

DRC

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

PZ24-12000014
09/04/2024

Parcel "A" of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Westerly along the South line of said West one-half (W 1/2), a distance of 170 feet; thence North and parallel to the East line of said West one-half (W 1/2), a distance of 41.19 feet to the POINT OF BEGINNING; thence continuing North along the aforesaid course, a distance of 150 feet; thence West making an angle of 90°07'24", a distance of 166.42 feet to a point on the West line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Southerly along said West line, making an included angle of 89°53'03", a distance of 150 feet; thence Easterly making an included angle of 90°06'57", a distance of 166.44 feet to the POINT OF BEGINNING. LESS AND EXCEPT the East 60.00 feet therefrom.

TOGETHER WITH:
The East 60 feet of the East 180 feet of the South 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest one-quarter of Section 28, Township 48 South, Range 42 East, LESS AND EXCEPT the South 150 feet thereof, lying North of Hammondville Road.

TOGETHER WITH:
Parcel "A" of WALTON SITE, according to the plat thereof, as recorded in Plat Book 138, at Page 42 of the Public Records of Broward County, Florida.

TOGETHER WITH:
A portion of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, more fully described as follows:

Beginning at an intersection of the North right-of-way line of State Road No. 814 and the West line of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28; thence North along said West line, a distance of 191 feet; thence East parallel to said North right-of-way line of State Road No. 814, a distance of 128 feet; thence South parallel to said West line, a distance of 191 feet; thence West along said North right-of-way line, a distance of 128 feet to the POINT OF BEGINNING.

TOGETHER WITH:
The West 120.00 feet of the East 180.00 feet of that portion of the South one-half (S 1/2) of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, lying North of the right-of-way line of Hammondville Road; less the South 150 feet thereof. Said lands situate, lying and being in the City of Pompano Beach, County of Broward, State of Florida.

TOGETHER WITH:
A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:

Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Westerly along the South line of said West one-half (W 1/2), a distance of fifty feet (50'); thence Northerly and parallel to the East line of said West one-half (W 1/2), a distance of 41.43 feet to the POINT OF BEGINNING; thence continue Northerly along the aforesaid course, a distance of 150 feet; thence Westerly making an included angle of 90°07'24", a distance of 60 feet; thence Southerly making an included angle of 89°52'36", a distance of 150 feet; thence Easterly making an included angle of 90°07'24", a distance of 60 feet to the POINT OF BEGINNING.

TOGETHER WITH:
A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:

