

MATCH LINE SHEET 3

TWO STORY
BUILDING #1190-1200
FLOOR ELEVATION: 11.32
BUILDING HEIGHT:
FOLIO: 484225070013
O.R.B. 15690, PG. 484
O.R.B. 15690, PG. 487
PARCEL "A"
"POMPAÑO CITI CENTRE PLAT"
P.B. 174, PG. 45

NOT A PART
OF THIS SURVEY

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVERS
 - ELEVATION
 - OHW
 - STM
 - SAN
 - W
 - E
 - G
 - T
 - NON-VEHICULAR ACCESS LINE
 - RCP
 - CMP
 - PVC
 - CL
 - O.R.B.
 - P.B.
 - PG.
 - TP
 - R
 - CA
 - A
 - FPL
 - LB
 - ★
 - ★
 - ★
- OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - REINFORCED CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - POLYVINYLCHLORIDE PIPE
 - CENTERLINE
 - OFFICIAL RECORDS BOOK
 - PLAT BOOK
 - PAGE
 - TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - FLORIDA POWER & LIGHT COMPANY
 - LICENSED BUSINESS
 - PALM TREE
 - OAK TREE
 - CYPRESS TREE
 - UNIDENTIFIED TREE

0' 30' 60' 90'
GRAPHIC SCALE
1"=30'

PZ21-13000008
06/28/2023

DEVELOPMENT PARCEL
POMPAÑO CITI CENTER
1190-1200 NE 23RD STREET
POMPAÑO BEACH, BROWARD COUNTY
FLORIDA 33062

PULCE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@pulcelandsurveyors.com
WEBSITE: www.pulcelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#2570

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTAINSPS LAND TITLE SURVEY**

FILE: MORGAN GROUP DEVELOPMENT, LLC
ORDER NO.: 67754
SCALE: 1"=30'
SURVEY DATE: 10/02/20
DRAWN BY: B.E.
CHECKED BY: J.F.P.

John F
Pulce

Digitally signed by
John F Pulce
Date: 2021.12.16
12:31:22 -05'00'

PORTION OF NE 1/4
SECTION 25-48-42

NE 12TH TERRACE
PER BROWARD COUNTY PROPERTY APPRAISER

PORTION OF NE 1/4
SECTION 25-48-42

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SHEET 2 OF 4
THIS DOCUMENT IS NEITHER FULL
NOR COMPLETE WITHOUT SHEETS
1 THROUGH 4 INCLUSIVE.