





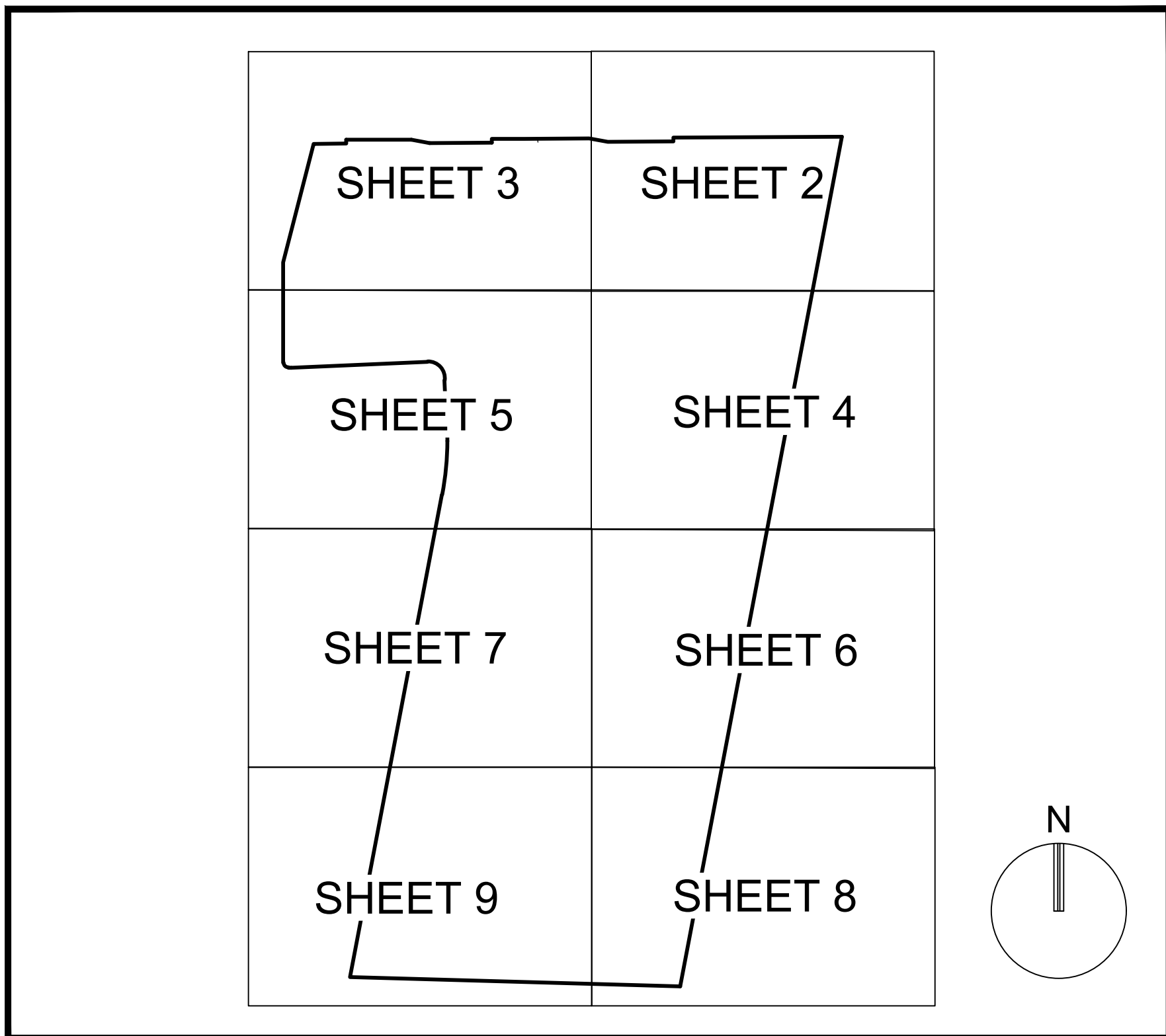


SYM	DESCRIPTION
	AIR RELEASE VALVE MANHOLE
	BACK FLOW PREVENTER
	CATCH BASIN
	CURB INLET
	DOUBLE LIGHT POLE
	ELECTRICAL HANDHOLE
	ELECTRICAL MANHOLE
	ELECTRICAL OUTLET
	FIBER OPTIC HANDHOLE
	FIBER OPTIC WITNESS POST
	FIRE HYDRANT
	IRON ROD AND CAP
	IRRIGATION CONTROL VALVE
	NAIL AND DISK
	PERMANENT REFERENCE MONUMENT
	PVC PIPE
	ROUND 360° LIGHT POLE
	SANITARY SEWER MANHOLE
	SIGN
	SINGLE LIGHT POLE
	STORM DRAINAGE MANHOLE
	TELEPHONE PEDESTAL
	TREE, OTHER
	TREE, PALM
	UTILITY POLE, CONCRETE
	UTILITY POLE, WOOD
	WATER VALVE

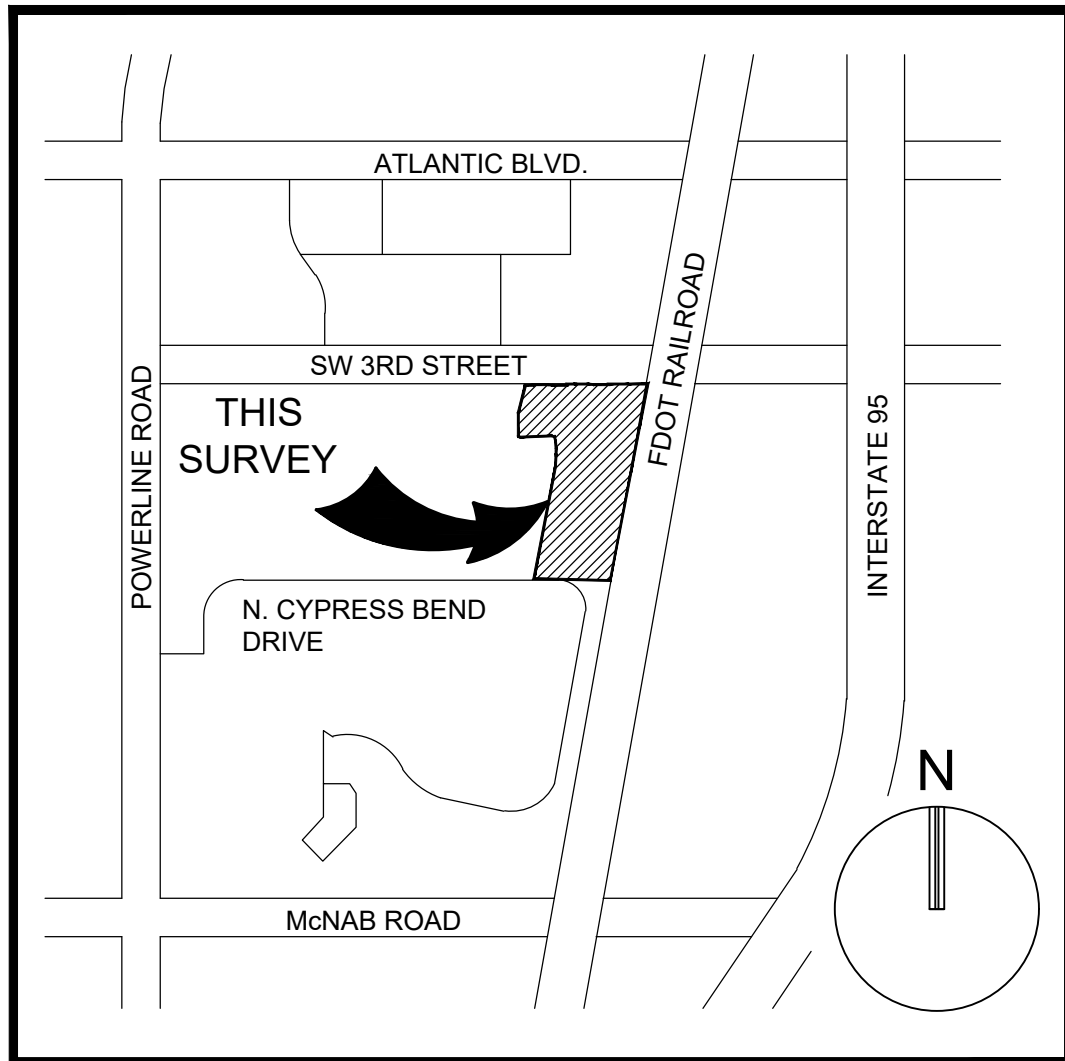
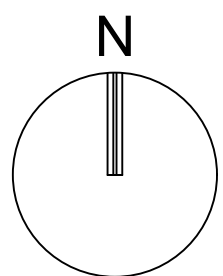
ABBRV	DESCRIPTION
BM	BENCHMARK
B.C.R.	BROWARD COUNTY RECORDS
CONC.	CONCRETE
FEC	FLORIDA EAST COAST
FND.	FOUND
FPL	FLORIDA POWER & LIGHT COMPANY
LB	FLORIDA LICENSED BUSINESS NUMBER
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
PVC	POLYVINYL CHLORIDE PIPE
TYP.	TYPICAL
W/	WITH