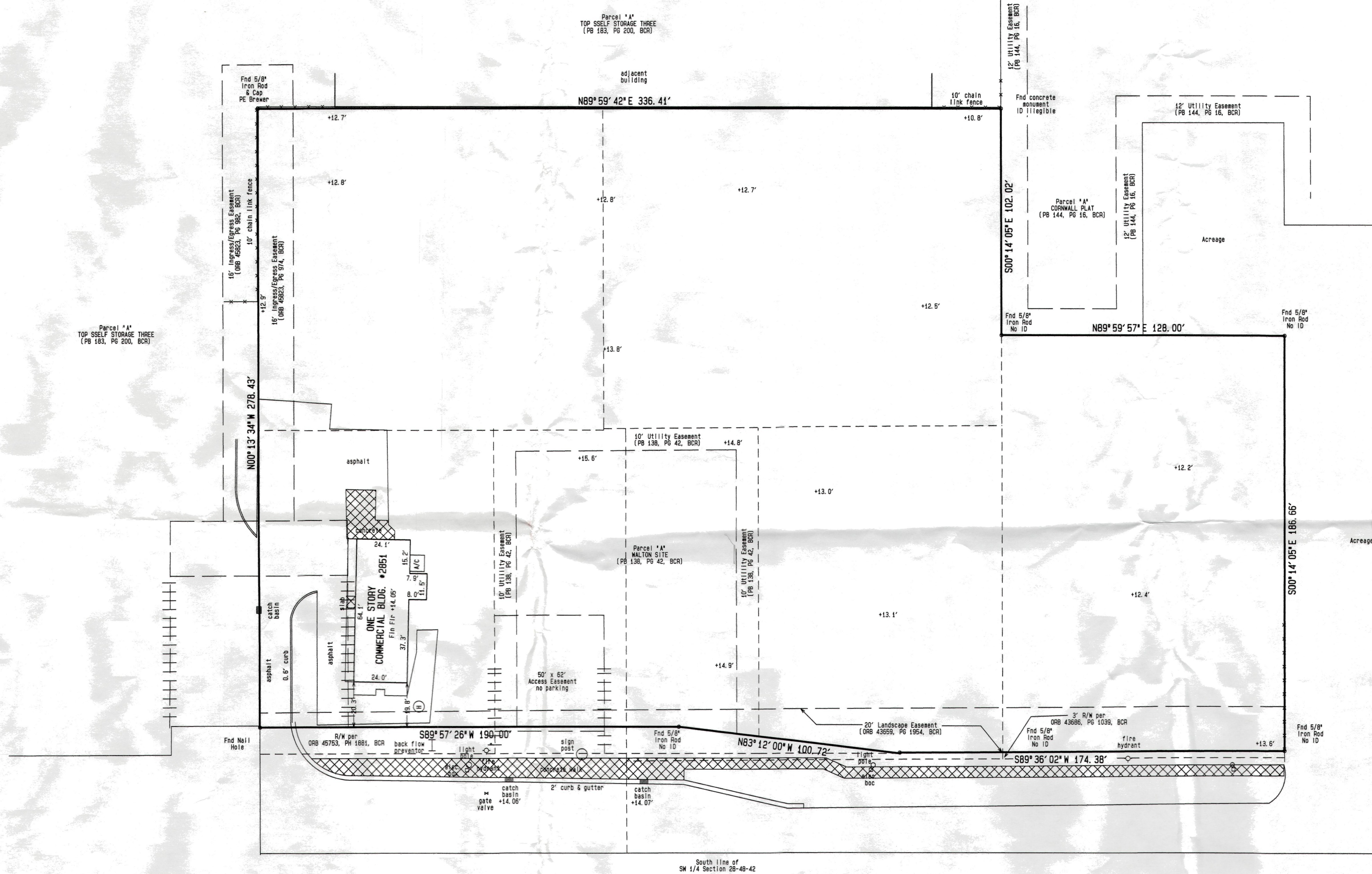
Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence North 0°14'08" West, along the East line of the said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, a distance of 150 feet North of and parallel with the South line of said Section 28, a distance of 50.00 feet; thence North 0°14'08" West along the 50.00 feet West of and parallel with the East line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, a distance of 50.00 feet; thence North 89°53'28" East along the line 150.00 feet North of and parallel with the North right-of-way line of Hammondville Road, a distance of 50.00 feet; thence South 0°14'08" East, along the said East line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, a distance of 41.33 feet; thence North 89°53'28" East along the line 150.00 feet North of and parallel with the North right-of-way line of Hammondville Road, a distance of 50.00 feet; thence South 0°14'08" East, along the said East line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, a distance of 41.43 feet to the POINT OF BEGINNING.

TOGETHER WITH:
A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:

Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Westerly along the South line of the said West one-half (W 1/2) a distance of 50 feet; thence Northerly and parallel to the East line of said West one-half (W 1/2) a distance of 41.43 feet to the POINT OF BEGINNING; thence continue Northerly along the aforesaid course, a distance of 150 feet; thence Westerly making an included angle of 90°07'24", a distance of 60 feet; thence Southerly making an included angle of 89°52'36", a distance of 150 feet; thence Easterly making an included angle of 90°07'24", a distance of 60 feet to the POINT OF BEGINNING.

Property address:
2851 Hammondville Road
Pompano Beach, FL

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
(O) - PLAT
PB - PLAT BOOK
P.C. - POINT OF CURVATURE
P.M. - PINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
R - RADIUS
R/W - RIGHT-OF-WAY
SF - SQUARE FEET



HAMMONDVILLE ROAD
(STATE ROAD 814)

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

FILENAME:
SCALE: 1" = 20'

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN RESTRICTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHTS-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 00 STREET.
3. ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original rubber seal of a Florida licensed surveyor and mapper.

REVISIONS	DATE	FOR: MUNSON	DATE: 7/12/2022	NO. 2207004	F.B. 142-56
DENI LAND SURVEYORS, INC. LB #7281					
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343					
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS					