

	CONCRETE POLE		HANDCAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		WASTE MANHOLE
	WOOD LIGHT POLE		IRRIGATION MANHOLE
	TRAFFIC BOX		GREASE TRAP MANHOLE
	STREET LIGHT BOX		GAS MANHOLE
	PHONE BOX		FORKED LIGHTNING
	IRRIGATION BOX		ELECTRICITY MANHOLE
	ELECTRIC BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE T.V. BOX		STORM MANHOLE
	UNKNOWN BOX		PARKING
	TRAFFIC CONTROL BOX		PARKING KIOSK
	CLEANSUIT		WATER VALVE
	BOLLARD		SEWER VALVE
	ARM CAGE		IRRIGATION VALVE
	ANCHOR		GAS VALVE
	WATER METER		FORGE MAN VALVE
	IRRIGATION METER		VACUUM BREAKER ASSEMBLY
	GAS METER		SEWERS CONNECTION
	ELECTRIC METER		POST INDICATOR VALVE
	SQUARE/COLUMN		FIRE HYDRANT
	ROUND COLUMN		DOUBLE DETECTOR CHECK VALVE
	NAIL BOX		BACK FLOW PREVENTOR
	IRRIGATION PUMP		PROPERTY LINE
	GROUND LIGHT		CENTERLINE
	FLAC POLE		RIGHT-OF-WAY
	DRAINAGE WELL		RADIUS
	SQUARE DRAINAGE		DELTA ANGLE
	PI INLET		ARC DISTANCE
	PI INLET		PERMANENT CONTROL POINT
	CURB INLET		FLAT BACK AND FACE
	CONCRETE DRAINAGE		OVERHEAD UTILITY WIRES
	CURB OPEN		OVERHEAD RECORDER BOX
	CURB OPEN		CONCRETE BELOW STRUCTURE
	CURB OPEN		CONCRETE
	ACCESS MANHOLE		CONCRETE FENCE
	ACCESS MANHOLE		FOUND IRON PIPE
	TRAFFIC SIGNAL		FOUND NAIL & BRASS DISC
	TRAFFIC SIGNAL		CLEAR
	TRAFFIC SIGNAL CROSS SIGNAL		ENRICHMENT
	PAVEMENT ASPHALT		RECORD OR LEGAL DISTANCE
	PAVEMENT ASPHALT		MEASURED DISTANCE
	PAVEMENT ASPHALT		SEED ON PLATTING DISTANCE
	PAVEMENT ASPHALT		RECORD CALCULATED
	PAVEMENT ASPHALT		UTILITY EASEMENT
	C&G CURB & GUTTER		CONCRETE
	UTILITY GUTTER		

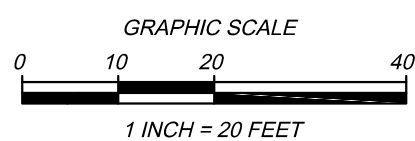
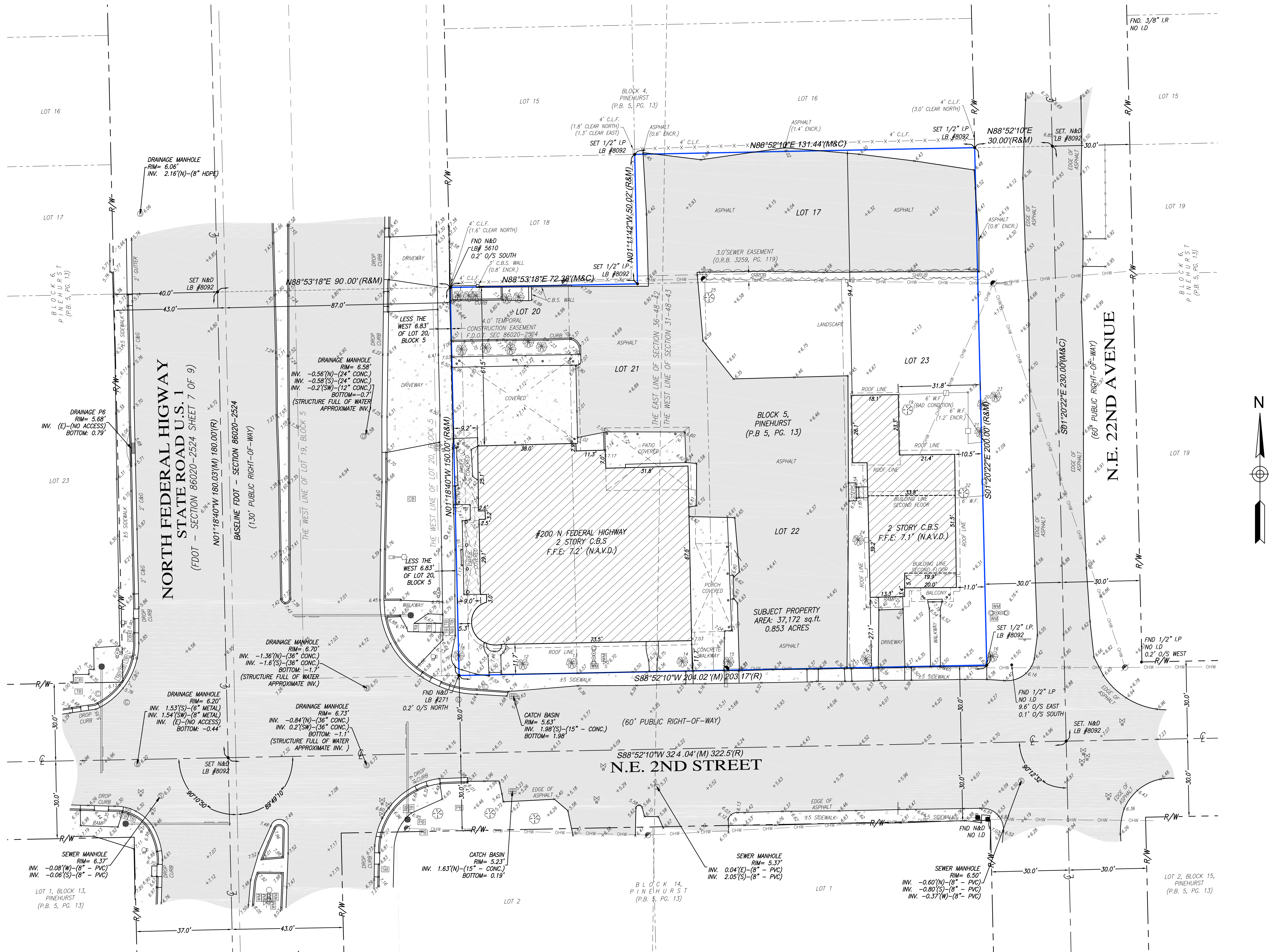
A PORTION OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 42 EAST,  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

