



DESCRIPTION:

That certain parcel of land, being a part of the SW 1/4 of the NW 1/4 of the SE 1/4 and the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 34, Township 48 South, Range 42 East, more particularly described as follows:

Begin at a point in the center of the Main line track of the Seaboard AirLine Railroad Company distant 1128 feet South of intersection of said Main line and the center line of the Hammondville Highway; run thence Easterly at a right angle to said Main line track 60 feet to a Point of Beginning; run thence Easterly at a right angle to said Main line track 156 feet to the Westerly edge of a paved driveway; thence Northerly and parallel with said Main line track 317 feet; thence Westerly at a right angle 156 feet to a point distance 60 feet measured at a right angle from the center of Seaboard Air Line Railroad Company s Main track; thence Southerly parallel with said Main track 317 feet to the Point of Beginning

SURVEYOR'S NOTES:

Bearings are based on an assumed datum; the centerline of the main track of the Seaboard Air Line Railroad adjacent to the property.

Distances are shown in tenths of a foot.

This survey only shows improvements found above ground. Underground footings, utilities and encroachments thereof are NOT located on the survey map.

Additions or deletions to the survey map are prohibited and this survey is not valid without both a signature of the surveyor and the surveyor's embossed seal.

Shown anywhere on this survey, the word "certify" is understood to be an expression of a Professional opinion based upon the surveyor's best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty. This Boundary Survey was prepared in accordance with the Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

This survey is intended to be viewed at a scale of 1"=20' or smaller. Bearings and distances shown are measured and description unless otherwise shown. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, affect this property. The property shown hereon may be subject to any existing easements, rights-of-way, restrictions, and No opinion of ownership is hereby expressed or implied.

Team Surveying Solutions Florida Department of Agriculture Certificate of Authorization Number 7737.

TEAM SURVEYING SOLUTIONS

Gregory Mire
Professional Surveyor and Mapper
OU. State of Florida
Date of last field work 4 /16/2020

DATE	REVISION
7/16/2020	LOCATE ROAD FENCE

7/25/2019	1"=20'	1-14	901	001
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TEAM SURVEYING SOLUTIONS

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BOUNDARY SURVEY

SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST

CITY OF Pompano Beach BROWARD COUNTY FLORIDA

DRC
PZ21-14000017
7/7/2021