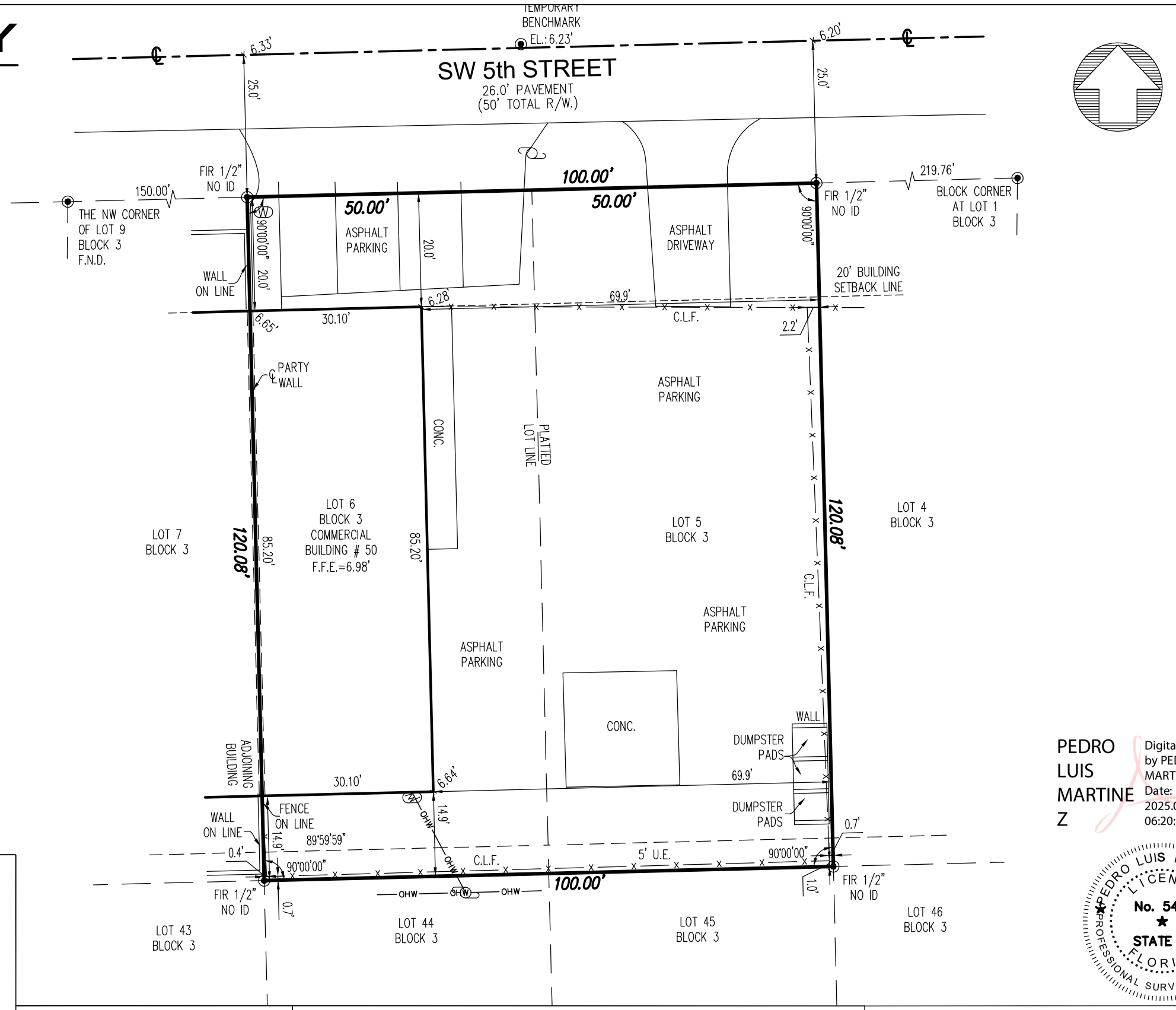
BOUNDARY SURVEY



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 ENCUMBERANCES NOT SHOWN ON THE PLAT.
UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
WALL TIES 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, COULD 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 SIGNINGS SURVEYORS EMBOSSED SEAL.
DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:

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

CERTIFIED TO:

TOPLINE PERFORMANCE INC

LEGAL DESCRIPTION:

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

PEDRO LUIS MARTINEZ
Digitally signed by PEDRO LUIS MARTINEZ
Date: 2025.04.10 06:20:32 -04'00'

PEDRO LUIS MARTINEZ LICENSE No. 5443 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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

SIGNED _____ 04-04-2025 FOR THE FIRM
PEDRO LUIS MARTINEZ , LS 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.

PROFESSIONAL SURVEYORS & MAPPERS
MARTINEZ & MARTINEZ INC.

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
CONC.	=DENOTES CONCRETE
ID	=DENOTES IDENTIFICATION
COV	=DENOTES COVERED
F.F.E.	=DENOTES FINISH FLOOR ELEVATION
G.F.F.	=DENOTES GARAGE FINISHED FLOOR
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
FIR	=DENOTES FOUND IRON ROD
FIP	=DENOTES FOUND IRON 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
℄	=DENOTES CENTERLINE
	=DENOTES LIGHT POLE
x 0.00'	=DENOTES EXISTING ELEVATION
	=DENOTES CATCH BASIN
W	=DENOTES WATER METER
—//—//—	=DENOTES WOOD FENCE
—x—x—	=DENOTES CHAIN LINK FENCE
—□—□—	=DENOTES IRON FENCE
—○—○—	=DENOTES PLASTIC FENCE
—OHW—OHW—	=DENOTES OVERHEAD LINE
	=DENOTES WOOD POWER POLE
S	=DENOTES MANHOLE SANITARY
D	=DENOTES MANHOLE STORM
	=DENOTES FIRE HYDRANT

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

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