

ACCURATE LAND SURVEYORS, INC.

1150 E ATLANTIC BLVD - POMPANO BEACH, FLORIDA 33060

TEL. (954) 782-1441 FAX (954) 782-1442

Invoice

INVOICE # : 22-1934

INVOICE DATE : 11/2/2022

CAROLINA BRITO
1205 SW ARBOR CREST DRIVE
LEE'S SUMMIT MO 64082
Attn: CAROLINA

REFERENCE

Buyer..... N/A
Owner..... ZION MISSION INC.
Client File #..... ZION MISSION

DUE DATE 11/2/2022
TERMS..... On Demand

JOB ADDRESS

VAC LOT NE 1ST AVENUE
POMPANO BEACH, FL 33064

DESCRIPTION OF ITEM OR SERVICE

BOUNDARY & TOPOGRAPHIC SURVEY

COST OF ITEM

\$650.00

11/2/22 PAID BY MASTERCARD

INVOICE TOTAL: \$650.00
PAYMENTS & ADJUSTMENTS: \$650.00
BALANCE DUE: \$0.00

P&Z

PZ22-27000005
02/28/2024

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC

JOB NUMBER: SU-22-1934

LEGAL DESCRIPTION:

THE NORTH 45 FEET OF LOT 9, LOT 10 AND PARCEL "A", BLOCK 22, POMPANO ESTATES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS, HOWEVER, THAT PORTION OF SAID LOTS DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 9, 10 AND PARCEL "A", BLOCK 22, POMPANO ESTATES THIRD ADDITION AS PER PLAT, RECORDED IN PLAT BOOK 58, PAGE 30, ALSO, PARCEL "D" OF POMPANO ESTATES AS PER PLAT, RECORDED IN PLAT BOOK 36, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST BOUNDARY OF LOT 8 OF SAID BLOCK 22, AT A POINT 10.67 FEET SOUTH 01°34'08" EAST FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 31°57'14" EAST, 59.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 636.00 FEET, RUN NORTHEASTERLY 149.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°28'03" TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL "D" OF POMPANO ESTATES; THENCE NORTH 01°34'08" WEST, 20.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE WESTERLY 100 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 01°34'08" EAST, 203.55 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS ANY PORTION OF SAID PARCEL "A" WHICH LIES SOUTHWESTERLY OF THE ABOVE PARCEL.

ADDRESS: VAC LOT NE 1ST AVENUE POMPANO BEACH, FL 33064

FLOOD ZONE:	AH
BASE FLOOD ELEVATION:	15'NAVD1988
CONTROL PANEL NUMBER:	120055/12011C0188-H
EFFECTIVE: 8/18/2014	REVISED:

LOWEST FLOOR ELEVATION: N/A
GARAGE FLOOR ELEVATION: N/A
LOWEST ADJACENT GRADE : N/A
HIGHEST ADJACENT GRADE : N/A

REFERENCE BENCH MARK: CITY OF POMPANO BESACH #009 ELEV:19.81'NAVD1988

CERTIFY TO:

1. ZION MISSION INC.
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.








Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
AVC	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
C	=	CALCULATOR
CB	=	CHORD BEARING
CHATT	=	CHATTANOOCHEE
CLF	=	CHAIN LINK FENCE
C/L	=	CENTERLINE
D.B.	=	DEER CROCK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
E.C.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH/
	=	ENCROACHMENT
ESMT.	=	EASEMENT

7.00
OR + = 7.00

LEGEND OF ABBREVIATIONS:

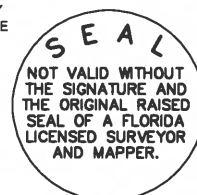
ELEVATIONS BASED ON NAVD 1988
FOUND
FINISHED FLOOR
FIRE HYDRANT
FLORIDA POWER & LIGHT
GARAGE
IDENTIFICATION
IRON PIPE
IRON PIPE & CAP
IRON ROD
IRON ROD & CAP
LIGHT POLE
MEASURED
MIAMI DADE COUNTY
RECORDS
MAINTENANCE
METAL FENCE
MANHOLE
NORTH
NOT APPLICABLE
NAIL & DISC

N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
O/S	=	OFFSET
O.R.B.	=	OFFICIAL RECORDS BOOK
OH	=	OVERHANG
(P)	=	PLAT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.	=	POINT OF CURVATURE
P.C.P.	=	PERMANENT CONTROL POINT

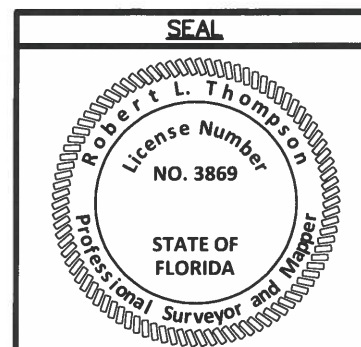
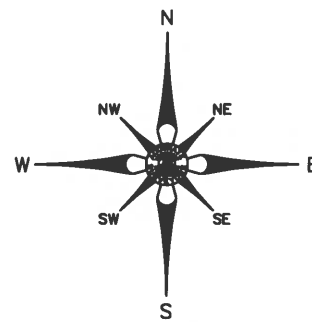
 = CHAIN LINK FENCE
 = WOOD FENCE
 = METAL FENCE
 = PVC FENCE
 = CONCRETE FENCE
 = CONCRETE WALL
 = WIRE FENCE

BROWARD COUNTY NAVD1988

P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PVC = POLYVINYL CHLORIDE
R = RADIUS
RNG. = RANGE
R/W = RIGHT OF WAY
S = SOUTH
SEC. = SECTION
SQ. FT. = SQUARE FEET
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
WM = WATER METER



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Not valid without the signature and
the original raised seal of a FLorida
Licensed Surveyor and Mapper.

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are per Plat book 58, Page 30, Broward County Records.
3. The lands shown hereon are not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are 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, Ext. 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 URBAN LINEAR: 1 FOOT IN 7,500 FEET.
10. Elevation notes based on the North American Vertical Datum of 1988.
11. Prints copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
12. Digital copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

BY

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. Turner 11-17-2022

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

ORIGINAL DATE OF SURVEY
11-07-2022

DRAWN BY
AL

CHECKED BY
RLT

FIELD BOOK
SU-22-1934

SCALE 1"=20'

SKETCH NUMBER SU-22-1934