

LEGEND

X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
HYDRANT	HYDRANT
WATER VALVE	WATER VALVE
BACK FLOW PREVENTER	BACK FLOW PREVENTER
GAS VALVE	GAS VALVE
OVERHEAD WIRES	OVERHEAD WIRES
APPROX. LOC. UNDERGROUND METAL BARS LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND METAL BARS LINE PER UTILITY MARKOUT
LOC. UNDERGROUND METAL BARS LINE PER BLOOD HOUND	LOC. UNDERGROUND METAL BARS LINE PER BLOOD HOUND
APPROX. LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT
APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
LOC. UNDERGROUND ELEC. LINE PER BLOOD HOUND	LOC. UNDERGROUND ELEC. LINE PER BLOOD HOUND
APPROX. LOC. UNDERGROUND STORM LINE PER BLOOD HOUND	APPROX. LOC. UNDERGROUND STORM LINE PER BLOOD HOUND
APPROX. LOC. UNDERGROUND SANITARY LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND SANITARY LINE PER UTILITY MARKOUT
UTILITY POLE	UTILITY POLE
TRAFFIC SIGNAL	TRAFFIC SIGNAL
MONITORING WELL	MONITORING WELL
ELECTRIC METER	ELECTRIC METER
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
WATER METER	WATER METER
SIGN	SIGN
BOLLARD	BOLLARD
METAL GUARDRAIL	METAL GUARDRAIL
FENCE	FENCE
LANDSCAPED AREA	LANDSCAPED AREA
AREA LIGHT	AREA LIGHT
CLEAN OUT	CLEAN OUT
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
PAINTED ARROWS	PAINTED ARROWS
TITLE REPORT EXCEPTION	TITLE REPORT EXCEPTION
DENOTES PARKING SPACE COUNT	DENOTES PARKING SPACE COUNT
BENCHMARK	BENCHMARK
GLY WIRE	GLY WIRE
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
TREE (SIZE AS NOTED)	TREE (SIZE AS NOTED)
PALM TREE (SIZE AS NOTED)	PALM TREE (SIZE AS NOTED)
PROP. CORNER TO BE SET	PROP. CORNER TO BE SET
PLSS CORNER	PLSS CORNER
CONCRETE	CONCRETE
SQUARE FOOT	SQUARE FOOT
ACRES	ACRES
PROPERTY LINE	PROPERTY LINE
BASE LINE	BASE LINE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
MH	MANHOLE
GI	GRATE INLET
HT	HEIGHT
±	PLUS OR MINUS
P.B.	PLAT BOOK
(TYP.)	TYPICAL
ADA	AMERICANS WITH DISABILITIES ACT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
R.P.B.	ROAD PLAT BOOK
B.C.R.	BROWARD COUNTY RECORD
(M)	MEASURED
(R)	RECORD
(T)	TOTAL
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIPE FOUND
CIRF	CAPPED IRON REBAR FOUND
NDF	NAIL AND DISK FOUND
INSTR.#	INSTRUMENT NUMBER

4	ADDED ADDITIONAL EASEMENTS	C.W.	08/29/2023
3	UPDATED OWNERSHIP INFORMATION	C.W.	07/20/2023
2	UPDATED EAST RIGHT-OF-WAY	P.D.	05/11/2023
1	UPDATED TITLE COMMITMENT DATED 10/10/2022.	P.D.	12/16/2022
No.	DESCRIPTION OF REVISION	BY:	DATE

