
































































LEGEND:

SYM	DESCRIPTION
2026	AIR CONDITIONER
	ANTENNA DISH
	BACK FLOW PREVENTOR
	BENCH
	BENCHMARK
	BIKE RACK
	BOLLARD
	BOLLARD LIGHT
	CABINET, ELECTRICAL
	CABINET, TELEPHONE
	CABINET, TRAFFIC SIGNAL
	CABINET, UNKNOWN UTILITY
	CATCH BASIN
	CENTER LINE
	COLUMN
	COLUMN, ROUND
	CURB INLET
	ELECTRICAL OUTLET
	ELECTRICAL PANEL
	ELECTRICAL TRANSFORMER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLOOD LIGHTS
	GUY WIRE ANCHOR
	HAND HOLE, CABLE TELEVISION
	HANDHOLE, ELECTRICAL
	HANDHOLE, FIBER OPTIC
	HANDHOLE, STREET LIGHT
	HAND HOLE, TELEPHONE
	HANDHOLE, TELEVISION
	HANDHOLE, TRAFFIC SIGNAL
	HANDHOLE, UNKNOWN UTILITY
	IRON ROD AND CAP
	MANHOLE, FIBER OPTIC
	MANHOLE, GREASE TRAP
	MANHOLE, SANITARY SEWER
	MANHOLE, STORM DRAINAGE
	MANHOLE, TELEPHONE
	METER, ELECTRICAL
	METER, WATER
	METER, UNKNOWN UTILITY
	MONITORING WELL
	PAINT STRIPE ARROW STRAIGHT
	PAINT STRIPE, LEFT TURN ARROW
	PAINT STRIPE, RIGHT TURN ARROW
	PAINT STRIPE, HANDICAP PARKING
	PEDESTAL, COMMUNICATION
	PEDESTAL, TELEPHONE
	PEDESTRIAN CROSSING SIGNAL
	POLE, FLAG
	POLE, LIGHT, 360°
	POLE, LIGHT, ROUND
	POLE, LIGHT, SQUARE
	POLE, LIGHT & UTILITY, CONCRETE
	POLE, LIGHT & UTILITY, WOODEN
	POLE, UTILITY, CONCRETE
	POLE, UTILITY, WOOD
	POST, ROUND
	POST, SQUARE
	PVC PIPE
	PUMP, IRRIGATION

SYM	DESCRIPTION
	SANITARY CLEANOUT
	SHRUB
	SIGN, DOUBLE FACE
	SIGN, DOUBLE POST
	SIGN, RAILROAD CROSSING
	SIGN, SINGLE POLE
	SPRINKLER HEAD
	FUEL STORAGE TANK
	TRAFFIC CONTROL ARM
	TRASH CAN
	TREE (SEE TREE TABLE)
	PALM TREE (SEE TREE TABLE)
	VALVE, IRRIGATION CONTROL
	VALVE, SANITARY SEWER
	VALVE, UNKNOWN UTILITY
	VALVE, WATER
	VAULT, FIBER OPTIC
	VAULT, UNKNOWN UTILITY
	WITNESS POST, FIBER OPTIC
	WITNESS POST, NATURAL GAS
	VENT PIPE

HATCH PATTERNS	
	BRICK PAVERS
	CONCRETE AREA
	GRAVEL AREA
	DETECTABLE WARNING SURFACE

LINE/TYPE	DESCRIPTION
	FENCE, CHAIN LINK
	FENCE, METAL
	FENCE, PVC
	HEDGE
	OVERHEAD WIRE
	TOE OF SLOPE
	TOP OF BANK

ABBREVIATION	DESCRIPTION
AC	AIR CONDITIONER
BM	BENCHMARK
B.C.R.	BROWARD COUNTY RECORDS
BLDG	BUILDING
BLVD.	BOULEVARD
CB	CATCH BASIN
CCR	CERTIFIED CORNER RECORD
CI	CURB INLET
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
(D)	MEASUREMENT PER DESCRIPTION
D.B.	DEED BOOK
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
E.	EAST
ELEV.	ELEVATION
(F)	FIELD MEASUREMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.C.	FLORIDA EAST COAST
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FP&L	FLORIDA POWER & LIGHT COMPANY
GIS	GEOGRAPHIC INFORMATION SYSTEMS
ID	IDENTIFICATION
INV.	INVERT
K&S	KEITH AND SCHNARS
L	ARC LENGTH (CURVE DATA)
LB	FLORIDA LICENSED BUSINESS NUMBER
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
M.M.B.	MISCELLANEOUS MAP BOOK
N.	NORTH

