



SKETCH OF BOUNDARY SURVEY

LEGAL DECIPTION:

A portion of the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more particularly described as follows:
 Commencing at the Northwest corner of said SW 1/4 of the NE 1/4 of the SE 1/4; thence Easterly along the North line of said SW 1/4 of the NE 1/4 of the SE 1/4 a distance of 430.04 feet; thence Southerly along a line making an angle of 89°13'40" into the Southwest quadrant a distance of 99.46 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; thence continue Southerly along the East right-of-way line of Northwest 12th Avenue a distance of 121.08 feet to a point on the South right-of-way line of that certain 20-foot alley, as referred to in Official Records Book 1970, Page 269, and as now occupied and the POINT OF BEGINNING; thence Easterly along the South right-of-way line, making an included angle of 89°13'40" a distance of 98.41 feet; thence Southerly making an included angle of 90°47'55", a distance of 180 feet to a point on the North right-of-way line of Northwest 5th Street; thence Westerly along the said North right-of-way line of Northwest 5th Street, making an included angle of 89°12'05", a distance of 98.54 feet to a point on the East right-of-way line of said Northwest 12th Avenue; thence Northerly along the said East right-of-way line of Northwest 12th Avenue, making an included angle of 90°46'20", a distance of 180 feet to the POINT OF BEGINNING.

AND
 A portion of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:
 Commencing at the Northwest corner of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4); thence North 89°26'43" East along the North line of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) a distance of 430.04 feet; thence South 1°19'37" East a distance of 99.48 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; thence continue South 1°19'37" East along the said East right-of-way line a distance of 351.08 feet to a point on the South right-of-way line of Northwest 5th Street as now occupied, and to the POINT OF BEGINNING; thence continue South 1°19'37" East along said East right-of-way line a distance of 62.15 feet; thence North 89°26'43" East a distance of 150.0 feet; thence North 1°19'37" West a distance of 62.15 feet to a point on the South right-of-way line of said Northwest 5th Street; thence South 89°26'43" West along said South right-of-way line a distance of 150.00 feet to the POINT OF BEGINNING.

Property address:
 500 NW 12th Avenue
 Pompano Beach, FL 33069

Flood Zone: AH
 Base Flood Elev: 11'
 Community #12055
 Map #12011C Q357H
 Date of Map: 8/18/2014

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

MIKKI H. ULRICH
 PROFESSIONAL SURVEYOR MAPPER #5853
 STATE OF FLORIDA

FILENAME: 34-48-42
 SCALE: 1" = 20'

- LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
 - A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - BCR = BROWARD COUNTY RECORDS
 - BM = BENCHMARK
 - C = CENTERLINE
 - (C) = CALCULATED
 - (D) = DEED
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - H = HANDICAP PARKING SPACE
 - O/S = OFFSET
 - (P) = PLAT
 - PG = 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

NOTES:

- THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE PROPERTY HAS BEEN ASSUMED TO BE SUBJECT TO THE UNDERSIGNED'S RIGHTS OR RIGHTS-OF-WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 5TH STREET N 89°26'43" E. ASSUMED MERIDIAN.
- ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- SUBSURFACE FEATURES NOT LOCATED.
- OWNERSHIP OF PROPERTY NOT DETERMINED.

| REVISIONS | DATE | FOR: |
|-----------|---------------------|------------|
| 2310004 | Update & elevations | 10/13/2023 |

FOR: THEROSET ROOFING
 DENI LAND SURVEYORS, INC. #2005009
 1991 NW 35th AVENUE, COCONUT CREEK, FL 33065
 (954) 979-0343
 LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS



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