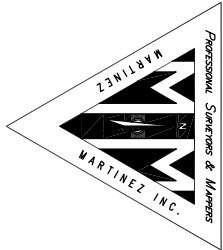
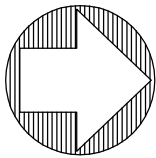


BOUNDARY SURVEY

DRC

PZ25-12000015  
05/20/2026

TEMPORARY BENCHMARK  
EL: 6.23'  
SW 5th STREET  
26.0' PAVEMENT  
(50' TOTAL R/W.)

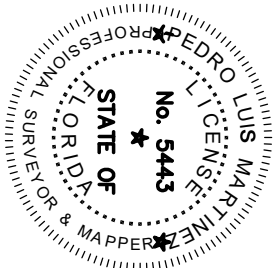
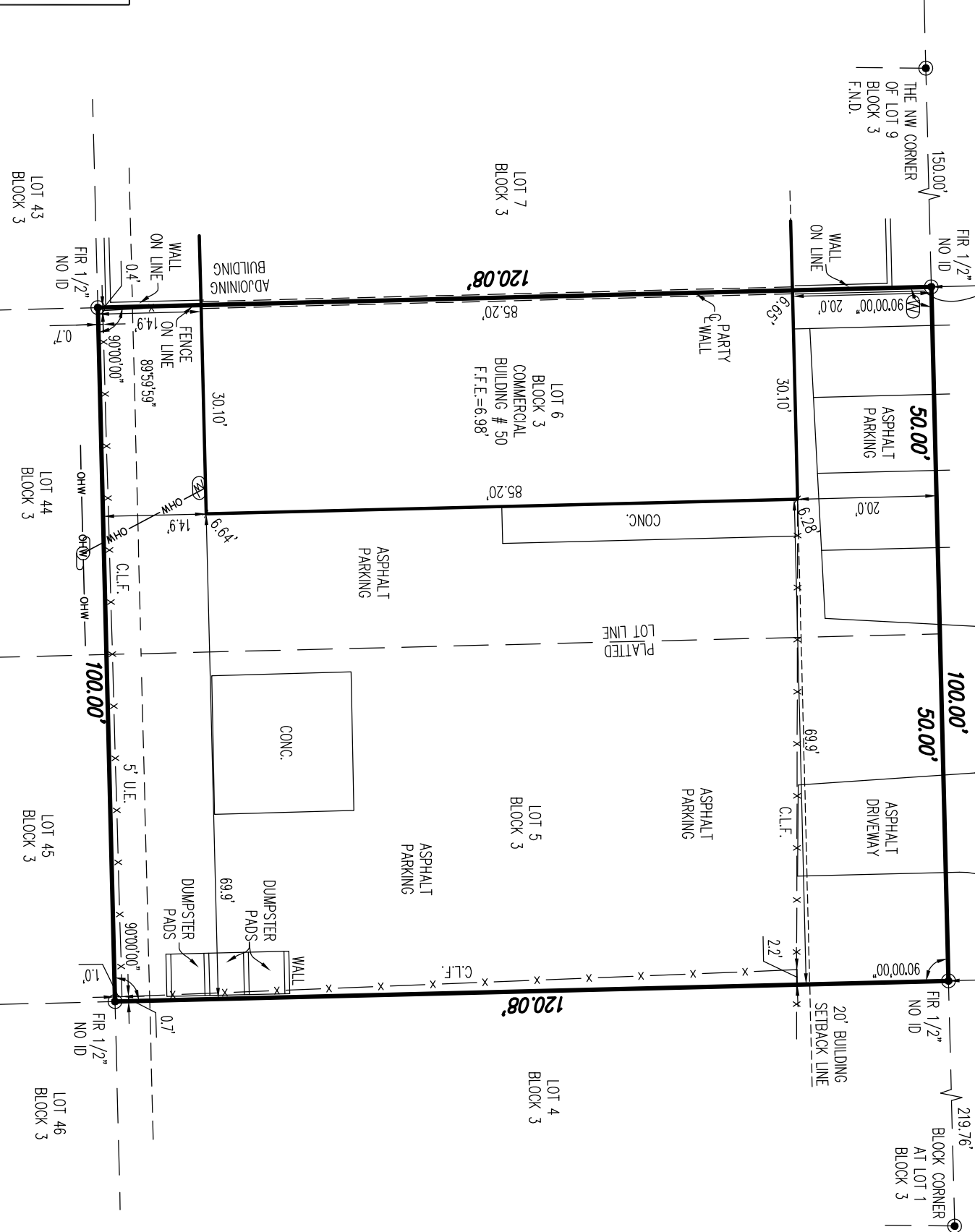


