B. 170, PG'S. 158-160, B.C.R.

WATER MANAGEMENT DISTRICT NO.3  
100' CANAL R/W  
O.R.B. 5455, PG. 940, B.C.R.

LAND DESCRIPTION:

ALL OF PARCEL C, "POMPAÑO CENTER EXCHANGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, ON PAGES 169 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,141,236 SQUARE FEET (26.20 ACRES) MORE OR LESS.

SURVEY NOTES:

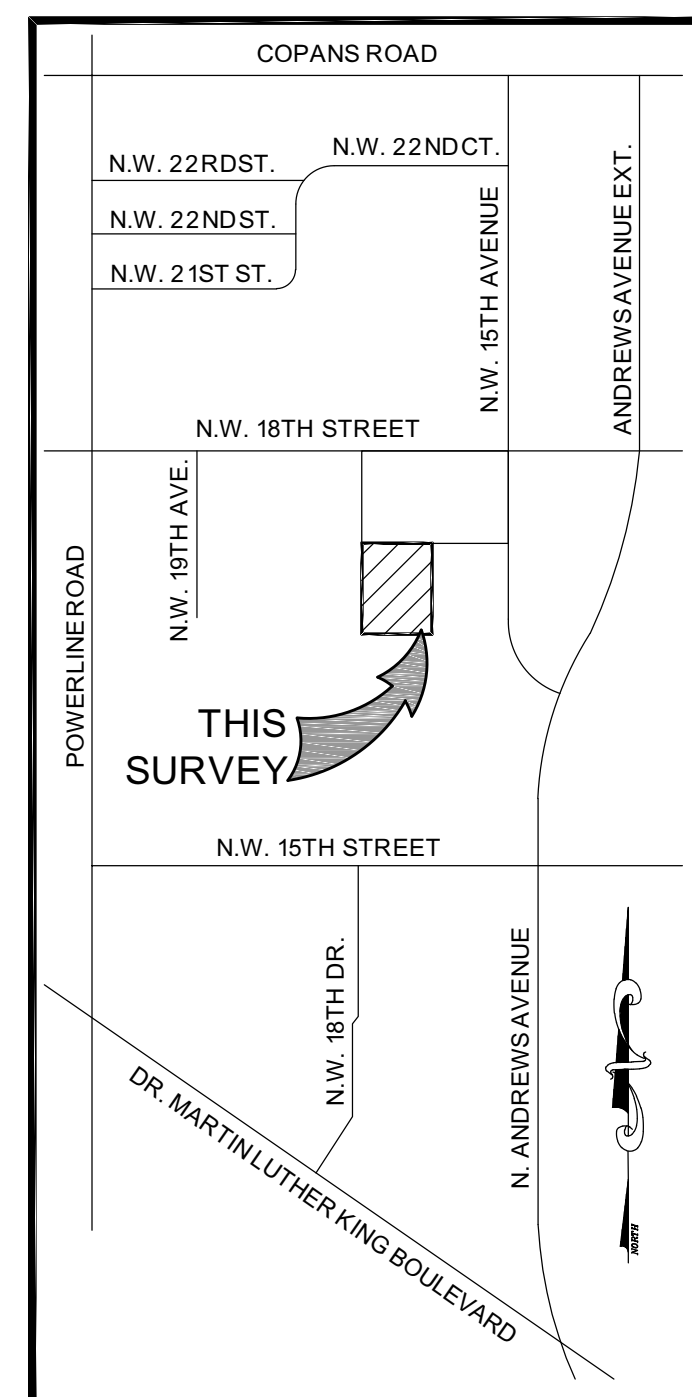
- THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°27'50" WEST ALONG THE SOUTH LINE OF PARCEL C, "POMPAÑO CENTER EXCHANGE", AS RECORDED IN PLAT BOOK 175, ON PAGES 169 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE 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.
- ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/40 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 EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "005" AND "022". BENCHMARK 005 IS A BRASS DISC STAMPED "005 2011" SET IN THE TOP OF A CONCRETE MONUMENT 85.0 FT +/- EAST OF THE CENTERLINE OF NORTH POWER LINE ROAD AND 55.0 FT +/- NORTH OF THE CENTERLINE OF NORTHWEST 15TH STREET; ELEVATION = 10.31' AND BENCHMARK 022 IS A BRASS DISC STAMPED "022 2011" SET IN THE TOP OF A ROUND CONCRETE MONUMENT 39.7 FT +/- EAST OF THE CSX RAIL ROAD, 24.6 FT +/- SOUTH OF THE CENTERLINE OF NW 15TH STREET AND 5.0 FT NORTH OF THE NORTH EDGE OF A CONCRETE SIDE WALK; ELEVATION = 11.97'.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0170H, COMMUNITY NO. 120055, EFFECTIVE DATE 8-18-2014, THIS PROPERTY LIES IN ZONE X 0.2%, BASE FLOOD ELEVATION (NONE) AND ZONE AE, BASE FLOOD ELEVATION (11).
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED, TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 40' OR SMALLER.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.

