



NUMBER	DUMFRIES		NAME	FRET	DUMFRIES		NAME
	1	2			1	2	
1	2.0	TREE	51	10	PALM		
2	1.0	PALM	53	10	MAHOAGNY		
3	1.0	PALM	53	2.5	MAHOAGNY		
4	1.0	PALM	54	20	MAHOAGNY		
5	1.0	PALM	54	10	PALM		
6	1.0	PALM	57	10	PALM		
7	0.5	TREE	58	10	PALM		
8	1.0	PALM	58	10	PALM		
9	1.3	PALM	60	13	PALM		
10	1.0	OAK	61	0.3	MAHOAGNY		
11	1.0	OAK	61	0.3	MAHOAGNY		
12	1.4	OAK	63	10	PALM		
13	1.4	OAK	64	15	OAK		
14	1.0	OAK	66	10	PALM		
15	1.4	OAK	66	10	PALM		
16	1.2	OAK	67	10	PALM		
17	1.0	OAK	67	10	PALM		
18	1.2	OAK	69	0.4	PINE		
19	1.0	OAK	70	0.4	PINE		
20	1.2	BLACK OLIVE	70	0.4	PINE		
21	1.0	BLACK OLIVE	72	0.4	PINE		
22	1.0	BLACK OLIVE	72	0.4	PINE		
23	2.5	MAHOAGNY	73	10	PALM		
24	1.0	MAHOAGNY	73	10	BLACK OLIVE		
25	1.0	MAHOAGNY	80	1.3	BLACK OLIVE		
26	1.0	PALM	81	1.3	BLACK OLIVE		
27	1.0	PALM	81	1.3	BLACK OLIVE		
28	1.0	PALM	81	0.4	PINE		
29	1.3	PALM	84	0.4	PINE		
30	1.5	MAHOAGNY	85	0.4	PINE		
31	1.0	MAHOAGNY	85	0.4	PINE		
32	1.0	MAHOAGNY	85	0.4	PINE		
33	1.0	BIRD OF PARADISE	87	0.4	PINE		
34	1.0	BIRD OF PARADISE	88	0.4	PINE		
35	1.0	BIRD OF PARADISE	88	0.4	PINE		
36	1.0	MAHOAGNY	88	0.4	PINE		
37	1.0	BIRD OF PARADISE	90	0.4	PINE		
38	1.0	BIRD OF PARADISE	90	0.4	PINE		
39	4.0	EUREKA	91	0.4	PINE		
40	1.0	HICUTUS	91	0.4	PALM		
41	1.0	MAHOAGNY	93	10	PALM		
42	1.0	MAHOAGNY	93	10	PALM		
43	1.0	MAHOAGNY	94	10	OAK		
44	2.5	MAHOAGNY	96	10	BUSH		
45	2.0	MAHOAGNY	96	10	BUSH		
46	2.5	MAHOAGNY	99	10	OAK		
47	1.0	MAHOAGNY	100	10	PALM		
48	2.0	MAHOAGNY	103	13	PALM		

1600 S. FEDERAL HIGHWAY
SUITE 600
TEL: (954) 782-1441
FAX: (954) 782-1442

SYMBOLS & LEGEND OF ABBREVIATIONS:

[illegible]

M	VALVE		UTILITY BOX		PARKING STRIPE	
S	MANHOLE		HYDRANT		OVERHEAD UTILITY LINES	
B	BASIN		UTILITY POLE		6" CONCRETE WALL	
W	WELL		Vault		COVERED AREA	
	WATER METER		LIGHT		CONCRETE	
	MONITORING WELL		BOLLARD		BRICK PAVERS	
O	PROPERTY CORNER		AIR CONDITIONER		TILE	
					ASPHALT	

56 TREE
TREE NUMBER PER ACCURATE LAND SURVEYORS TREE
LOCATION SURVEY SU-25-1347
TREE NUMBER PER EXISTING TREE DISPOSITION PLAN (L-01)
CREATED BY DERICK LANGE LANDSCAPE ARCHITECT

STREET ADDRESS:
1441 S.W. 29th Avenue, Pompano Beach, Florida 33069
2900 Gateway Drive, Pompano Beach, Florida 33069

LEGAL DESCRIPTION:
Parcel I
Parcel A of GATEWAY INDUSTRIAL CENTER NO. 7, according to the Plat thereof as recorded in Plat Book 84, Page(s) 6, of the Public Records of Broward County, Florida.

Parcel II

A portion of the Southeast one-quarter (SE 1/4) of Section 4, Township 49 South, Range 42 East, as described as follows: Commencing at the Southeast corner of the Southeast one-quarter (SE 1/4) of Section 4; thence Northerly along the East line of the said Southeast one-quarter (SE 1/4) a distance of 778.45 feet; thence Westerly perpendicular to the said East line a distance of 1395.01 feet to a point which is 30 feet West of the East line of the West (W 1/2) of the West (W 1/2) of the Southeast one-quarter (SE 1/4) of said Section 4, and the Point of Beginning; thence Northerly continuing perpendicular to the said East line of the West (W 1/2) of the West (W 1/2) of the Southeast one-quarter (SE 1/4) of said Section 4; thence Southerly parallel to the said East line of the West (W 1/2) of the West (W 1/2) of the Southeast one-quarter (SE 1/4) making an included angle of 89 degrees 55 minutes 28 seconds, a distance of 239 feet; thence Easterly making an included angle of 90 degrees 04 minutes 32 seconds, a distance of 267 feet; thence Northerly along a line which is 30 feet West of and parallel to the East line of the West (W 1/2) of the West (W 1/2) of the Southeast one-quarter (SE 1/4) making an included angle of 89 degrees 55 minutes 28 seconds, a distance of 239 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are based on Plat Book 68A, Page(6) 6, of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of forces shown hereon may not be undetermined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Etc. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground, size and type; material will be verified prior to erecting or construction.
9. Accuracy statement: This map was prepared in accordance with horizontal accuracy per COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
10. Tree note: Surveyors responsibility is to show size & location of all trees, common and uncommon, to remain to be preserved.
11. Printed copies of this survey are to valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
12. Printed copies of this survey are invalid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
Community name and number: City of Pompano Beach 120055
Map and panel number: 12011C0358J
Panel date: 07-31-2024
Index date: 07-31-2024
Flood zone: "See Sketch"
Base flood elevation: "See Sketch"

BENCHMARK INFORMATION:
Broward County Benchmark #2565 Elevation = 6.470'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 09-11-2024	DRAWN BY: MLW
FIELD BOOK: ALS-SU-24-1230	CHECKED BY: MLW

REVISIONS & CORRECT OF DATES	DATE OF CORRECT & REVISIONS	BY

UPDATE SURVEY & TREE LOCATIONS 25-1347	11-14-2025	MLW
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CERTIFY TO:
VICJ corporate Plaza LLC

CERTIFICATION: This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter SJ-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)
SOCIETAL SUPERVISOR AND MANAGER, STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-24-1230
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