



**ACCURATE LAND SURVEYORS, INC.**  
L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

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**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**

**SYMBOLS & LEGEND OF ABBREVIATIONS:**

R/W = RIGHT OF WAY	N = NORTH	S = SOUTH	E = EAST	W = WEST	D.B. = DEED BOOK	ENCH. = ENCROACH	F.F. = FINISHED FLOOR	GAR. = GARAGE	C/L = CENTERLINE	MH = MANHOLE	(M) = MEASURED	P.B. = PLAT BOOK	A/C = AIR CONDITIONER	P = PLAT	×7.00' = ELEVATIONS BASED ON N.A.V.D.	(AE) = APPARENT ENCROACHMENT	P.B.C.R. = PALM BEACH COUNTY RECORDS	M.D.C.R. = MIAMI-DADE COUNTY RECORDS	P.O.C. = POINT OF COMMENCEMENT	P.O.B. = POINT OF BEGINNING	CHATT. = CHATTAHOOCHEE	F.P.L. = FLORIDA POWER & LIGHT	B.C.R. = BROWARD COUNTY RECORDS	O.R.B. = OFFICIAL RECORDS BOOK	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION	D.N.R. = DEPARTMENT OF NATURAL RESOURCES	P.R.M. = PERMANENT REFERENCE MONUMENT	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
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**UTILITY BOX** □ **UTILITY POLE** ○ **PARKING STRIPE** ———

**MANHOLE** ⊗ **HYDRANT** ⊕ **OVERHEAD UTILITY LINES** - - - - -

**BASIN** ▭ **UTILITY POLE** ○ **6' CONCRETE WALL** ———

**WELL** ⊕ **VAULT** ⊕ **COVERED AREA** ▨

**WATER METER** ⊕ **LIGHT** ⊕ **CONCRETE** ▨

**MONITORING WELL** ⊕ **BOLLARD** ⊕ **BRICK PAVERS** ▨

**PROPERTY CORNER** ⊕ **AIR CONDITIONER** ⊕ **TILE** ▨

— — — — — = CHAIN LINK FENCE

— — — — — = WOOD FENCE

— — — — — = METAL FENCE

— — — — — = PVC FENCE

• 100 = ASPHALT

— — — — — = CONCRETE FENCE

• 100 = TREE

**STREET ADDRESS:**  
872 EAST McNAB ROAD POMPANO BEACH, FL 33060

**LEGAL DESCRIPTION:**  
PARCEL "A" CROATIAN AMERICAN SOCIAL CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 7, 2006, IN PLAT BOOK 175, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A THE EAST 135 FEET OF THE NORTH 250 FEET OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 35 FEET FOR ROAD.

TOGETHER WITH: THE WEST 25 FEET OF THE EAST 160 FEET OF THE NORTH 250 FEET OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 35 FEET FOR ROAD.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
  - Angles shown hereon are based on P.B. 175, Pg. 195, B.C.R.
  - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
  - Ownership of fences and walls if any are not determined.
  - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
  - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
  - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
  - The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
  - Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
  - Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
  - PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.
  - Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

**FLOOD INFORMATION:**  
FLOOD ZONE: X(0.2%) & AH  
BASE FLOOD ELEVATION: N/A & 5'NAVD1988  
CONTROL PANEL NUMBER: 120055/12011C0378-H  
EFFECTIVE: 8/18/2014  
REVISED:

**BENCHMARK INFORMATION:**  
BROWARD COUNTY BENCHMARK #741, ELEVATION: 7.52' NAVD 1988.

**CERTIFY TO:**  
ACG PB LLC

**CERTIFICATION:**  
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Digitally signed by Robert L. Thompson  
Date: 2024.05.16 11:56:58 -0400

**Robert L. Thompson**  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3669 - STATE OF FLORIDA

ORIGINAL DATE OF FIELD SURVEY: 06-21-2023	DRAWN BY: ER
FIELD BOOK: ALS-SU-23-0903	CHECKED BY: RLT
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY
REVISE FLOOD ZONE AH ELEVATION	09-15-2023 AL/RLT