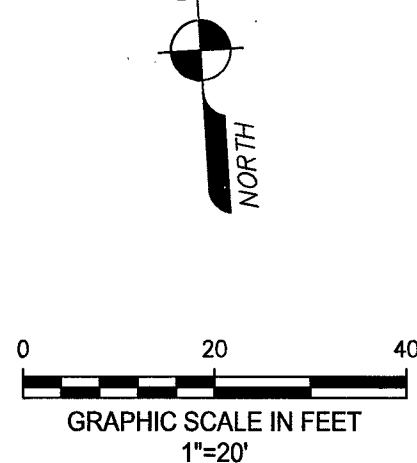
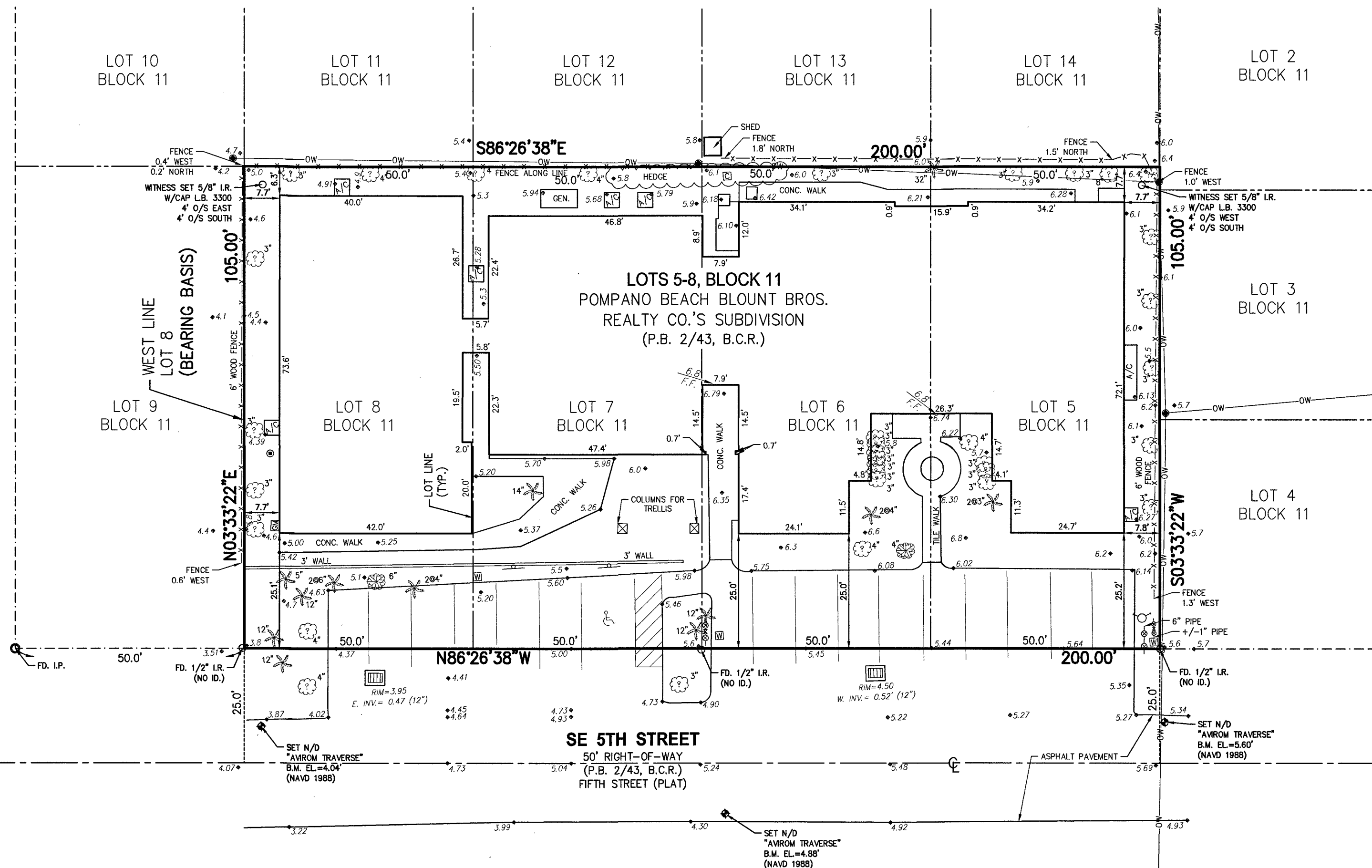


DRC

PZ25- 12000046
01/21/2026

DRC

PZ25- 12000046
04/15/2026HIBISCUS BOULEVARD
50' RIGHT-OF-WAY
(P.B. 2/43, B.C.R.)

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown was supplied by the client.
- No underground improvements were located.
- Bearing and distances shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the west line of Lot 8 having a bearing of N03°33'22"E.
- The property described hereon lies within Flood Zones AE (EL 7) & X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0377J, Community Number 120055, dated 07/31/2024.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Broward County Engineering Department Benchmark #651; Elevation= 3.56' (NGVD 1929), Elevation= 1.99' (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Abbreviation Legend: A/C = Air conditioner; B.C.R. = Broward County Records; B.M. = Benchmark; C = Centerline; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; GEN. = Generator; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; O/S = Offset; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; TYP. = Typical; W/CAP = With Surveyors Cap.

TREE LEGEND

- Gumbo Limbo
- Palm
- Unknown Species
- 12" Denotes 12" Diameter Trunk (Typical)

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- CABLE BOX
- CATCH BASIN
- CLEAN OUT
- DOUBLE DETECTOR CHECK VALVE
- EXISTING ELEVATION
- EXISTING FINISHED FLOOR ELEVATION
- FIRE DEPARTMENT CONNECTION
- GAS METER
- HANDICAP PARKING
- OVERHEAD WIRES
- SIGN
- WATER METER
- WOOD UTILITY POLE

LAND DESCRIPTION:

Lots 5, 6, 7, and 8, Block 11, Pompano Beach Blount Bros. Realty Co.'s Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 43, Public Records of Broward County, Florida.

Said lands situate in Pompano Beach, Broward County, Florida and containing 21,000 square feet more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 10/17/2025

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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SURVEYING & MAPPING

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(561) 392-2594 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D
ADD TREES AND ELEVATIONS	10/15/2025	SKETCH	L.B.	J.T.D.					

BOUNDARY SURVEY
LOTS 5-8, BLOCK 11
POMPAÑO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION
(P.B. 2, PG. 43, P.B.C.R.)

POMPAÑO BEACH
BROWARD COUNTY, FLORIDA

JOB #: 13521
SCALE: 1" = 20'
DATE: 09/22/2025
BY: L.B.
CHECKED: J.T.D.
F.B. 2278 PG. 7-9
SHEET: 1 OF 1