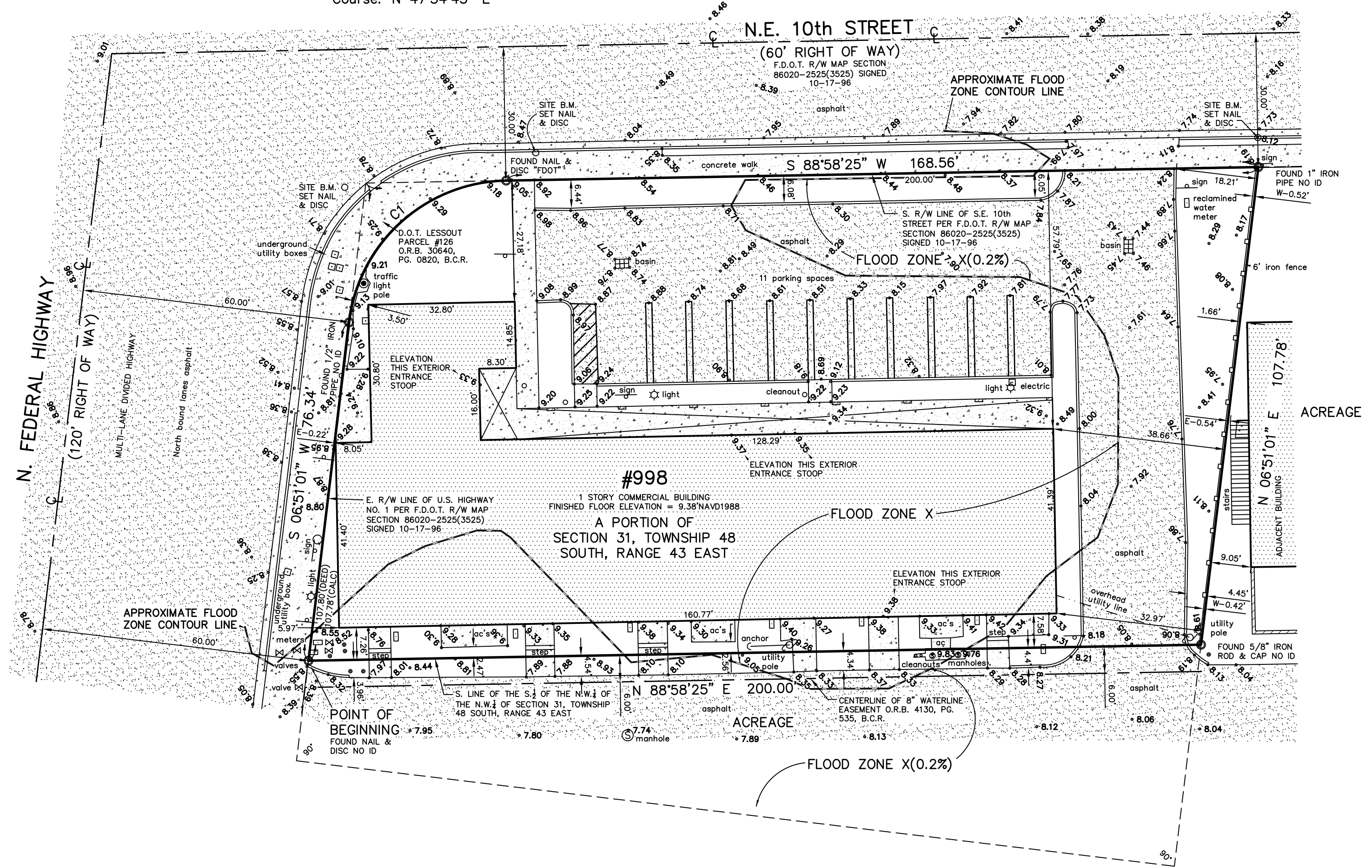
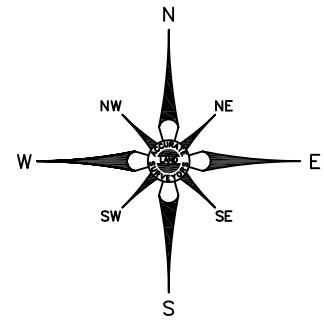


