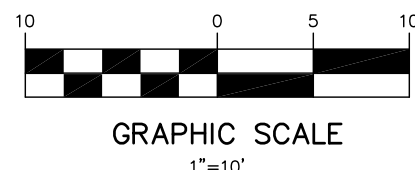




LOT 22
BLOCK 15



C1:
Radius: 25.00'
Delta: 42°34'27"
Arc Length: 18.58'
Tangent: 9.74'
Chord: 18.15'
NOTE: DUE TO THE FACT
THAT NO RADIUS WAS
STATED ON THE PLAT
SHOWN HEREON, THE
CORNER RADIUS WAS
OBTAINED FROM SCALING
THE AFORESAID PLAT.



ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

RW	=	RIGHT OF WAY	X 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.	=	CHATTANOOCHEE
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	▨	TILE
⊙	PROPERTY CORNER	⊠	AIR CONDITIONER	▨	ASPHALT

STREET ADDRESS:

2217, 2219 & 2223 East Atlantic Boulevard, Pompano Beach, Florida 33062

LEGAL DESCRIPTION:

LOT 23, Less the South 10 feet thereof, and LOT 24, Less the South 10 feet thereof, LOT 25, Less the South 10 feet thereof, LOT 26, Less the South 10 feet thereof, LOT 27, Less the South 8.13 feet thereof, and LOT 28, Less the South 8.13 feet thereof, in Block 15, PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are based on field occupation and existing monumentation.
- 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.
- Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
- Printed copies of this survey are not valid without the signature and the 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.
- Perimeter area of the subject property is 21,838.72 square feet, or 0.501348 acres, more or less.

FLOOD INFORMATION:

Community name and number: City of Pompano Beach 120055

Map and panel number: 12011C0376J

Panel date: 07-31-2024

Index date: 07-31-2024

Flood zone: X(0.2%)

Base flood elevation: N/A

BENCHMARK INFORMATION:

City of Pompano Beach Benchmark #102

Elevation = 3.722'NAVD1988

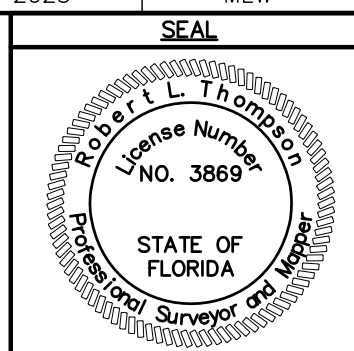
ORIGINAL DATE OF FIELD SURVEY: 05-07-2013	DRAWN BY: MLW
FIELD BOOK: ALS-SU-13-1399	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
VERIFY AREA	04-21-2025 MLW
UPDATE/TOPOGRAPHIC SURVEY 25-0387	04-11-2025 MLW

CERTIFY TO:

Atlantic Avenue Property Owner, LLC

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 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=10' SKETCH NUMBER SU-13-1399