

# BOUNDARY SURVEY

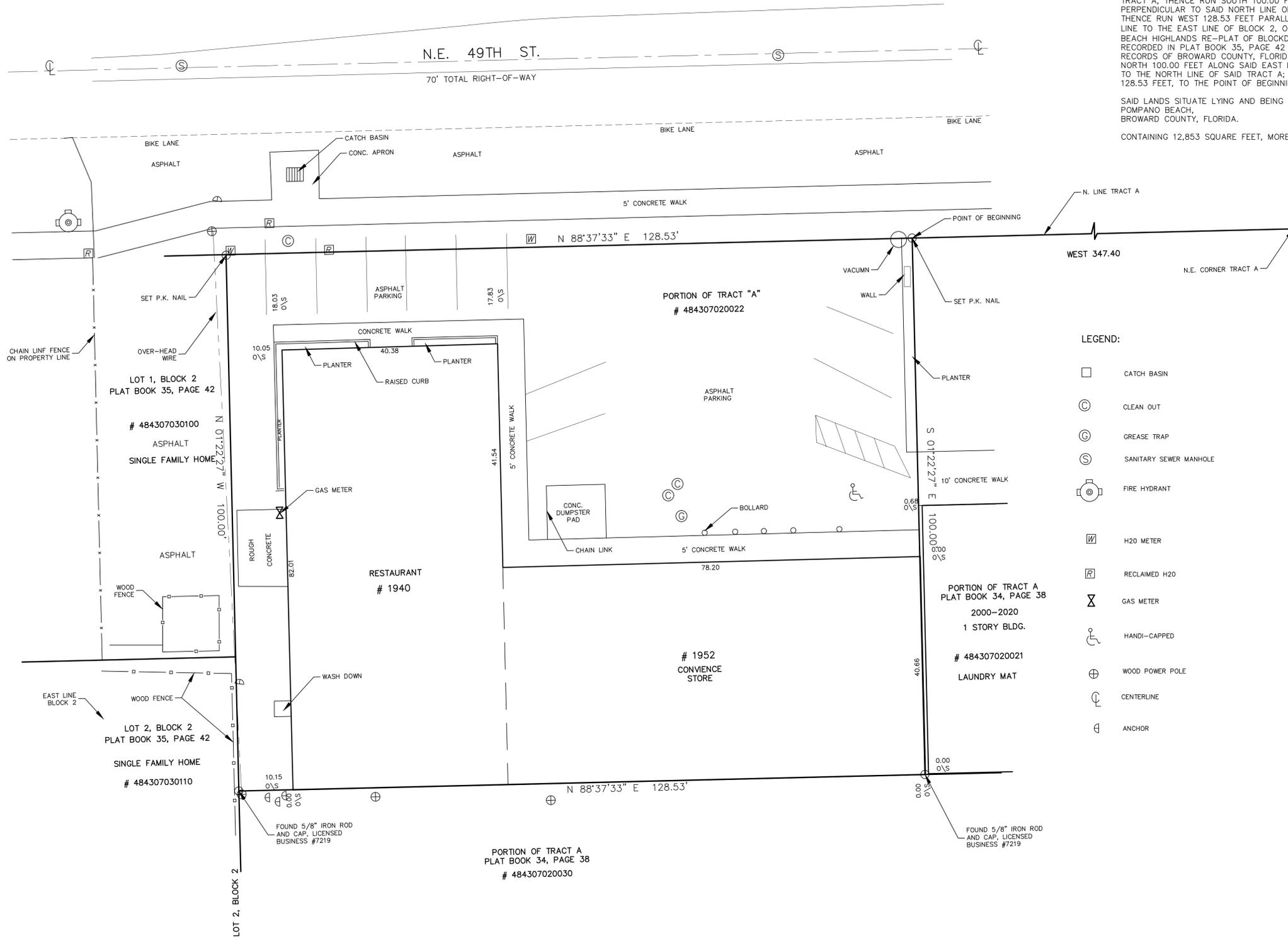
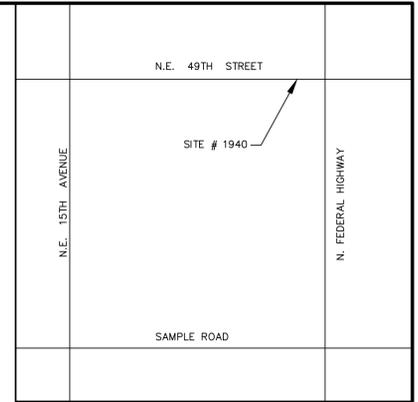
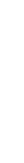
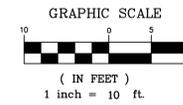
**LEGAL DESCRIPTION:**

A PORTION OF TRACT A OF "POMPANO BEACH HIGHLANDS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON THE NORTH LINE OF SAID TRACT A, AT A POINT 347.40 FEET WEST OF THE N.E. CORNER OF SAID TRACT A, THENCE RUN SOUTH 100.00 FEET PERPENDICULAR TO SAID NORTH LINE OF TRACT A; THENCE RUN WEST 128.53 FEET PARALLEL TO SAID NORTH LINE TO THE EAST LINE OF BLOCK 2, OF "POMPANO BEACH HIGHLANDS RE-PLAT OF BLOCK 1 AND 2" AS RECORDED IN PLAT BOOK 35, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 100.00 FEET ALONG SAID EAST LINE OF BLOCK 2 TO THE NORTH LINE OF SAID TRACT A; THENCE RUN EAST 128.53 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CONTAINING 12,853 SQUARE FEET, MORE OR LESS.



**LEGEND:**

- CATCH BASIN
- CLEAN OUT
- GREASE TRAP
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- H2O METER
- RECLAIMED H2O
- GAS METER
- HANDI-CAPPED
- WOOD POWER POLE
- CENTERLINE
- ANCHOR

**SURVEYOR'S NOTES:**

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. (GRID BEARING)
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PAUL A. DAVIS, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED.
3. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY: CLIENT
5. ONLY ABOVE GROUND AND VISIBLE UTILITIES SHOWN
6. REBARS AND CAPS WERE SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
7. FIELD WORK COMPLETED ON: 01/31/2026
8. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
9. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988 UNLESS OTHERWISE NOTED.
10. BENCHMARK OF ORIGIN IS: N/A COUNTY BENCHMARK NO.: N/A
11. THIS SURVEY IS LOCATED IN FLOOD ZONE: X 0.2% & AH PER N.F.I.P. COMMUNITY-PANEL MAP NO. 120055-0186-J BASE FIRM ELEVATION IS 9' FEET DATE OF FIRM IS 07/31/2024
12. PROPERTY ADDRESS IS: 1940-1952 N.E. 49TH ST., POMPANO BEACH FLORIDA. 33064

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS HEREON.

DATE: 01/31/2026

PAUL A. DAVIS  
P.S.M. #4531  
STATE OF FLORIDA.

NO.	DATE	REVISION DESCRIPTION	BY



**PAUL A. DAVIS, INC.**  
LB #0007219

Land Surveyors • Land Development • Consultants • Planners  
4710 N.E. 17TH AVE, POMPANO BEACH, FLA. 33064  
Phone: (954) 263-3102 & (954) 698-9101

Subdivisions & Condominiums Land & Site Planning  
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plots • Condominium Plots • Construction Layout

SCALE	1" = 10'
DRAWN BY	A.M.D.
DATE	01/31/2026
JOB NO:	01926
F.B./PG.	CARLSON
FILE	
SHEET NO.	1 OF 1