



DRC SUBMISSION

DESIGN DEVELOPMENT

ATLANTICO

2217, 2219 AND 2233 E ATLANTIC BLVD,
POMPANO BEACH, FLORIDA 33062

OWNER ADDRESS:
2217, 2219 and 2233 E ATLANTIC BLVD,
POMPANO BEACH, FLORIDA 33062

STRUCTURAL ENGINEER:
TBD

TBD
ADDRESS LINE
ADDRESS LINE
phone
email

EnviroScape
4132 SW 51 Street, Dania Beach, FL 33314
PH: 954-868-4763
rvedaee1@yahoo.com

REVISION LOG

SURVEY

A002

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

SYMBOLS & LEGEND OF ABBREVIATIONS:

R	= RIGHT OF WAY	X7.00'	= ELEVATIONS BASED ON N.A.D.
N	= NORTH	[AU]	= APPARENT ENCROACHMENT
S	= SOUTH	P B.C.R.	= PALM BEACH COUNTY RECORDS
E	= EAST	M D.C.R.	= MIAMI-DADE COUNTY RECORDS
W	= WEST	D.O.B.	= POINT OF COMMENCEMENT
D.B.	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
ENCH.	= ENCROACH	CHATT.	= CHATTAHOOCHEE
F.F.	= FINISHED FLOOR	F.P.L.	= FLORIDA POWER & LIGHT
GAR.	= GARAGE	B.C.R.	= BROWARD COUNTY RECORDS
C.N.T.	= CENTERLINE	D.N.A.	= OFFICIAL RECORDS BLANK
MH	= MANHOLE	F.D.C.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
M	= MEASURED	D.E.P.	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
C.B.	= CEMENT BLOCK	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

H	VALVE	U	UTILITY BOX		PARKING STRIPE
M	MANHOLE	H	HYDRANT		OVERHUNG UTILITY LINES
B	BASIN	U	UTILITY POLE		6' CONCRETE WALL
W	WELL	V	VAULT		COVERED AREA
WM	WATER METER	L	LIGHT		CONCRETE
MW	MONITORING WELL	B	BOLLARD		TILE
PC	PROPERTY CORNER	AC	AIR CONDITIONER		ASPHALT

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

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.

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are based on field occupation and existing monumentation.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls is as shown and not determined.
5. 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.
6. Any and all underground features such as foundations, utility lines, Etc. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. 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.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERICAL/HIGH RISK LINEAR: ± 0.020' at 95% CONFIDENCE.
10. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
11. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
12. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
13. Perimeter area of the subject property is 21,838.72 square feet, or 0.501348 acres, more or less.

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

City of Pompano Beach Bend
Elevation = 3.722'NAVD1988

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.



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 472.02, Florida Statutes.

Robert I. Thompson

Digitally signed by R. Thompson

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

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