HATCH PATTERNS	
	CONCRETE AREA
	DETECTABLE WARNING

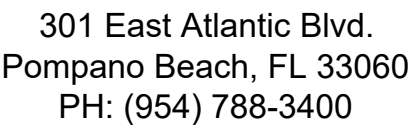
LINETYPE	DESCRIPTION
	CHAINLINK FENCE
	HAND RAIL
	NON VEHICULAR ACCESS LINE
	OVERHEAD WIRE



NOT TO SCALE



NOT TO SCALE



Florida Engineering Business License: CA7928  
Florida Surveyor and Mapper Business License: LB6860  
Florida Landscape Architecture Business License: LC26000457

[illegible]

DATE: 04/02/25

DRAWN BY: ZDR

CHECKED BY: DAS

FIELD BOOK	1162
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A PORTION OF PARCEL "A", POMPAHO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 TO 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF TRACT "B", ARVIDA OF POMPAHO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO A PORTION OF PARCEL "A", POMPAHO PARK RACINO II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 10°45'59" WEST, ON THE EAST LINE OF SAID TRACT "B" AND ON THE EAST LINE OF SAID PAVEMENT "A", POMPAÑO PARK RACINO II, BEING THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD, A DISTANCE OF 1110.24 FEET; THENCE NORTH 79°14'12" WEST, A DISTANCE OF 1095.43 FEET; THENCE SOUTH 26°22'28" WEST, A DISTANCE OF 159.59 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ON SAID CURVE TO THE LEFT (A RADIAL BEARING TO SAID POINT BEARS SOUTH 89°23'04" WEST); HAVING A RADIUS OF 1146.77 FEET, A CENTRAL ANGLE OF 83°26'49" AND AN ARC DISTANCE OF 68.95 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03°18'14" WEST, 22.50 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL BEARING TO SAID POINT BEARS SOUTH 89°23'04" WEST); THENCE NORTHERLY ON SAID CURVE, HAVING A RADIUS OF 590.50 FEET, A CENTRAL ANGLE OF 10°14'48" AND AN ARC DISTANCE OF 97.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°29'45" WEST, 468.72 FEET; THENCE SOUTH 87°38'32" WEST, 8.59 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ON SAID CURVE, HAVING A RADIUS OF 17.27 FEET; A CENTRAL ANGLE OF 92°12'41", AND AN ARC DISTANCE OF 27.79 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°08'56" WEST, 344.95 FEET; THENCE NORTH 14°28'51" EAST, 419.79 FEET TO A POINT ON A LINE LYING 12.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "B"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF POMPAÑO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°40'35" EAST ON SAID PARALLEL LINE, 111.42 FEET; THENCE NORTH 00°19'25" WEST, 12.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF POMPAÑO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°40'35" EAST ON SAID PARALLEL LINE, 225.05 FEET; THENCE NORTH 14°28'51" EAST, 419.79 FEET TO A POINT ON A LINE LYING 12.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "B"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF POMPAÑO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°40'35" EAST ON SAID PARALLEL LINE, 212.64 FEET; THENCE NORTH 00°19'25" WEST, 12.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF POMPAÑO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°40'35" EAST, 113.69 FEET; THENCE NORTH 89°34'58" EAST ON SAID NORTH LINE, A DISTANCE OF 220.52 FEET; THENCE SOUTH 79°06'07" EAST, 65.00 FEET TO A POINT ON A LINE LYING 12.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "B"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF POMPAÑO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°34'58" EAST ON SAID PARALLEL LINE, 225.05 FEET; THENCE NORTH 00°29'32" WEST, 12.75 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF POMPAÑO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°34'58" EAST ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, 578.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 TO 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO A PORTION OF PARCEL "A", POMPANO PARK RACINO II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:

