

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.

POMPANO BEACH, FLORIDA 33060

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BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W

=

RIGHT OF WAY

N

=

NORTH

S

=

SOUTH

E

=

EAST

W

=

WEST

D.B.

=

DEED BOOK

ENCH.

=

ENCROACH

F.F.

=

FINISHED FLOOR

GAR.

=

GARAGE

C/L

=

CENTERLINE

(M)

=

MEASURED

P.B.

=

PLAT BOOK

A/C

=

AIR CONDITIONER

P

=

PLAT

x 7.00'

(AE)

P.B.C.R.

=

PALM BEACH COUNTY RECORDS

M.D.C.R.

=

MIAMI-DADE COUNTY RECORDS

P.O.C.

=

POINT OF COMMENCEMENT

P.O.B.

=

POINT OF BEGINNING

CHATT.

=

CHATTAHOOCHEE

F.P.L.

=

FLORIDA POWER & LIGHT

B.C.R.

=

BROWARD COUNTY RECORDS

O.R.B.

=

OFFICIAL RECORDS BOOK

F.D.O.T.

=

FLORIDA DEPARTMENT OF TRANSPORTATION

D.E.P.

=

DEPARTMENT OF ENVIRONMENTAL PROTECTION

D.N.R.

=

DEPARTMENT OF NATURAL RESOURCES

P.R.M.

=

PERMANENT REFERENCE MONUMENT

N.A.V.D.

=

NORTH AMERICAN VERTICAL DATUM

VALVE

MANHOLE

BASIN

WELL

WATER METER

MONITORING WELL

PROPERTY CORNER

UTILITY BOX

HYDRANT

UTILITY POLE

VAULT

LIGHT

BOLLARD

AIR CONDITIONER

PARKING STRIPE

OVERHEAD UTILITY LINES

6" CONCRETE WALL

COVERED AREA

CONCRETE

BRICK PAVERS

TILE

ASPHALT

CONCRETE FENCE

TREE

STREET ADDRESS:

872 EAST McNAB ROAD POMPANO BEACH, FL 33060

LEGAL DESCRIPTION:

PARCEL "A" CROATIAN AMERICAN SOCIAL CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 7, 2006, IN PLAT BOOK 175, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A THE EAST 135 FEET OF THE NORTH 250 FEET OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 35 FEET FOR ROAD.

TOGETHER WITH: THE WEST 25 FEET OF THE EAST 160 FEET OF THE NORTH 250 FEET OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 35 FEET FOR ROAD.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.

2. Angles shown hereon are based on P.B. 175, Pg. 195, B.C.R.

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 COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.

10. Printed copies of this survey are not valid without the signature and 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.

12. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

FLOOD INFORMATION:

FLOOD ZONE: X(0.2%) & AH

BASE FLOOD ELEVATION: N/A & 5'NAVD1988

CONTROL PANEL NUMBER: 120055/12011C0378-H

EFFECTIVE: 8/18/2014

REVISED:

BENCHMARK INFORMATION:

BROWARD COUNTY BENCHMARK #741, ELEVATION: 7.52' NAVD 1988.

CERTIFY TO:

ACG PB LLC

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.

Robert L Thompson

ROBERT L. THOMPSON (PRE-EMPT)

PROFESSIONAL SURVEYOR AND MAPPER No. 3669

STATE OF FLORIDA

SHEET 1 OF 1

SCALE 1"=20'

SKETCH NUMBER 12-23-05

PZ23-12000045

07/03/2024

TREE TABLE		
NO.	DIAMETER	SPECIES
157	2.50'	TREE
158	2.0'	TREE
159	1.0'	PALM
160	0.50'	TREE
161	0.50'	TREE
162	0.50'	TREE
163	0.50'	TREE
164	0.50'	TREE
165	0.50'	TREE
166	0.50'	TREE
172	1.0'	PALM
173	1.0'	PALM
174	N/A	SEAGRAPE
175	N/A	SEAGRAPE
176	N/A	SEAGRAPE
179	1.50'	TREE
182	N/A	SEAGRAPE
183	N/A	SEAGRAPE
184	N/A	SEAGRAPE
185	N/A	SEAGRAPE
186	N/A	SEAGRAPE
188	1.0'	PALM
189	1.0'	PALM
190	1.0'	PALM
191	1.0'	PALM
192	1.0'	PALM
193	N/A	SEAGRAPE
194	N/A	SEAGRAPE
195	N/A	SEAGRAPE
196	N/A	SEAGRAPE
197	N/A	SEAGRAPE
200	N/A	SEAGRAPE
201	2.0'	TREE
202	1.0'	PALM

ORIGINAL DATE OF FIELD SURVEY:	06-21-2023	DRAWN BY:	ER
FIELD BOOK:	ALS-SU-23-0903	CHECKED BY:	RLT
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY	
REVISE FLOOD ZONE AH ELEVATION	09-15-2023	AL/RLT	