NAV88	NATIONAL AMERICAN VERTICAL DATUM OF 1988
NE.	NORTHEAST
NO.	NUMBER
NVAL	NON-VEHICULAR ACCESS LINE
NW.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS (CURVE DATA)
RCP	REINFORCED CONCRETE PIPE
RGE.	RANGE
R/W	RIGHT-OF-WAY
R.W.M.B.	RIGHT OF WAY MAP BOOK
S.	SOUTH
SDMH	STORM DRAINAGE MANHOLE
SE.	SOUTHEAST
SQ. FT.	SQUARE FEET
S.R.	STATE ROAD
SSMH	SANITARY SEWER MANHOLE
STY.	STORY
SW.	SOUTHWEST
SYM	SYMBOL
TWP.	TOWNSHIP
TYP.	TYPICAL
UNK.	UNKNOWN
W/	WITH
W.	WEST
(W)	WHITE
(Y)	YELLOW
Δ	CENTRAL ANGLE (CURVE DATA)

**SURVEY NOTES:**

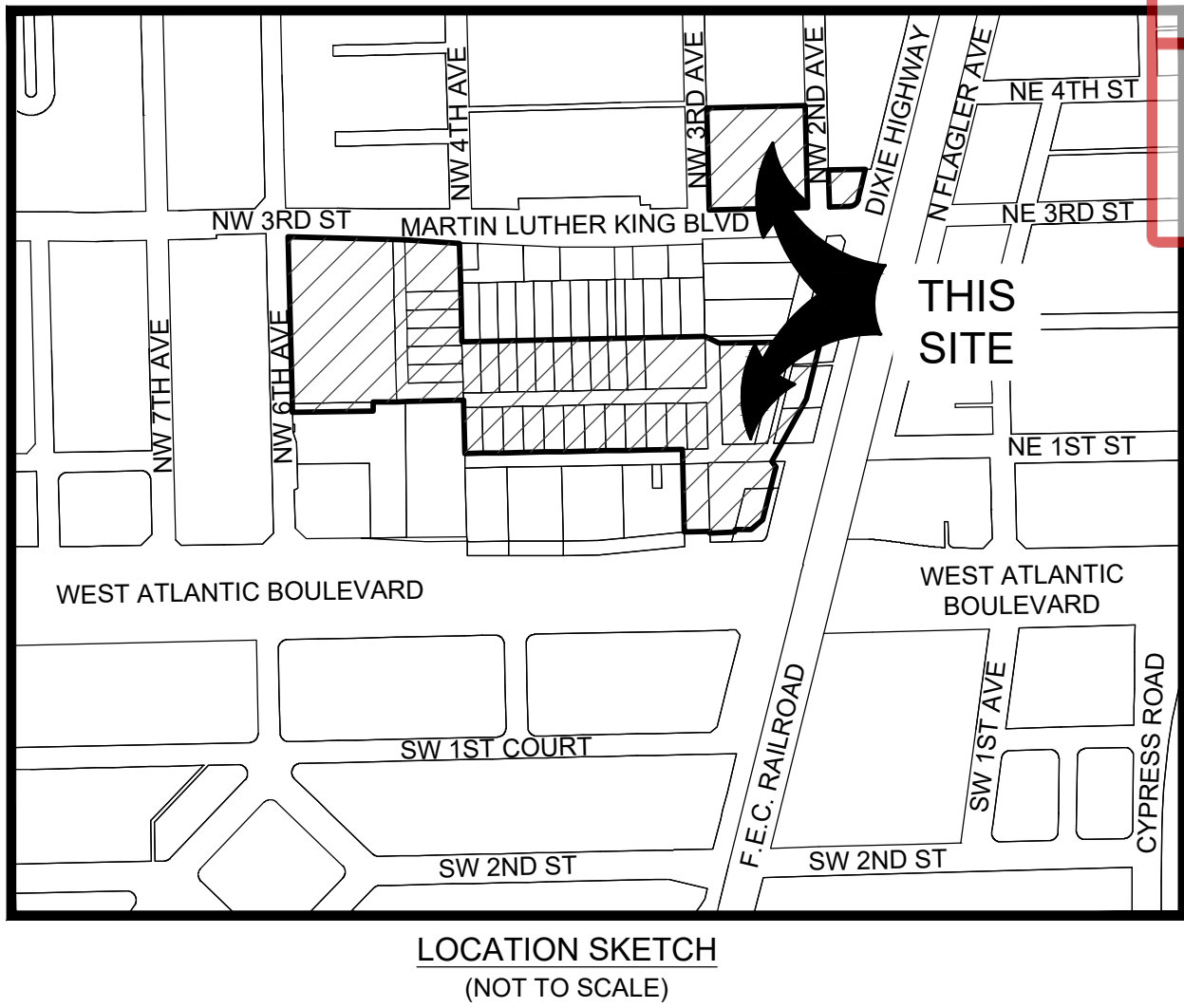
1. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE 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.
4. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD PER PARAMOUNT TITLE SERVICES, INC., SEARCH NUMBER 25-817-7, EFFECTIVE SEPTEMBER 5, 2025 @ 11:00PM.
5. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
7. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
8. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED THE NATIONAL GEODETIC SURVEY BENCHMARK "024" AND "N 400". BENCHMARK "024" IS A BENCHMARK DISC STAMPED "024 2011", IN THE TOP OF A 10-INCH ROUND CONCRETE MONUMENT, LOCATED 48.0 FEET WEST OF THE CENTERLINE OF NORTH FLAGLER AVENUE AND 45 FEET NORTH OF THE CENTERLINE OF NORTHEAST 1ST STREET, ELEVATION=13.73' (NAVD88). "N 400" IS A VERTICAL CONTROL DISC STAMPED "N 400 1991", IN THE EAST SIDE OF THE CONCRETE FOOTING FOR THE NORTHWEST COLUMN OF THE POMPANO BEACH CITY HALL, ELEVATION=7.82' (NAVD88).
10. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS  $\pm 0.1'$ .
11. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER ON SHEETS 4-11 AND 1"=60' ON SHEET 12.
12. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
13. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 4 2 EAST, WITH A BEARING OF SOUTH 87°57'46" WEST.
14. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12011C0357J EFFECTIVE DATE JULY 31, 2024, THIS PROPERTY LIES IN ZONE X, BASE FLOOD ELEVATION (NONE) , ZONE X, INSIDE 0.2% CHANCE, BASE FLOOD ELEVATION (NONE), ZONE AH, BASE FLOOD ELEVATION (10.0'), ZONE AH, BASE FLOOD ELEVATION (11.0'), AND ZONE AH, BASE FLOOD ELEVATION (12.0'). LINES IMPORTED FROM BROWARD COUNTY FEMA GIS FILE.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC 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 OCTOBER 21, 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)



