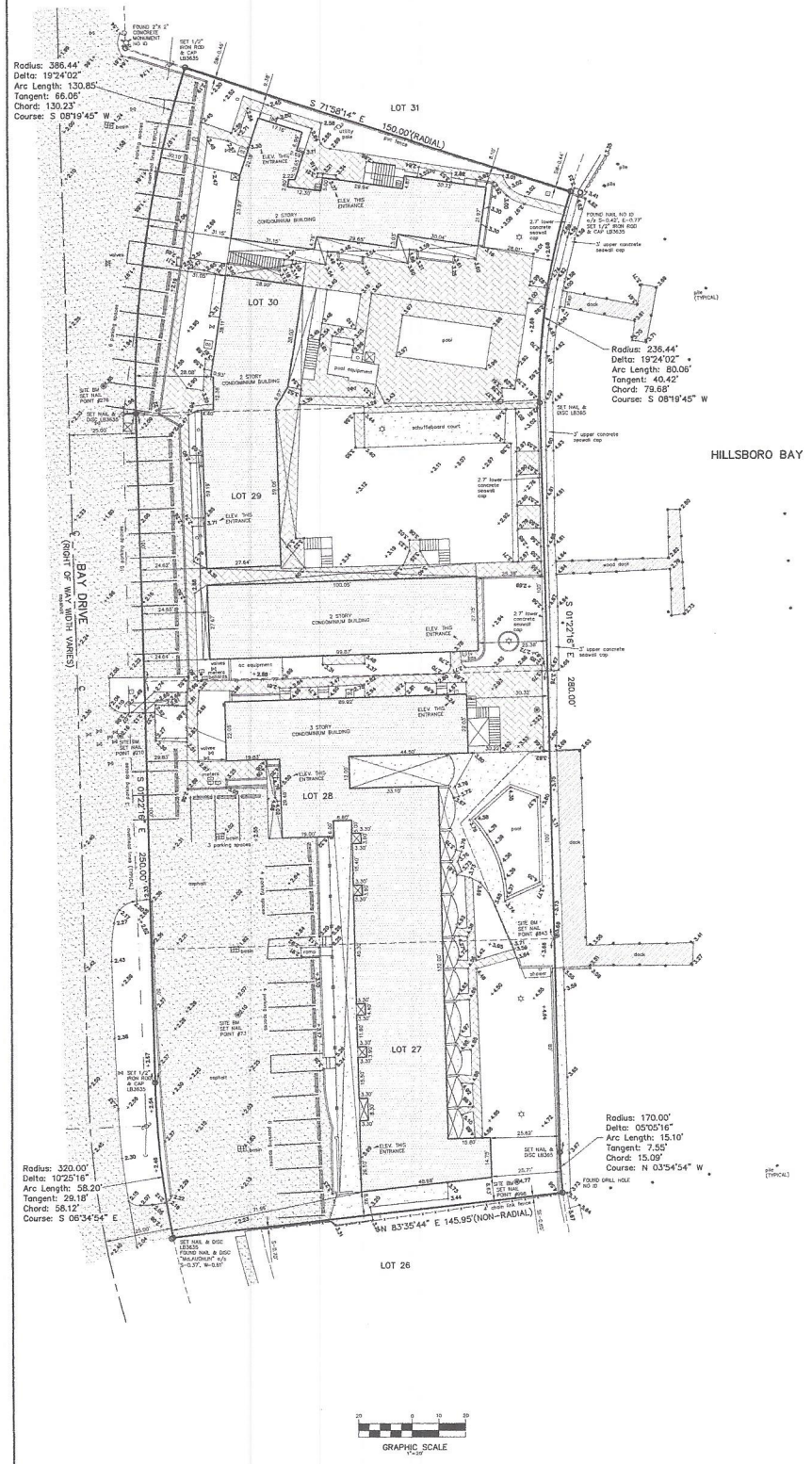

ACCURATE LAND SURVEYORS, INC.
L.B. #3835
1600 S. FEDERAL HIGHWAY
SUITE 603
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	*7.69' (AE)	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH			APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

	VALVE		UTILITY BOX		PARKING STRIPE
	MANHOLE		HYDRANT		OVERHEAD UTILITY LINES
	BASIN		UTILITY POLE		6' CONCRETE WALL
	WELL		VAULT		COVERED AREA
	WATER METER		LIGHT		CONCRETE
	MONITERING WELL		BOLLARD		BRICK PAVERS
	PROPERTY CORNER		AIR CONDITIONER		TILE
					ASPHALT

STREET ADDRESS:
2508 Bay Drive
Pompano Beach, Florida

LEGAL DESCRIPTION:
Lots 27, 28, 29 and 30 in Block 10, HILLSBORO SHORES SECTION "A", according to the Plat thereof, as recorded in Plat Book 21, Page 14, of the Public Records of Broward County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of South 01°22'16" East along the centerline of Bay Drive, Plat Book 21, Page 14, of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. 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.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. 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.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
10. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
11. 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: Pompano Beach 120055
Map and panel number: 12011C0189H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "AE"
Base flood elevation: 6' & 7'

BENCHMARK INFORMATION:
Florida Department of Transportation Benchmark # 860011A\
Elevation = 2.45'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 01-16-2017	DRAWN BY: MLW
FIELD BOOK: ALS-SU-17-0131	CHECKED BY: MLW

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE SURVEY SU#24-0080	03-22-2024	MLW

CERTIFY TO:
Hillsboro Shores Executive Club

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.

SEAL
Robert L. Thompson
License Number
No. 3869
STATE OF FLORIDA
Professional Surveyor and Mapper

05-15-2024
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-17-0131