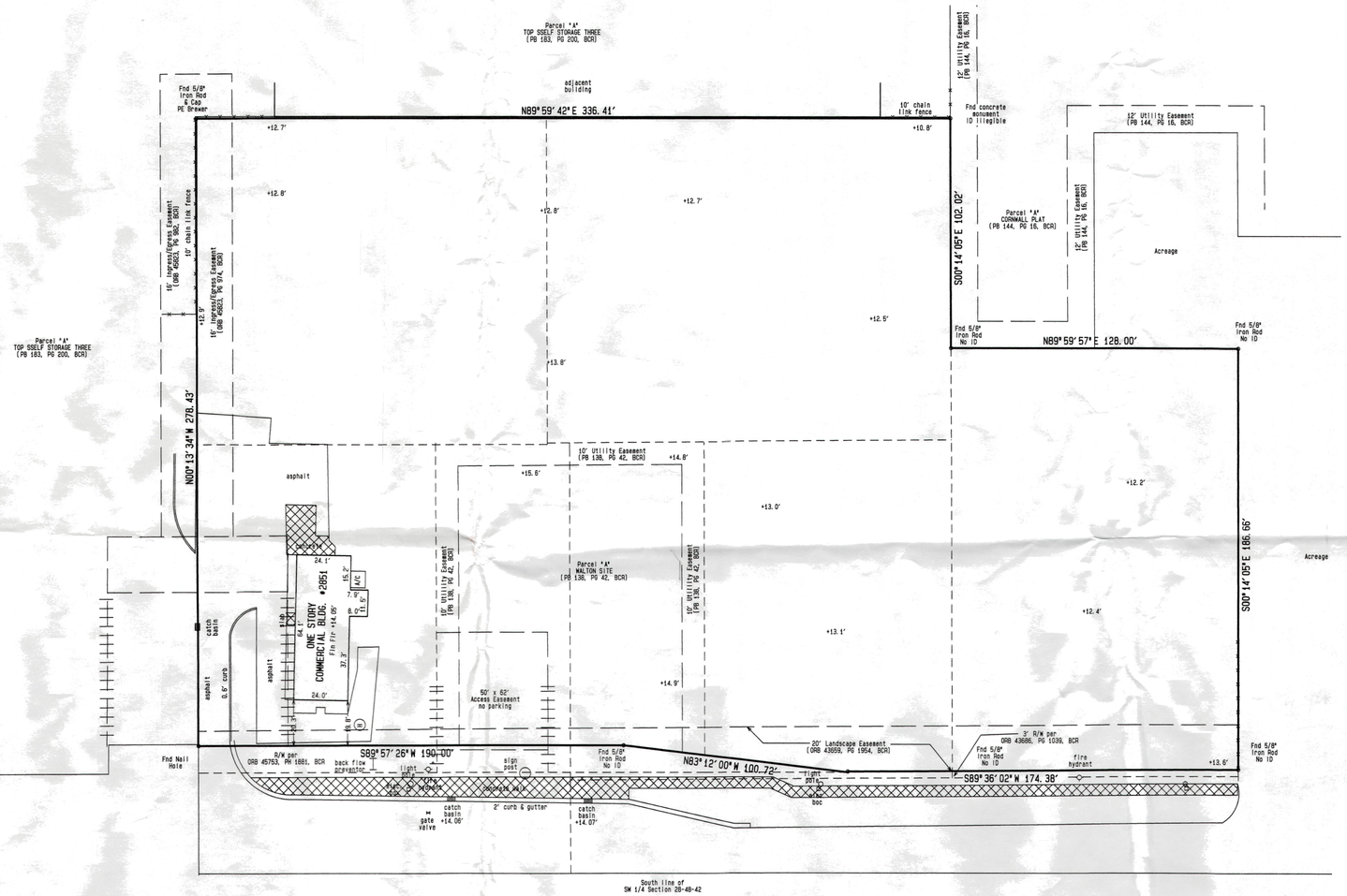
DRC
PZ24-12000014
09/04/2024

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

COMMENCING at the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:
Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Westerly along the South line of said West one-half (W 1/2), a distance of 170 feet; thence North and parallel to the East line of said West one-half (W 1/2), a distance of 41.19 feet to the POINT OF BEGINNING; thence continuing North along the aforesaid course, a distance of 150 feet; thence West making an angle of 90°07'24", a distance of 166.42 feet to a point on the West line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Southerly along said West line, making an included angle of 89°53'03", a distance of 150 feet; thence Easterly making an included angle of 90°06'57", a distance of 166.44 feet to the POINT OF BEGINNING. LESS AND EXCEPT the East 60.00 feet therefrom.
TOGETHER WITH:
The East 60 feet of the East 180 feet of the South 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest one-quarter of Section 28, Township 48 South, Range 42 East, LESS AND EXCEPT the South 150 feet thereof, lying North of Hammondville Road.
TOGETHER WITH:
Parcel "A" of WALTON SITE, according to the plat thereof, as recorded in Plat Book 138, at Page 42 of the Public Records of Broward County, Florida.
TOGETHER WITH:
A parcel in the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, more fully described as follows:
Beginning at an intersection of the North right-of-way line of State Road No. 814 and the West line of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28; thence North along said West line, a distance of 191 feet; thence East parallel to said North right-of-way line of State Road No. 814, a distance of 128 feet; thence South parallel to said West line, a distance of 191 feet; thence West along said North right-of-way line, a distance of 128 feet to the POINT OF BEGINNING.
TOGETHER WITH:
The West 120.00 feet of the East 180.00 feet of that portion of the South one-half (S 1/2) of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, lying North of the right-of-way line of Hammondville Road; less the South 150 feet thereof. Said lands situate, lying and being in the City of Pompano Beach, County of Broward, State of Florida.
TOGETHER WITH:
A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:
Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Westerly along the South line of said West one-half (W 1/2) a distance of fifty feet (50'); thence Northerly and parallel to the East line of said West one-half (W 1/2), a distance of 41.43 feet to the POINT OF BEGINNING; thence continue Norterly along the aforesaid course, a distance of 150 feet; thence Westerly making an included angle of 90°07'24" a distance of 60 feet; thence Southerly making an included angle of 89°52'36" a distance of 150 feet; thence Easterly making an included angle of 90°07'24" a distance of 60 feet to the POINT OF BEGINNING.
TOGETHER WITH:
A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:
Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence North 0°14'08" West, along the East line of the said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, a distance of 150 feet North of and parallel with the South line of said Section 28, a distance of 50.00 feet; thence North 0°14'08" West along the 50.00 feet West of and parallel with the East line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4), a distance of 41.33 feet; thence North 89°53'28" East along the line 150.00 feet North of and parallel with the North right-of-way line of Hammondville Road, a distance of 50.00 feet; thence South 0°14'08" East, along the said East line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, a distance of 41.43 feet to the POINT OF BEGINNING.
TOGETHER WITH:
A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:
Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Westerly along the South line of the said West one-half (W 1/2) a distance of 50 feet; thence Northerly and parallel to the East line of said West one-half (W 1/2) a distance of 41.43 feet to the POINT OF BEGINNING; thence continue Northerly along the aforesaid course, a distance of 150 feet; thence Westerly making an included angle of 90°07'24" a distance of 60 feet; thence Southerly making an included angle of 89°52'36" a distance of 150 feet; thence Easterly making an included angle of 90°07'24" a distance of 60 feet to the POINT OF BEGINNING.

Property address:
2851 Hammondville Road
Pompano Beach, FL



LEGEND:
Δ = CENTRAL ANGLE (DELTA)
A = ARC LENGTH
A/C = AIR CONDITIONER
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
℄ = CENTERLINE
(C) = CALCULATED
(D) = DATA
FND = FOUND
FPL = FLORIDA POWER & LIGHT
H = HANDICAP PARKING SPACE
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINITRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MIKKI H. ULRICH 7/12/2022
PROFESSIONAL SURVEYOR MAPPER #5863
STATE OF FLORIDA

FILENAME:
SCALE: 1" = 20'

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 00 STREET; N 00°00'00" E (PER PB 138, PG 42, BCR)
3. ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

REVISIONS	DATE	FOR: MUNSON	DATE: 7/12/2022	NO. 2207004	F.B. 142-56

DENI LAND SURVEYORS, INC. LB #7281
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

DRC
PZ24-12000014
10/16/2024