

Property Address:

551 and 555 South Dixie Highway,  
Pompano Beach, Florida 33060

Legal Description:

Lots 15, 16, 17, 17 and 19, Block 2, of "SYNYLAN INDUSTRIAL ADDITION", according to the Plat thereof, as recorded in Plat Book 46, at Page 2, of the Public Records of Broward County, Florida.

## Boundary Survey

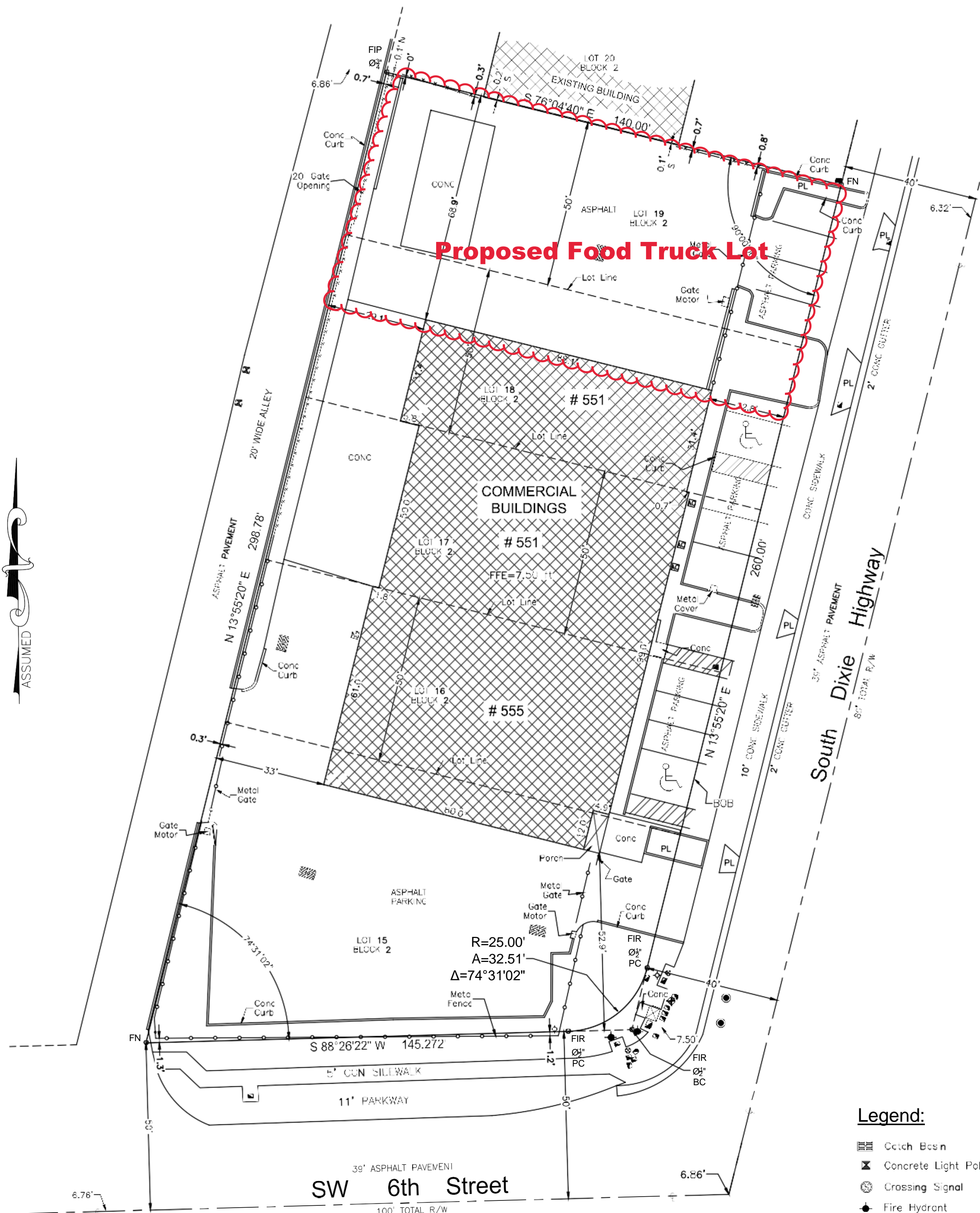
Scale 1"= 20'

There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey






# Anian

Digitally signed  
by Aniano J  
Garcia

Date: 2025.02.28  
08:17:50 -05'00'



Legend:

-  Catch Basin
-  Concrete Light Pole
-  Crossing Signal
-  Fire Hydrant
-  Light Pole
-  Manhole
-  Water Meter
-  Utility Hand Hole
-  Utility Pole

**Flood Plain Information:**

[illegible]

## Reference Bench Marks

County BM 0801; Elev: 4.43 ft ±  
 BM 0809, Elev: 4.08 ft ± NAVD 1988

— = Wood Fence. Unless otherwise noted, found markers had no utility.

This Survey does not reflect or determine ownership; examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property. This Survey is subject to easements, limitations, restrictions, reservations or encumbrances of record. (Legal Description provided by client) The Validity of this Survey is limited to the cost of the Survey; Underground Encroachment **LEGAL NOTES** shown; This firm has not attempted to locate existing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to North American Vertical Datum of 1988 (NAVD 1988).

Date of Field Work 10-31-2024

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

For:  
POMPANO 555 LLC