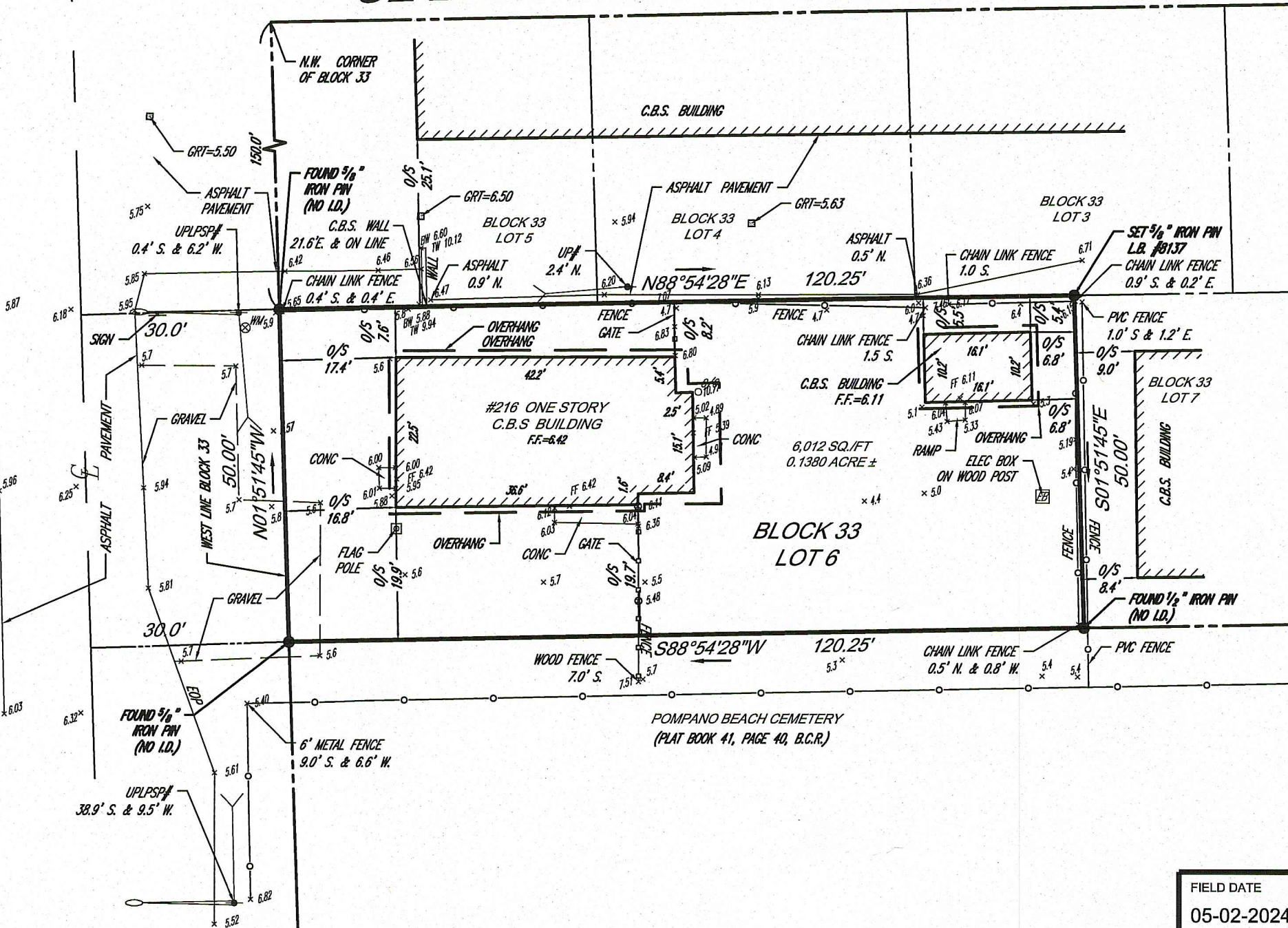


SE 2nd STREET

SE 23th AVENUE
(A.K.A. SIXTH AVE.) (60' WIDE R.O.W.)
(ASPHALT ROADWAY) (TWO WAY TRAFFIC)

