

## BOUNDARY & TOPOGRAPHIC SURVEY

**LEGAL DESCRIPTION:**  
LOTS 1, 2, 3, 4, 5, 8, 9 AND 10 IN BLOCK 2 OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH FIFTEEN FEET (15') OF LOTS 8, 9 AND 10; THE NORTH FIFTEEN FEET (15') OF LOTS 1, 2, 3, 4 AND 5; AND THE EAST FIFTEEN FEET (15') OF LOT 5; AND A TRIANGULAR PIECE OF LAND IN THE NORTHEAST (NE) CORNER OF LOT 5, BLOCK 2, POMPANO MANOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 15 FEET SOUTH OF THE NORTH LINE OF LOT 5 AND 15 FEET WEST OF THE EAST LINE OF LOT 5; THENCE SOUTH ALONG A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 5 ON AN ASSUMED BEARING OF SOUTH, FOR A DISTANCE OF 25.02 FEET; THENCE NORTH 45°01'12" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 89°57'36" EAST, A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING, ALL BEING IN BLOCK 2, OF POMPANO MANOR ACCORDING TO THE PLAT THEREOF.

- LEGEND & ABBREVIATIONS:**
- |                                   |                               |
|-----------------------------------|-------------------------------|
| C = CALCULATED MEASUREMENT        | P = PLAT MEASUREMENT          |
| CL = CENTERLINE                   | P.P. = POWER POLE             |
| C.B. = CATCH BASIN                | TYP. = TYPICAL                |
| C.B.S. = CONCRETE BLOCK STRUCTURE | A/C = AIR CONDITIONING UNIT   |
| C.L.F. = CHAIN LINK FENCE         | O/S = OFFSET                  |
| CONC. = CONCRETE                  | R/W = RIGHT-OF-WAY            |
| D = DEED MEASUREMENT              | T&T = TREE AND TREE NUMBER    |
| ELEV. = ELEVATION                 | EL = ELEVATION                |
| F.H. = FIRE HYDRANT               | ⊕ = FIRE HYDRANT              |
| INV. = INVERT                     | ♿ = HANDICAPPED PARKING SPACE |
| L.P. = LIGHT POLE                 | C.L.P. = CONCRETE LIGHT POLE  |
| B.C.R. = BROWARD COUNTY RECORDS   | E.S. = ELECTRIC SERVICE       |
| W.P.P. = WOOD POWER POLE          | W.M. = WATER METER            |
| O.R.B. = OFFICIAL RECORDS BOOK    |                               |

- GENERAL NOTES:**
- UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
  - UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED ON THIS SURVEY.
  - FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
  - THE PROPERTY SHOWN HEREON, WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
  - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
  - BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 14 FEET, AS SHOWN ON F.I.R.M. MAP 120055-0120-F, BEARING A MAP EFFECTIVE DATE OF 08/18/92.
  - REFERENCE BENCHMARK: BRASS DISC IN CONCRETE MONUMENT AT THE NORTHWEST CORNER OF "N.W. 16TH STREET PLAT", PLAT BOOK 114, PAGE 10, BROWARD COUNTY RECORDS; ELEVATION=14.70'
  - DATE FIELDWORK PERFORMED: 10/06/09 (FIELD DATA IN FILE)  
11/30/09 UPDATE SURVEY, ELEVATIONS AND TREES  
02/18/10 UPDATE SURVEY  
02/26/10 SURVEY AND ADD LOTS 1, 9 AND 10  
03/25/10 REVISE TREES AND ADD EASEMENT
- 10) DRAWN BY: Q.D.I. CHECKED BY: J.H.P.

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

*[Signature]* 5/19/10  
JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA - LICENSE NO. 5734

PROJECT NAME: SUN RECYCLING II  
ADDRESS: 2200 & 2380 N.W. 17th. STREET, POMPANO BEACH, FL 33069  
2281 & 2301 N.W. 16th. STREET, POMPANO BEACH, FL 33069

**DRC**  
SHEET NO.: 06-3166B  
05/07/2025 SHEET 1 OF 1