AREA:		
NUMBER	SQUARE FEET	ACRES
PARCEL 1	13,058	0.300
PARCEL 2	22,868	0.525
PARCEL 3	7,507	0.172
PARCEL 4	7,090	0.163
PARCEL 5	7,090	0.163
PARCEL 6	39,997	0.917
PARCEL 7	12,904	0.296
PARCEL 8	4,324	0.099
PARCEL 9	13,082	0.300
PARCEL 10	18,345	0.421
PARCEL 11	850	0.020
PARCEL 12	7,080	0.163
PARCEL 13	14,151	0.325
PARCEL 14	7,071	0.162
PARCEL 15	7,068	0.162
PARCEL 16	7,065	0.162
PARCEL 17	7,062	0.162
PARCEL 18	7,059	0.162
PARCEL 19	7,057	0.162
PARCEL 20	7,053	0.162
PARCEL 21	7,051	0.162
PARCEL 22	7,087	0.163
PARCEL 23	7,083	0.163
PARCEL 24	7,080	0.163
PARCEL 25	7,076	0.162
PARCEL 26	7,072	0.162
PARCEL 27	7,069	0.162
PARCEL 28	7,065	0.162
PARCEL 29	7,062	0.162
PARCEL 30	7,058	0.162
PARCEL 31	6,318	0.145
PARCEL 32	7,514	0.172
PARCEL 33	7,500	0.172
PARCEL 34	7,500	0.172
PARCEL 35	7,500	0.172
PARCEL 36	7,500	0.172
PARCEL 37	7,500	0.172
PARCEL 38	20,558	0.472
PARCEL 39	14,662	0.337
PARCEL 40	6,188	0.142
PARCEL 41	130,072	2.985
PARCEL 42	45,597	1.047
PARCEL 43	13,908	0.319
PARCEL 44	84,034	1.929
TOTAL	654,835	15.033



PZ26-12000001  
05/20/2026  
301 East Atlantic Blvd.  
Pompano Beach, FL 33060  
PH: (954) 788-3400

Florida Engineering Business License: CA7928  
Florida Surveyor and Mapper Business License: LB 6860  
Florida Landscape Architecture Business License: LC26000457

[illegible]

DATE: 10/21/25

DRAWN BY: ZPB

CHECKED BY: DAS

FIELD BOOK:	1113/1203/1205
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DOWNTOWN  
POMPANO  
CITY HALL SITE

RP  
DEVELOPMENT  
LLC

SHEET TITLE

BOUNDARY &  
TOPOGRAPHIC  
SURVEY

SHEET  
NUMBER 1 OF 12

PROJECT NUMBER	15083.00
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