[illegible]

TOGETHER WITH:

A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 TO 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "B", ARVIDA OF POMPAÑO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 10°45'59" WEST, ON THE EAST LINE OF SAID TRACT "B" AND ON THE EAST LINE OF PARCEL "A", POMPAÑO PARK RACINO O, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A DISTANCE OF 1865.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10°45'59" WEST, ON SAID EAST LINE OF PARCEL "A", POMPAÑO PARK RACINO O AND ON THE EAST LINE OF SAID PARCEL "A", POMPAÑO PARK RACINO PLAT AND ALSO ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1103.91 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", POMPAÑO PARK RACINO PLAT; THENCE NORTH 88°20'44" WEST, ON THE SOUTH LINE OF SAID PARCEL "A", POMPAÑO PARK RACINO PLAT, A DISTANCE OF 1132.87 FEET THENCE NORTH 10°46'36" EAST, A DISTANCE OF 1283.26 FEET; THENCE SOUTH 79°14'12" EAST, A DISTANCE OF 1118.34 FEET TO THE POINT OF BEGINNING.

1. THE LAND DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY PARAMOUNT TITLE SERVICES, INC., SEARCH NO. 25-817-1, DATED MARCH 12, 2025 @ 11:00 P.M..
4. INTERIOR BUILDINGS AND FEATURES WERE NOT LOCATED PER THE CLIENT'S REQUEST. THE BUILDINGS AND FEATURES ARE TO BE DEMOLISHED.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 88°56'17" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATIONS' (FPNN) FLORIDA PERMANENT REFERENCE NETWORK. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03". THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF  $\pm 0.1'$ . THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/40 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURE LOCATION IS  $\pm 0.1'$ .
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 40' OR SMALLER.
13. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY. INTERIOR IMPROVEMENTS WERE NOT LOCATED DUE TO SITE BEING UNDER CONSTRUCTION.

3.824.292 SQUARE FEET. 87.793 ACRES MORE OR LESS

HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON APRIL 02, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH &amp; ASSOCIATES, INC

DONALD A. SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4677  
STATE OF FLORIDA  
(FOR THE FIRM)

ROCKHILL  
MANAGEMENT

SHEET TITLE

## BOUNDARY SURVEY

1 OF 9

PROJECT NUMBER 10230.35

Plotted by: dbittner On 4/11/2025 4:31 PM

Drawing name: Q:\10230,35 - Pompano LIVE! - Rockhill Management\Survey\DWG\10230.35 BOUNDARY SURVEY.dwg

**DRC**

1 OF 9

10230.35

**PZ25-14000005**

07.16.2025