

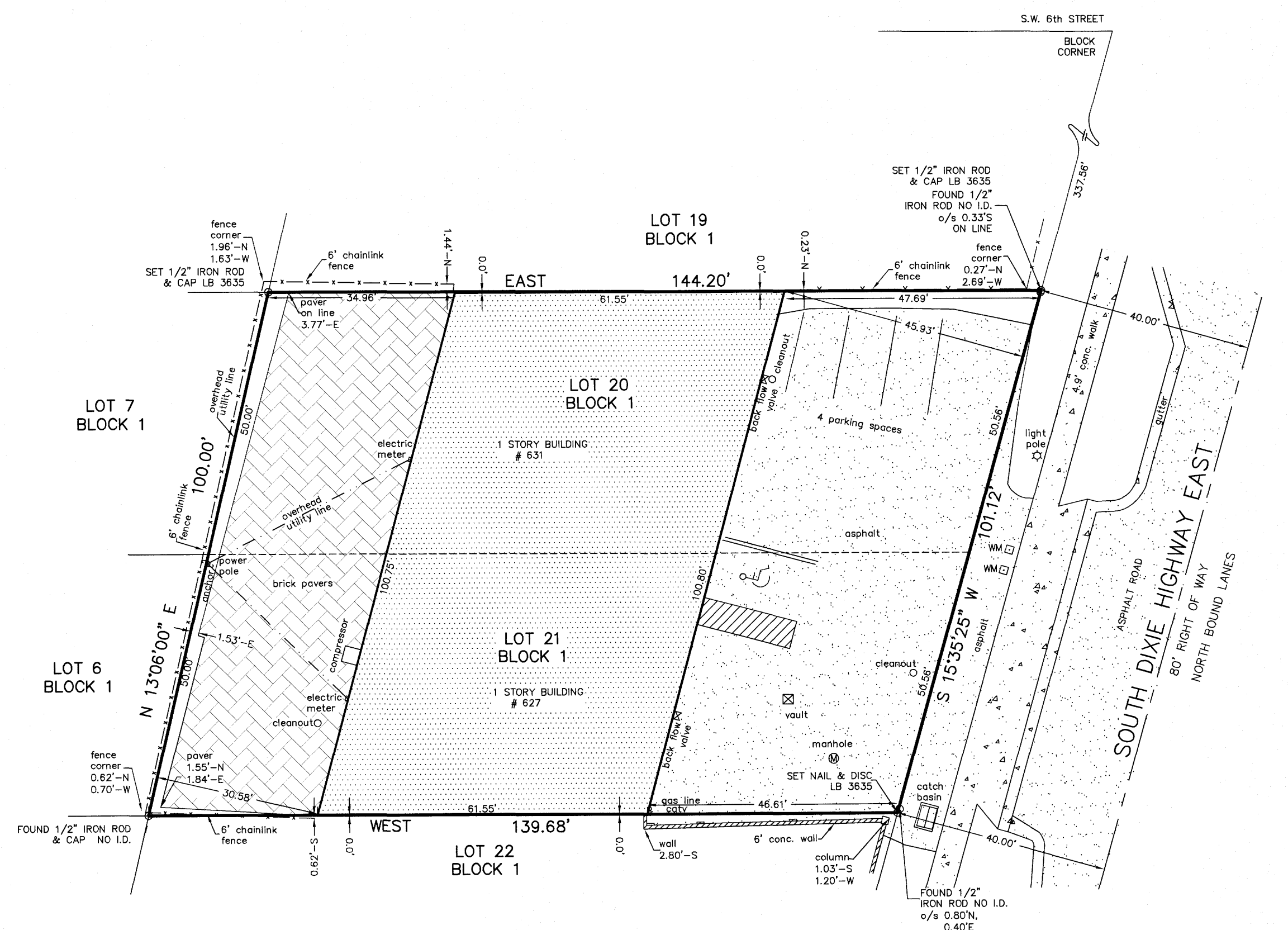
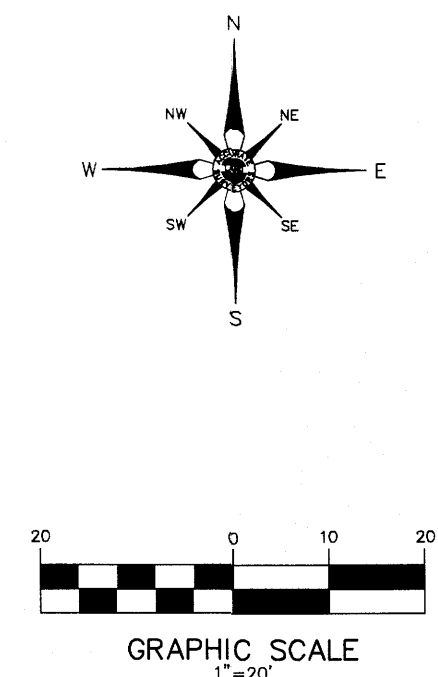
# BOUNDARY SURVEY

## SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	× 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATT/ACHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⊗	VALVE	⊠	UTILITY BOX	—	PARKING STRIPE
⊙	MANHOLE	⊗	HYDRANT	---	OVERHEAD UTILITY LINES
⊞	BASIN	⊕	UTILITY POLE	▬▬▬	6' CONCRETE WALL
⊚	WELL	⊞	VAULT	▬▬▬▬	COVERED AREA
⊞	WATER METER	⊙	LIGHT	▬▬▬▬	CONCRETE
⊙	MONITORING WELL	•	BOLLARD	▬▬▬▬	BRICK PAVERS
○	PROPERTY CORNER	⊞	AIR CONDITIONER	▬▬▬▬	TILE
—	CHAIN LINK FENCE	▬▬▬▬	ASPHALT	▬▬▬▬	CONCRETE FENCE
▬▬▬▬	WOOD FENCE	▬▬▬▬	WIRE FENCE		
▬▬▬▬	METAL FENCE				
▬▬▬▬	PVC FENCE				



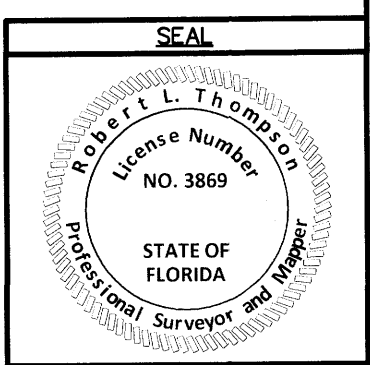
**STREET ADDRESS:**  
627 & 631 SOUTH DIXIE HIGHWAY POMPANO BEACH, FLORIDA 33060

**LEGAL DESCRIPTION:**  
LOTS 20 & 21, BLOCK 1, RACEWAY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
  - Bearings shown hereon are based on a bearing of S15°35'25"W along the East right of way line of S. Dixie Highway, Plat book 40, Page 25, Broward county records.
  - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
  - Ownership of fences and walls if any are not determined.
  - 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.
  - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
  - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
  - The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
  - Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
  - Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
  - PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

**FLOOD INFORMATION:**  
FLOOD ZONE: X(0.2%)  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NUMBER: 120055/12011C0357-H  
EFFECTIVE: 8/18/2014  
REVISED:

**CERTIFY TO:**  
1. TOM MASON



**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*  
07-16-2024  
**ROBERT L. THOMPSON (PRESIDENT)**  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF FIELD SURVEY: 02-08-2001	DRAWN BY: MLW	
FIELD BOOK: SU-01-0571	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
RE-SURVEY SU-24-0884	07-01-2024	AL/RLT
UPDATE SURVEY SU-07-1650	04-11-2007	RNB/JMS