ABBREVIATIONS AND LEGEND:

- AC = DENOTES A CONTINUING UNIT
- CONC. = DENOTES CONCRETE
- ID = DENOTES IDENTIFICATION
- COV. = DENOTES COVERAGE
- F.F.E. = DENOTES FINISH FLOOR ELEVATION
- G.F.F. = DENOTES GRAVEY FENCED FLOOR
- R/W = DENOTES RIGHT-OF-WAY
- U.E. = DENOTES UTILITY EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- P.B. = DENOTES PLANNED BLOCK
- P.G. = DENOTES PLANNED GROUND
- FIR = DENOTES FOUND IRON ROD
- F.P. = DENOTES FOUND PLASTIC PIPE
- F.N.D. = DENOTES FOUND NAIL & DISC
- F.N. = DENOTES FOUND NAIL
- W.F. = DENOTES WOOD FENCE
- P.F. = DENOTES PLASTIC FENCE
- C.L.F. = DENOTES CHAIN LINK FENCE
- M.F. = DENOTES METAL FENCE
- B.C. = DENOTES BLOCK CORNER
- P.C. = DENOTES POINT OF CURVATURE
- CL = DENOTES CENTERLINE
- LP = DENOTES LIGHT POLE
- EX = DENOTES EXISTING ELEVATION
- CB = DENOTES CATCH BASIN
- WM = DENOTES WATER METER
- WF = DENOTES WOOD FENCE
- IF = DENOTES IRON FENCE
- PL = DENOTES PLASTIC FENCE
- OL = DENOTES OVERHEAD LINE
- WP = DENOTES WOOD POWER POLE
- MS = DENOTES MANHOLE SANITARY
- MS = DENOTES MANHOLE STORM
- HD = DENOTES FIRE HYDRANT

DRC

PZ25-12000015  
08/06/2025



MARTINEZ & MARTINEZ ENTERPRISES, INC.

LICENSE BUSINESS NO. 7702  
6901 SW 16 ST. PEMBROKE PINES, FL 33023  
PH: (786) 277-4851 PLSPM@GMAIL.COM  
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED  
PEDRO LUIS MARTINEZ, IS NO. 5443-STATE OF FLORIDA NOT VALID WITHOUT  
AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL  
AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

04-04-2025

FOR THE FIRM

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS.  
EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE  
TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY,  
AFFECT THIS PROPERTY.  
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR  
EASEMENT OR OTHER RECORDED  
ENCUMBRANCES NOT SHOWN ON THE PLAT  
UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER  
IMPROVEMENTS WERE NOT LOCATED.  
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.  
WALLS ARE THE FACE OF THE WALL.  
FENCE OWNERSHIP NOT DETERMINED.  
BEARINGS REFERENCED TO LINE NOTED AS B.R.  
BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC  
REPRESENTATION OF THE SURVEY WORK PERFORMED IN  
THE FIELD.  
THE PLAT SHOULD BE DRAWN AT A SHOWN SCALE AND/OR NOT  
TO SCALE.  
NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.  
NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.  
DIMENSIONS GIVEN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.  
ELEVATIONS SHOWN ARE BASED UPON N.A.T.D. 1988 UNLESS OTHERWISE  
NOTED.  
THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.  
THE BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF  
THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY  
UNNAMED PARTIES.

PZ25-12000015  
11/05/2025

PROPERTY ADDRESS:

PARCEL ID: 4942 02 15 0400  
50 SW 5th STREET,  
POMFANO BEACH, FLORIDA 33060

CERTIFIED TO:

TOPLINE PERFORMANCE INC

LEGAL DESCRIPTION:  
LOTS 5 AND 6, BLOCK 3, OF POMFANO BEACH INDUSTRIAL CENTER, ACCORDING  
TO PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 24, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	7.00	
COMMUNITY:	120055	
PANEL:	0376	
DATE OF FIRM:	09-11-2009	
SUFFIX:	J	
FIELD DATE OF SURVEY	03-04-2025	
BENCH MARK:	872-2937K	
ELEVATION:	5.43'	
DATE	DRAWN BY	SCALE
04-04-2025	E.I.	1"=20'
SKETCH OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	