ALTA/NSPS LAND TITLE SURVEY

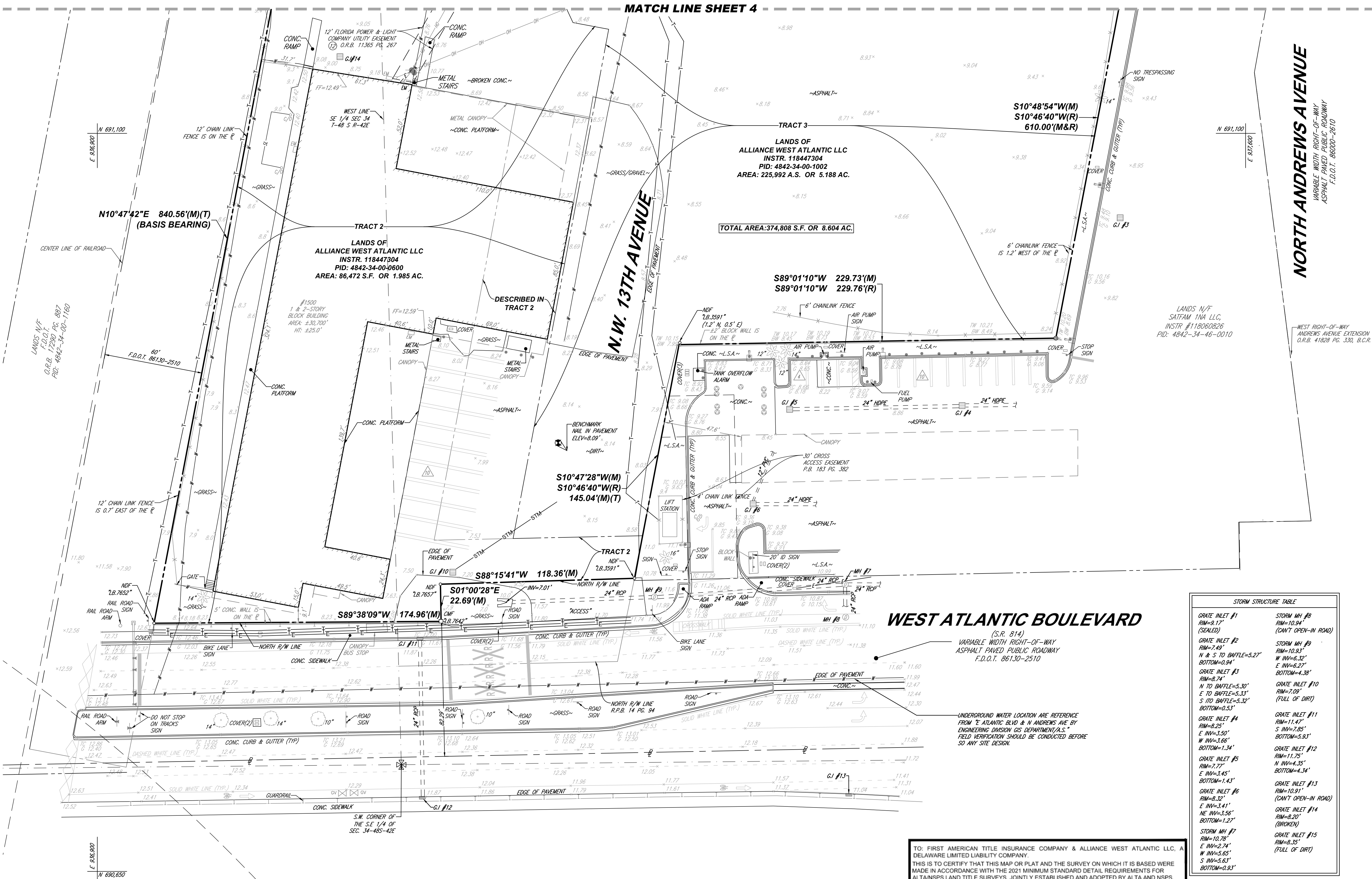
ALLIANCE WEST ATLANTIC, LLC

1291-1500 W ATLANTIC BOULEVARD AND 75 NW 13TH AVENUE
CITY OF POMPAHO BEACH, FLORIDA
BROWARD COUNTY

FILE NO.	FLB220043	SUITE 1010 BOCA RATON, FLORIDA 33431 951.571.0280 www.bohlerengineering.com	1900 CORPORATE BLVD. NW SUITE 1010 BOCA RATON, FLORIDA 33431 951.571.0280 www.bohlerengineering.com
DATE	12/15/2022	BOHLER	BOHLER
FIELD DATE	10/19/2022	CREW CHIEF	C.W.
		DRAWN	A.S.
		REVIEWED	P.D.
		APPROVED	C.W.
		SCALE	1"=30'
		DWG. NO.	3 OF 4

06/25/2025

MATCH LINE SHEET 4



WEST ATLANTIC BOULEVARD

(S.R. 814)
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
F.D.O.T. 86130-2510

UNDERGROUND WATER LOCATION ARE REFERENCE
FROM 'E ATLANTIC BLVD' & 'N ANDREWS AVE' BY
ENGINEERING DIVISION OF DEPARTMENT/AS.
FIELD VERIFICATION SHOULD BE CONDUCTED BEFORE
SO ANY SITE DESIGN.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY & ALLIANCE WEST ATLANTIC LLC, A
DELAWARE LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) & 14 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2022.



COLLIN WOODYARD

PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY
BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY
OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER
PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

1"=30'

BOHLER ENGINEERING, ALL RIGHTS RESERVED. OTHER THAN THE ORIGINAL PROJECT OR
THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.