CERTIFICATION:

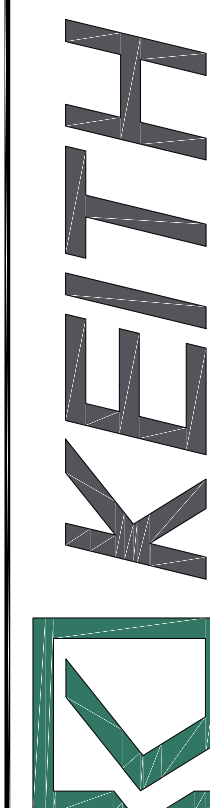
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 27, 2020 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

TIMOTHY H. GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 6604  
STATE OF FLORIDA



LOCATION SKETCH  
NOT TO SCALE



301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

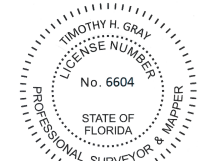
BOUNDARY & TOPOGRAPHIC SURVEY  
POMPAÑO COMMERCE CENTER

ALL OF PARCEL C, "POMPAÑO CENTER EXCHANGE"  
PLAT BOOK 175, PAGES 169-171, B.C.R.

CITY OF POMPAÑO BEACH  
BROWARD COUNTY  
FLORIDA

SHEET 1 OF 3  
PROJECT NUMBER  
11810000

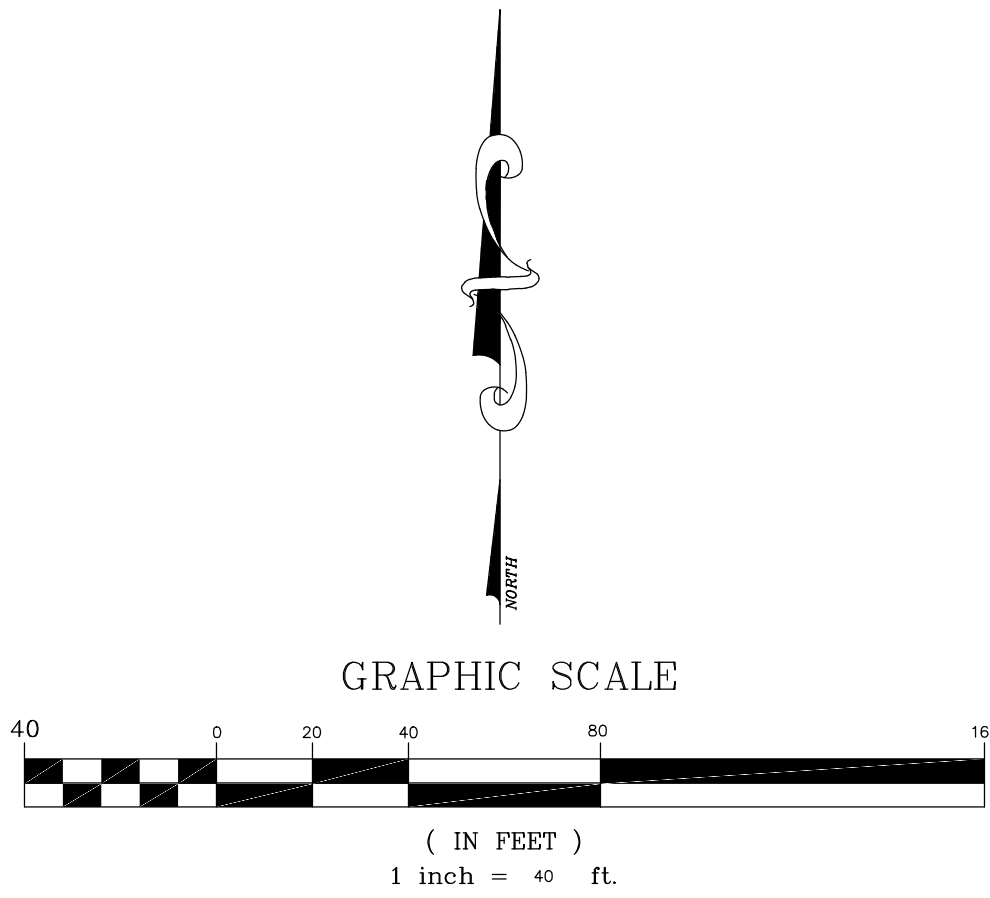
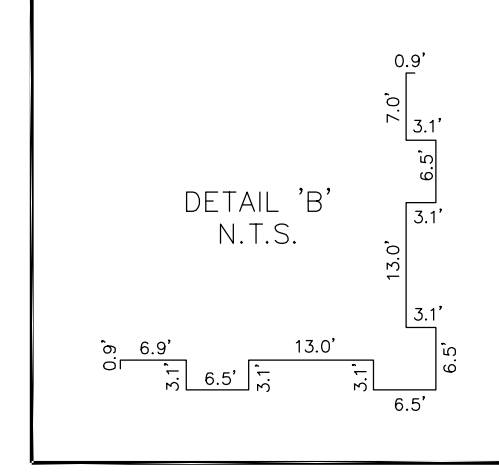