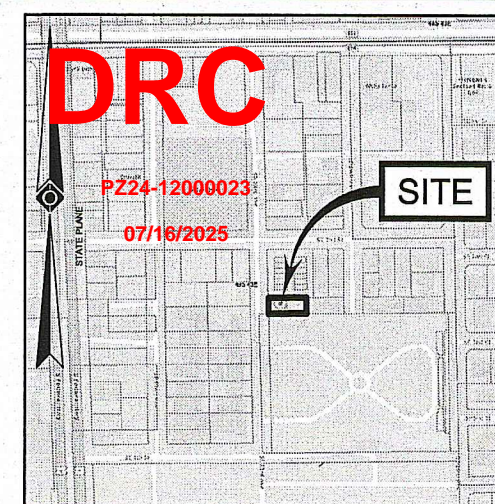


LEGEND

BLDG	BUILDING	B.C.R.	BROWARD COUNTY RECORDS
CONC.	CONCRETE	P.B.	PLAT BOOK
C	CENTERLINE OF RIGHT-OF-WAY	P.G.	PAGE
C/O	CLEAN OUT	SF	SQUARE FEET
ELEV. OR EL.	ELEVATION	W/CPA CAP	WITH CONTROL POINT ASSOCIATES CAP
ELEC.	ELECTRIC	W/MCL CAP	WITH MCLAUGHLIN ENGINEERING CO. CAP
GRT=125.00	GRATE ELEVATION	O/S	OFFSET
F.F.	FINISHED FLOOR	R.O.W.	RIGHT-OF-WAY
ELEC. BOX	ELECTRIC BOX	GUY WIRE	GUY WIRE
WM	WATER METER	UTL. POLE/LIGHT POLE/SOLAR PANEL	UTILITY POLE/LIGHT POLE/SOLAR PANEL
FLAG POLE	FLAG POLE	EXIST. TOP OF WALL ELEVATION	EXIST. TOP OF WALL ELEVATION
SIGN	SIGN	EXIST. BOTTOM OF WALL ELEVATION	EXIST. BOTTOM OF WALL ELEVATION
EVIDENCE FOUND	EVIDENCE FOUND	EXIST. FINISHED FLOOR ELEVATION	EXIST. FINISHED FLOOR ELEVATION
C.B.S.	CONCRETE BLOCK AND STUCCO		

REFERENCES:

- MAP ENTITLED "PLAT OF PINEHURST", PLAT BOOK 5, PG. 13, BROWARD COUNTY RECORDS
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0376 H, DATED AUGUST 18, 2014, COMMUNITY PANEL NO. 120055.



VICINITY MAP
© 2008 DeLorme, Street Atlas USA
NOT TO SCALE

SURVEY DESCRIPTION:

LOT 6, BLOCK 33, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 6,012 SQUARE FEET OR 0.1380 ACRES, MORE OR LESS.

NOTES:

- PROPERTY KNOWN AS LOT 6, BLOCK 33, PINEHURST, PLAT BOOK 5, PAGE 13, BROWARD COUNTY, FLORIDA
- AREA= 6,012 SQUARE FEET OR 0.1380 ACRES, MORE OR LESS
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THIS PROPERTY LIES IN FLOOD ZONE "AH", ELEVATION=6.0 PER FLOOD INSURANCE RATE MAP NO. 12011C0376 H, DATED AUGUST 18, 2014. COMMUNITY PANEL NO. 120055.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT, BENCH MARK #0870, ELEVATION= 9.572 (NGVD29) CONVERTED TO 7.972 (NAVD88).
- BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION. AND REFERENCES THE WEST LINE OF BLOCK 33, AS N01°51'45"W.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR PDF OF DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP PER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

FIELD DATE 05-02-2024	BOUNDARY SURVEY CAMPANILE & ASSOCIATES, INC 216 SE 23 AVENUE BLOCK 33, LOT 6 CITY OF POMPANO BEACH, BROWARD COUNTY STATE OF FLORIDA				
FIELD BOOK NO. 407					
FIELD BOOK PG. 43					
FIELD CREW F.V./B.C.	 CONTROL POINT ASSOCIATES FL, LLC 1700 NW 64TH STREET, SUITE 400 FT. LAUDERDALE, FL 33309 954.763.7611 WWW.CPASURVEY.COM				
DRAWN: KT					
REVIEWED: JMM	APPROVED: JAM/PLS	DATE 05-10-2024	SCALE 1" = 20'	FILE NO. 15-230550-00	DWG. NO. 1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID
JERALD A. MCLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #155264
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137
10-2024
DATE
PZ24-12000023
12/18/2024