SCALE 1" = 300'

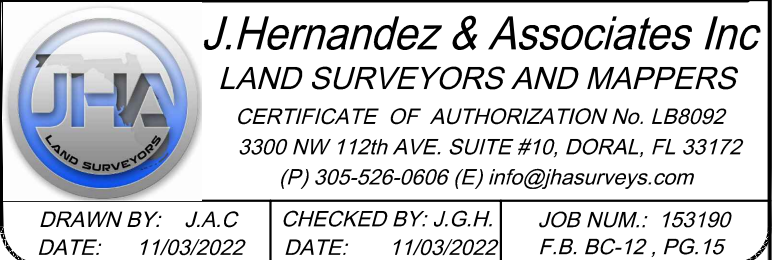
TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNRY. G. FT.
1	PALM	16	30	10
2	PALM	16	20	10
3	PALM	16	20	10
4	PALM	16	15	10
5	PALM	16	15	10
6	PALM	12	15	10
7	PALM	10	15	10
8	PALM	10	15	10
9	PALM	6	5	5
10	PALM	6	5	5
11	PALM	20	45	10
12	PALM	22	50	10
13	PALM	22	50	10
14	PALM	22	50	10
15	PALM	22	50	10
16	PALM	15	50	25
17	PALM	15	50	25
18	PALM	15	50	25
19	TREE	10	15	20
20	PALM	15	50	25
21	PALM	10	10	15
22	TREE	15	20	30
23	PALM	15	20	20
24	PALM	22	50	10
25	TREE	8	15	20

[illegible]

FIELD SURVEY WAS COMPLETED ON: NOVEMBER 12, 2022.



PREPARED FOR:  
**ARCHI GROUP LLC**  
LYING AND BEING IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



LOT 17, LOT 20, LESS THE WEST 6.83 FEET THEREOF, AND  
LOTS 21, 22, AND 23, BLOCK 5, PINEHURST, ACCORDING TO  
THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK  
5, PAGE(S) 13, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.

1. FIELD SURVEY WAS COMPLETED ON: NOVEMBER 12, 2022.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA: 37.172 ± Sqt. (0.853 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF N40°00'00" ALONG THE CENTERLINE OF NORTH FEDERAL HIGHWAY.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM N.E. 2ND STREET, NE 22ND AVENUE AND NORTH FEDERAL HIGHWAY, PUBLIC DEDICATED RIGHT-OF-WAYS.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS WHICH MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- **PROPERTY ADDRESS:** 200 N FEDERAL HIGHWAY,  
POMPANO BEACH, FL 33062
- **PROPERTY ID :** 484236010820

- ARCHI GROUP LLC

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH", (ELEV 8) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0376H, DATED AUGUST 18, 2014
- ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

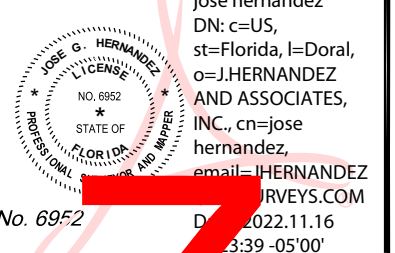
- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARK:  
BROWARD COUNTY BM 0870  
ELEVATION: 9.572' N.G.V.D. 1929 - 1.55' = 8.022' N.A.V.D. 1988

DESCRIPTION: D NAIL AND W.H.S DISC IN POWER POLE SOUTH OF NORTHEAST 2 STREET AND APPROXIMATELY 125' EAST OF NORTHEAST 24 AVENUE.

- A PORTION OF C.B.S. WALL ALONG THE NORTH BOUNDARY LINE ENCOACH 0.8' FROM SUBJECT PROPERTY INTO ADJACENT LANDS.
- A PORTION OF ASPHALT ALONG THE NORTH BOUNDARY LINE ENCOACH 1.4' FROM SUBJECT PROPERTY INTO ADJACENT LANDS.
- A PORTION OF WOOD FENCE ALONG THE EAST BOUNDARY LINE ENCOACH 1.2' FROM SUBJECT PROPERTY INTO ADJACENT LANDS.
- THERE ARE NO ADDITIONAL OBSERVED ENCOACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.



Investment Advisor Registration Form

THE ELECTRONIC SIGNATURE OF JOSE G. MANDEZ, PROFESSIONAL LAND SURVEYOR NO. 695 OF THE STATE OF FLORIDA, ON NOVEMBER 16, 2022.

THIS IS A BOUNDARY SURVEY  
PROJECT NUMBER: B-269

04/24/2024

## 5 THE RESULT