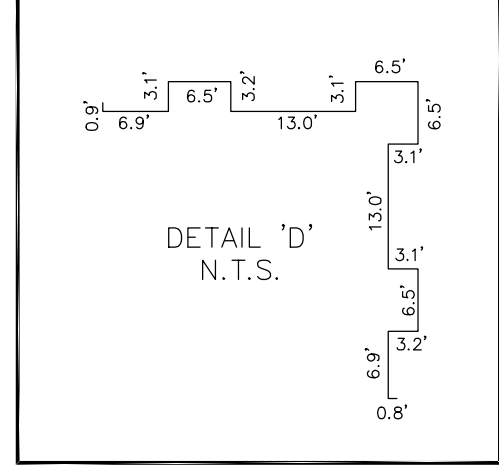
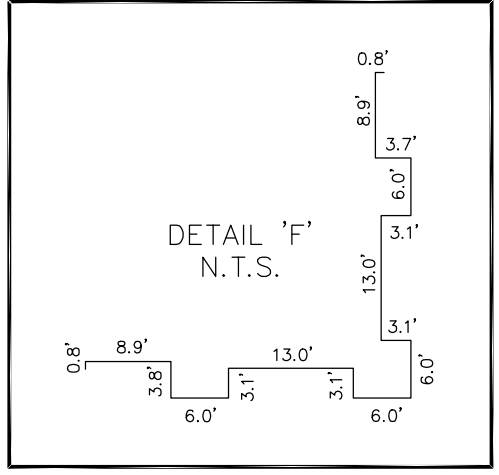
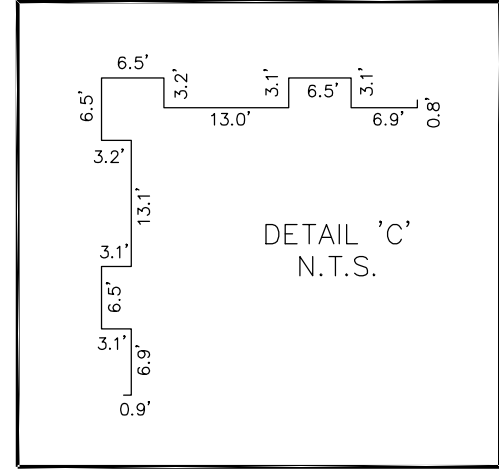
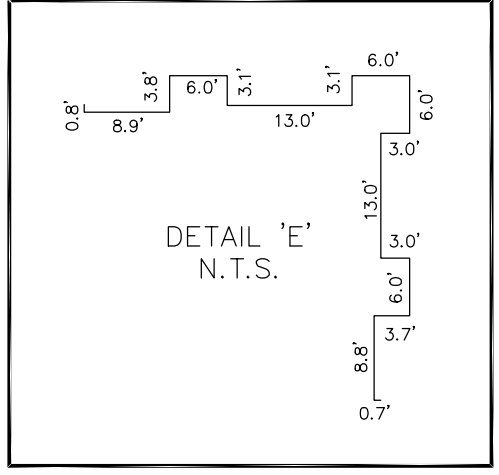
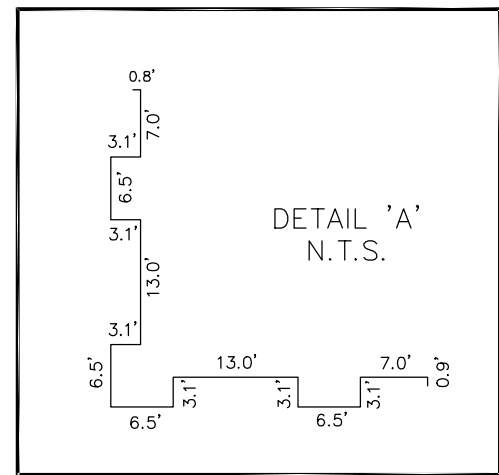
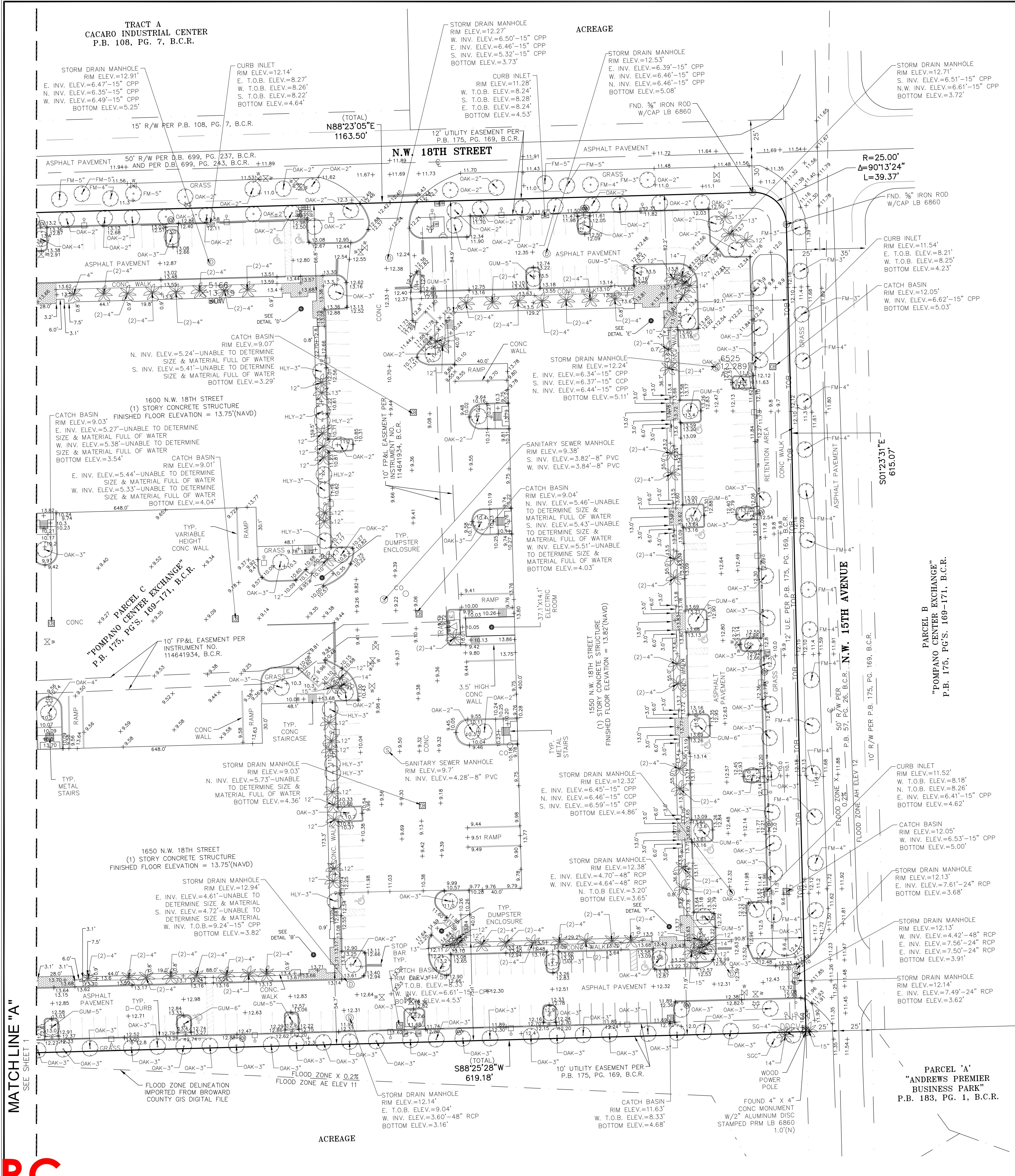
Digitally signed by Timothy H Gray  
Date: 2020.11.16  
08:46:32-05'00'











