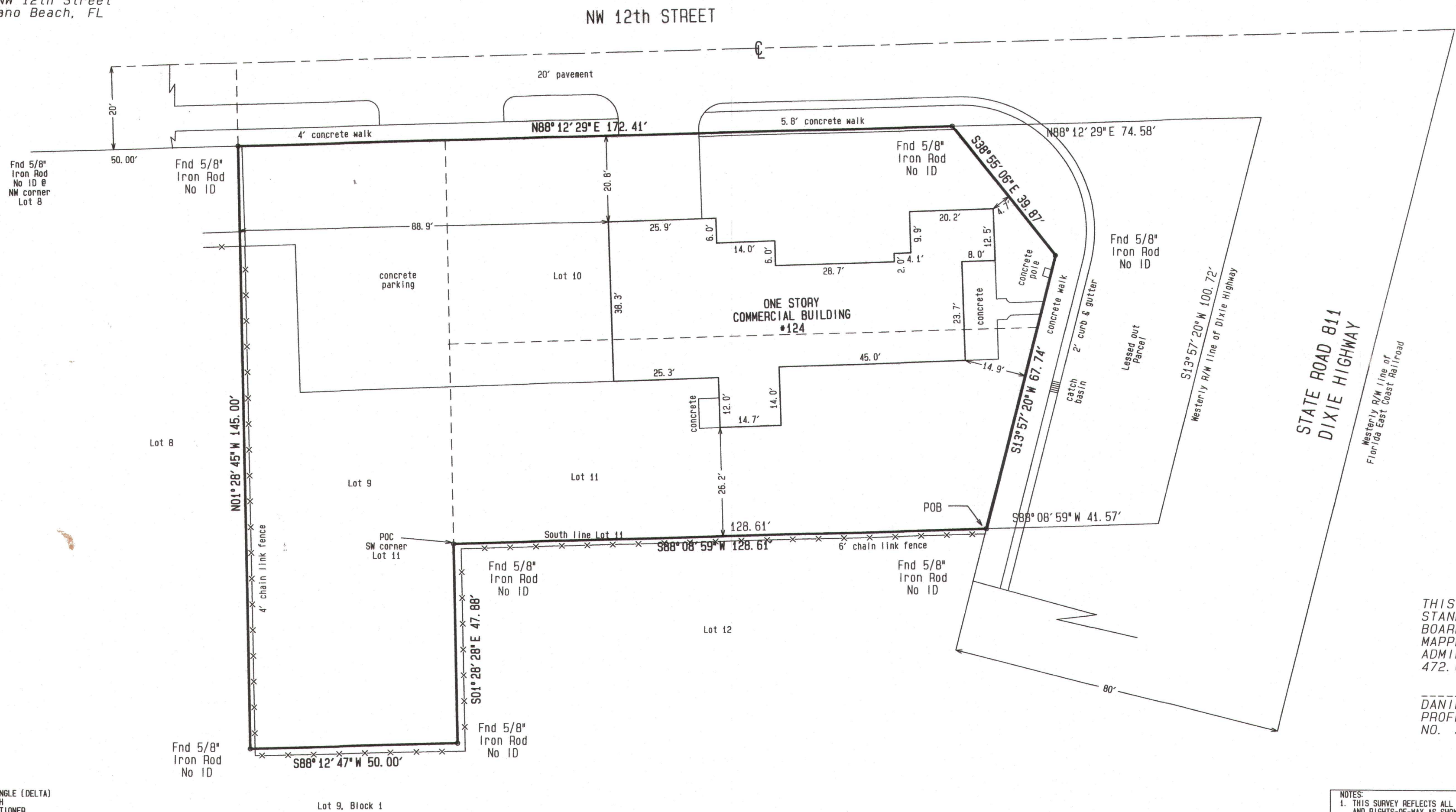


SKETCH OF BOUNDARY SURVEY

LEGAL DECEIPTION:

Lots 9, 10 and 11, Block A, MONTICELLO PARK, according to the plat thereof, recorded in Plat Book 5, Page 29, and the amendment thereto, as recorded in Plat Book 1, Page 68 of the Public Records of Broward County, Florida. LESS AND EXCEPT that part of Lots 10 and 11, Block A, AMENDED PLAT OF BLOCKS "A" AND "B" MONTICELLO PARK, according to the plat thereof, as recorded in Plat Book 10, Page 68 of the Public Records of Broward County, Florida, lying in Section 35, Township 48 South, Range 42 East, being more particularly described as follows:  
COMMENCE at the Southwest corner of said Lot 11; thence run North 88°08'59" East, along the South line of said Lot 11, a distance of 128.61 feet to the POINT OF BEGINNING; thence North 12°57'20" East along a line 80.00 feet Westerly of and parallel to the Westerly existing right of way line of the Florida East Coast Railway Company railroad, a distance of 67.74 feet; thence North 38°55'06" West, a distance of 39.87 feet; thence North 88°12'29" East, a distance of 74.58 feet to the Westerly existing right of way line for State Road 811 (Dixie Highway); thence South 13°57'20" West, a distance of 100.72 feet; thence South 88°08'59" West, along the South line of said Lot 11, a distance of 41.57 feet to the POINT OF BEGINNING.

Property address:  
124 NW 12th Street  
Pompano Beach, FL



THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DANIEL L. CARNAHAN  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 3002, STATE OF FLORIDA

- LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
  - A = ARC LENGTH
  - A/C = AIR CONDITIONER
  - BCR = BROWARD COUNTY RECORDS
  - BM = BENCHMARK
  - C = CENTERLINE
  - (C) = CALCULATED
  - (D) = DEED
  - FND = FOUND
  - FPL = FLORIDA POWER & LIGHT
  - H = HANDICAP PARKING SPACE
  - O/S = OFFSET
  - (P) = PLAT
  - PLB = PLAT BOOK
  - P.C. = POINT OF CURVATURE
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SF = SQUARE FEET

- NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
  2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DIXIE HIGHWAY; N 13°57'20" E (PER DOT R/W MAP).
  3. ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
  4. SUBSURFACE FEATURES NOT LOCATED.
  5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

REVISIONS	DATE	FOR: KEISER	DATE: 2/20/21	NO. 025
DENI/CARNAHAN, INC.				
P.O. BOX 938853, MARGATE, FLORIDA 33093 (954) 741-0541 FAX (954) 7707-190				
LAND SURVEYS • SUBDIVISION • CONSTRUCTION SURVEYS				

**DRC**

PZ21-05000010  
5/5/2021