**SYMBOLS & LEGEND OF ABBREVIATIONS:**

R/W = RIGHT OF WAY N = NORTH S = SOUTH E = EAST W = WEST C/L = CENTERLINE M/H = MANHOLE (M) = MEASURED P.B. = PLAT BOOK A/C = AIR CONDITIONER P = PLAT	X 7.00' = ELEVATIONS BASED ON N.A.V.D. (AE) = APPARENT ENCROACHMENT 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
⊕ VALVE ⊙ MANHOLE ⊞ BASIN ⊗ WELL ⊞ WATER METER ⊙ MONITORING WELL ⊙ PROPERTY CORNER	□ UTILITY BOX ⊕ HYDRANT ⊙ UTILITY POLE ⊞ VAULT ☆ LIGHT • BOLLARD ⊞ AIR CONDITIONER
——— PARKING STRIPE - - - - - OVERHEAD UTILITY LINES ▨ 6' CONCRETE WALL ▨ COVERED AREA ▨ CONCRETE ▨ BRICK PAVERS ▨ ASPHALT	

C1:  
 Radius: 36.09'  
 Delta: 82°07'24"  
 Arc Length: 51.73'  
 Tangent: 31.44'  
 Chord: 47.41'  
 Course: N 47°54'43" E



**STREET ADDRESS:**  
 998 North Federal Highway, Pompano Beach, Florida 33062

**LEGAL DESCRIPTION:**  
 That part of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 31, Township 48 South, Range 43 East, described as follows: Beginning at the intersection of the East right-of-way line of U.S. Highway No. 1 and the South boundary of the said South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); thence East along the said South boundary a distance of 200 feet; thence North parallel to the said East right-of-way line a distance of 107.78 feet to the South right-of-way line of Northeast 10th Street; thence West along said South right-of-way line a distance of 200 feet to the said East right-of-way line of U.S. Highway No. 1; thence South along said East right-of-way line 107.80 feet to the POINT OF BEGINNING. Less road right of way.

Said lands situate, lying and being in Broward County, Florida.

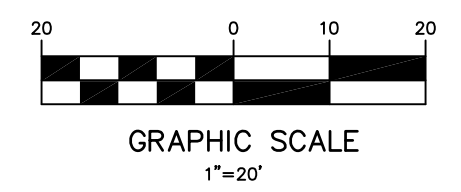
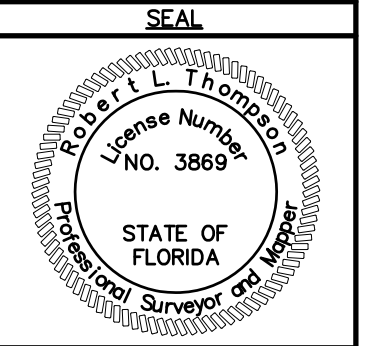
- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
  - Bearings shown hereon are based on a bearing of North 88°58'25" East along the centerline of S.E. 10th Street.
  - The lands shown hereon were not abstracted for ownership, rights of way, easements, 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 the 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.

**FLOOD INFORMATION:**  
 Community name and number: City of Pompano Beach 120055  
 Map and panel number: 12011C0376J  
 Panel date: 07-31-2024  
 Index date: 07-31-2024  
 Flood zone: "See Sketch"  
 Base flood elevation: "See Sketch"

**BENCHMARK INFORMATION:**  
 City of Pompano Beach  
 Benchmark 0016  
 Elevation=7.32 NAVD  
 Benchmark 103  
 Elevation=5.99 NAVD

**CERTIFY TO:**  
 Billie Johnson Family Trust, Hendrix C. Woodruff III Trustee

**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.



ORIGINAL DATE OF FIELD SURVEY: 08-29-2016		DRAWN BY: MLW	
FIELD BOOK: ALS-SU-16-3031		CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
BOUNDARY & TOPOGRAPHIC "FINAL" SURVEY 24-1220		09-12-2024	MLW
UPDATE/TOPO SURVEY SU-18-0141		01-27-2018	AL/RLT