LEGEND:

- |  |   |   |
|--|---|---|
| B.C.R.<br>CB<br>CONC<br>CYP<br>D.B.<br>ELEV.<br>FM<br>FND<br>FP&L<br>GIS<br>GUM<br>HLY<br>LB<br>MAP<br>NAVD<br>N.T.S.<br>O.R.B.<br>P.B.<br>P.C.<br>PRM<br>PVC<br>R/W<br>SOC.<br>SG.<br>TYP.<br>U.E.<br>UM<br>UNK.<br>W/<br>R<br>L<br>C | BROWARD COUNTY RECORDS<br>CATCH BASIN<br>CONCRETE<br>CYPRESS TREE<br>DEED BOOK<br>ELEVATION<br>FALSE TAMARIND<br>FOUND<br>FLORIDA POWER & LIGHT<br>GEOGRAPHIC INFORMATION SYSTEM<br>GUMBO LIMBO TREE<br>HOLLY TREE<br>FLORIDA LICENSED BUSINESS NUMBER<br>MAP<br>NORTH AMERICAN VERTICAL DATUM OF 1988<br>NOT TO SCALE<br>OFFICIAL RECORDS BOOK<br>PLAT BOOK<br>PERMANENT REFERENCE MONUMENT<br>POLYVINYL CHLORIDE PIPE<br>RIGHT OF WAY<br>SEA GRAPE CLUSTER<br>SEA GRAPE TREE<br>TYPICAL<br>UTILITY EASEMENT<br>UMBRELLA TREE<br>UNKNOWN TREE<br>WITH<br>RADIUS<br>CENTRAL ANGLE<br>ARC LENGTH<br>CENTERLINE | CURB INLET<br>DOUBLE DETECTOR CHECK VALVE<br>ELECTRICAL BOX<br>ELECTRIC HAND HOLE<br>FIRE DEPARTMENT CONNECTOR<br>FIRE HYDRANT<br>HANDICAP PARKING<br>IRRIGATION CONTROL VALVE<br>IRON ROD<br>MAILBOX<br>NATURAL GAS VALVE<br>SANITARY SEWER MANHOLE<br>SANITARY SEWER VALVE<br>SINGLE POST SIGN<br>STORM DRAINAGE MANHOLE<br>TELEPHONE HAND HOLE<br>TRAFFIC DIRECTION ARROWS<br>TRANSFORMER<br>WATER METER<br>WATER VALVE<br>WOOD UTILITY POLE |
| SP<br>(H&H)<br>B<br>C<br>D<br>E<br>F<br>G<br>H<br>I<br>J<br>K<br>L<br>M<br>N<br>O<br>P<br>Q<br>R<br>S<br>T<br>U<br>V<br>W<br>X<br>Y<br>Z   | AIR CONDITIONER<br>BACK FLOW PREVENTER<br>BENCHMARK<br>BOLLARD<br>CATCH BASIN<br>CLEAN OUT<br>CONCRETE LIGHT POLE<br>CONCRETE MONUMENT  | TOP OF BANK<br>DETECTABLE CONCRETE<br>PAVERS<br>PALM TREE<br>SHADE TREE   |

DATE	REVISION	BY

DATE	10/27/20
SCALE	1" = 40'
FIELD BOOK	937
DRAWN BY	DOB
CHECKED BY	THG

KEITH

301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
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