

- LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
  - A = ARC LENGTH
  - A/C = AIR CONDITIONER
  - BCR = BROWARD COUNTY RECORDS
  - BM = BENCHMARK
  - CL = CENTERLINE
  - (C) = CALCULATED
  - (D) = DEED
  - 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

## SKETCH OF BOUNDARY SURVEY

### LEGAL DECIPTION:

A portion of the SW 1/4 of the NE 1/4 of the SE 1/4 of the 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" int he 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 #120055  
Map #12011C 0357H  
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.

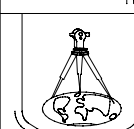
MIKKI H. ULRICH  
PROFESSIONAL SURVEYOR MAPPER #5853  
STATE OF FLORIDA

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

Benchmark:  
Broward County Benchmark #0711;  
Nail & cap in East side of wood pole,  
East side of intersection of  
SW 12th Avenue & SW 1st Court, 22'  
South of projected centerline of  
SW 1st Court, 22' East of the Northerly  
projected centerline of SW 12th Avenue;  
elevation = +11.824' NAVD

NOTES:  
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDS. THIS SURVEY IS NOT TO BE USED FOR OTHER EASEMENTS OR RIGHTS-OF-WAY.  
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 5TH STREET, N 89°26'43" E, ASSUMED MERIDIAN.  
3. ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD 88).  
4. SUBSURFACE FEATURES NOT LOCATED.  
5. OWNERSHIP OF LAND NOT DETERMINED.

2310004	Update & elevations	10/13/2023



**DENI LAND SURVEYORS, INC.**  
1991 NW 35th AVENUE, COCONUT CREEK, FL 33065  
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS

FOR: THEROSET ROOFING  
DATE: 5/13/2020  
NO. 2005000  
E.B. 120-24

REVISIONS

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

PZ24-12000009  
5/15/2024