

LAND DESCRIPTION:  
PID: 484224080611  
THE SOUTH 45.50 FEET OF LOT 13, BLOCK 5, "COLLIER MANO—FIRST ADDITION". ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 3,936 SQUARE FEET OR 0.090 ACRES MORE OR LESS.

PID: 484319000240  
THE WEST 200 FEET OF THE SOUTH ONE—HALF (S 1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE—QUARTER (SW 1/4) OF THE SOUTHWEST ONE—QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, EXCEPTING THEREFROM THE SOUTH 170 FEET THEREOF.

LESS A PARCEL OF LAND AS RECORDED ON INSTRUMENT 116813282, AS RECORDED IN THE BROWARD COUNTY, FLORIDA PUBLIC RECORDS.

TOGETHER WITH THE NON—EXCLUSIVE INGRESS AND EGRESS EASEMENT RIGHTS AS CREATED BY THAT CERTAIN QUIT CLAIM DEED, RECORDED JUNE 1,1981, IN OFFICIAL RECORDS BOOK 9610, PAGE 707, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED REAL PROPERTY.

THE SOUTH 15 FEET OF THE LOT 13, BLOCK 5, COLLIER MANOR FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 28,305 SQUARE FEET OR 0.6498 ACRES MORE OR LESS.

PID: 484319250010  
UNIT 7456,2671 N FEDERAL HIGHWAY, POMPANO BEACH,FL NCS: 231180

TRACT A OF DENNY’S OF POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, AT PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT OF THE FOLLOWING DESCRIBED PARCEL:RECORDED IN OFFICIAL RECORDS BOOK 31030, PAGE 0192, INSTRUMENT NO.100663042, NOVEMBER 17, 2000, BROWARD COUNTY, FLORIDA.

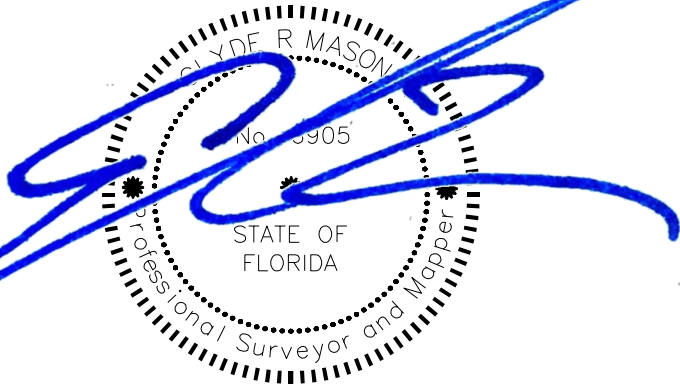
A PORTION OF PARCEL "A" OF DENNY’S OF POMPANO’ ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 86, AT PAGE 13 OF THE PUBLIC RECORDS ON BROWARD COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER SAID PARCEL 'A'. THENCE RUN IN THE EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID PARCEL 'A', FOR A DISTANCE OF 210.10 FEET; THENCE WITH AN ANGLE TO THE LEFT OF 89 57’09’, RUN IN A SOUTHERNLY DIRECTION FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A'; THENCE WITH AN ANGLE TO THE LEFT OF 90 02’51” RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PARCEL 'A', FOR A DISTANCE OF 209.34 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A', THENCE WITH AN ANGLE TO THE LEFT OF 90 16’30” RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL 'A', FOR A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

THENCE RUN NORTH 01 11’53” WEST ALONG THE EASTERLY LINE OF BLOCK 5, 109.28 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATES , LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 0.0605 ACRES (2,637 SQUARE FEET), MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS—OF—WAY.



CLYDE R. MASON II PSM LS 6905

CLyde  
R  
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n II

09/05/2023

DATE

Digitally signed by:  
CLyde R Mason II  
DN: CN = CLyde  
R Mason II e  
clyde@ritz  
mason.com =  
US O = R  
Mason, OU =  
Survey  
Date: 23.09.05  
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AAC  
PZ23-12000041  
02/06/2024

HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD BY MYSELF. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050 THROUGH 5J-17.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF FLORIDA STATUTES.

DRWN BY: RDI  
RVWD BY: CRM  
FLD BK: \_\_\_\_\_  
BK PG: \_\_\_\_\_  
DATE: 7/13/23

DATE:	7/28/23	DESC.:	ADDITIONAL TREES
DATE:	8/25/23	DESC.:	ADD IN SPOT ELEVATIONS
DATE:		DESC.:	
DATE:		DESC.:	
DATE:		DESC.:	

BOUNDARY & TOPOGRAPHIC SURVEY  
23-043 CHARLOTTE BURRIE  
FOR: CITY OF POMPANO BEACH  
2669 N FEDERAL HWY, POMPANO BEACH, FL 33064  
BROWARD COUNTY, FLORIDA  
LOCATED IN SEC 19, TWP 48S, RNG 43E