MATCH LINE "H"
(SEE SHEET 6)

MATCH LINE "H"
(SEE SHEET 6)

MATCH LINE "J"
(SEE SHEET 9)

PARCEL "A"
"POMPANO PARK RACINO PLAT"
P.B. 181, PGS. 22–27, B.C.R.

PARCEL A
ENQUIRER PLAT
(P.B. 152, PG. 26, B.C.R.)

C.S.X. RAILROAD
(FEC) FLORIDA EAST COAST RAILROAD (PLAT)
100' RIGHT-OF-WAY PER
O.R.B. 17290, PG. 887, B.C.R.

INTERIOR IMPROVEMENTS NOT LOCATED
AREA UNDER CONSTRUCTION

EAST LINE OF PARCEL "A"
P.B. 181, PG. 22, B.C.R.
WEST RIGHT-OF-WAY LINE

HEAVY VEGETATION IN THIS AREA
UNABLE TO BE LOCATED DUE TO
CONSTRUCTION.

(TOTAL)
S10°45'59"W 1103.91'

S10°45'59"W 2969.40'
(TOTAL)

100'

SW 8TH STREET

ACREAGE

ABANDONED

12' FPL EASEMENT PER
O.R.B. 4236, PG 288, B.C.R.

APPROXIMATE EDGE
OF WATER 03/27/25

SOUTH LINE PARCEL "A"
P.B. 181, PGS. 22–27, B.C.R.
NORTH LINE PARCEL R–1
P.B. 104, PG. 20, B.C.R.
SOUTH LINE OF THE N. ½
OF SECTION 3–49–42

10' UTILITY EASEMENT PER
P.B. 181, PG.S 22–27, B.C.R.

12' FPL EASEMENT PER
O.R.B. 4236, PG 288, B.C.R.

6" PVC
6' VERTICAL

S.E. CORNER PARCEL "A"
P.B. 181, PG.S 22–27, B.C.R.

FND. 5/8" IRON ROD & CAP
CONTROL POINT ASSC. LB8137

N88°20'44"W 1132.87'
(TOTAL)

6" PVC
2' VERTICAL

6' CHAIN LINK
FENCE 1.6' N.

6' CHAIN LINK
FENCE 0.8' N.

WALL
2.7' S.

10' UTILITY EASEMENT PER
P.B. 104, PG. 20, B.C.R.

60'

ASPHALT PAVEMENT

NORTH CYPRESS BEND DRIVE

60' R/W – PARCEL "R–1"
P.B. 104, PG. 20, B.C.R.

GRASS

CYPRESS BEND
(P.B. 104, PG. 20, B.C.R.)

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

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/02/25
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1163

N

GRAPHIC SCALE
0 20 40.0001
SCALE: 1" = 20 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

POMPANO LIVE!

ROCKHILL MANAGEMENT

SHEET TITLE

BOUNDARY SURVEY

SHEET NUMBER 8 OF 9

PROJECT NUMBER 10230.35

DRC
PZ25-14000005
07.16.2025

Plotted by: dbittner On 4/11/2025 4:26 PM

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