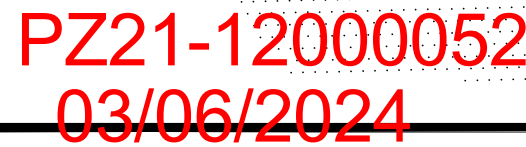


PZ21-12000052  
11/06/2024

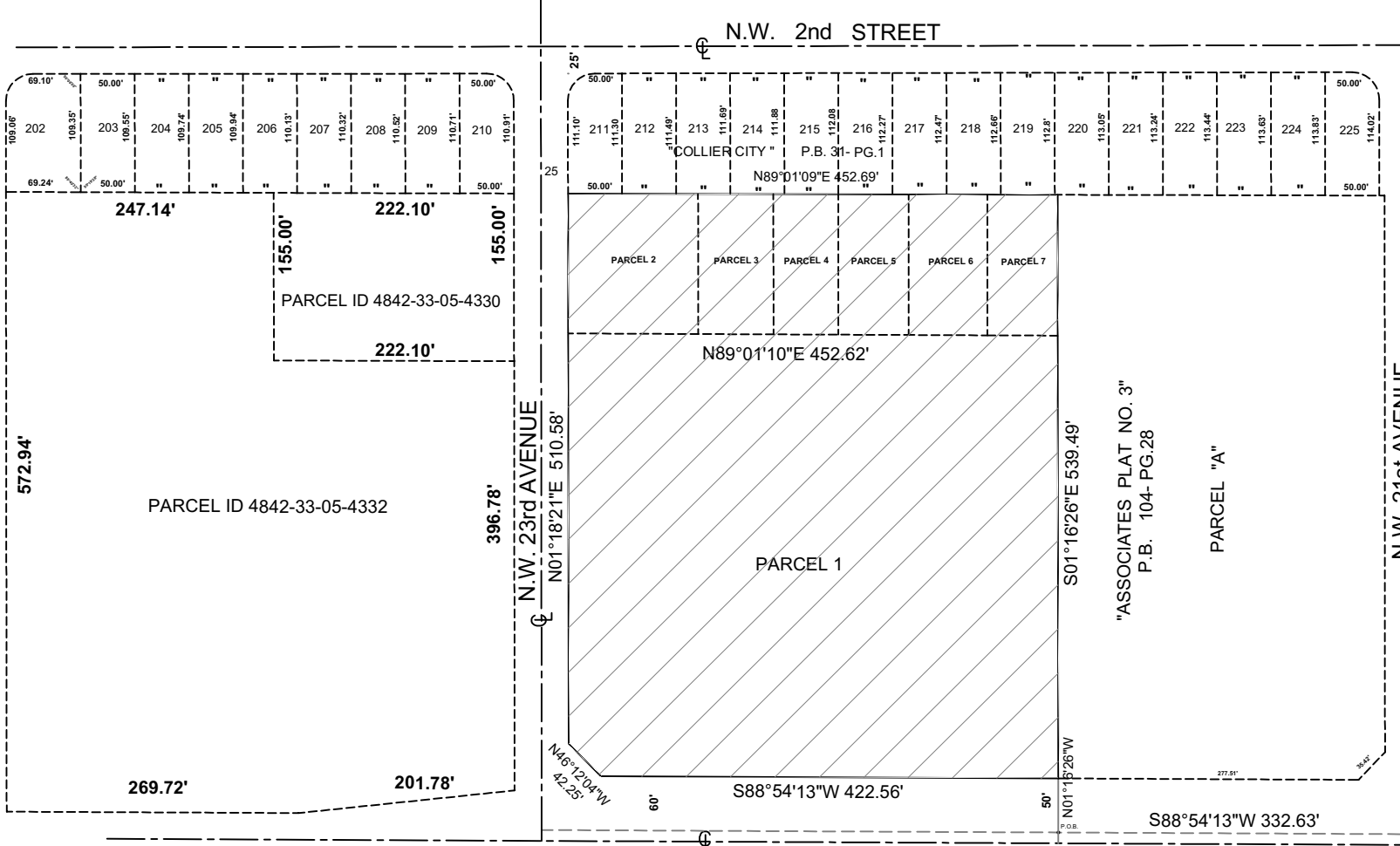


PZ21-12000052  
03/06/2024

# BOUNDARY SURVEY



**KARL F. KUHN**  
Professional Surveyor  
and Mapper.  
1382 N.E. 178th Street  
North Miami Beach,  
Florida, 33162  
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LOCATION MAP  
NOT TO SCALE

CATCH BASIN TABULATION			
No.	Rim Elevation	Bottom Elevation Drainage Structure	Elevation Invert Pipe
1	11.19'	5.37'	Diameter 1.10' South 7.19'
2	11.30'	5.84'	Diameter 1.0' North 7.30' Diameter 1.0' East 7.30'
3	7.58'	4.86'	Diameter 1.0' East 5.72' Diameter 1.10' South 5.72'
4	7.57'	5.69'	Diameter 1.0' West 5.52' Diameter 1.0' South 5.52'
5	7.58'	4.78'	Diameter 1.0' North 5.59' Diameter 1.0' West 5.59'
6	7.63'	6.05'	Diameter 1.0' North 5.63' Diameter 1.0' East 5.63' Diameter 1.0' West
7	8.33'	5.05'	Diameter 1.0' North 6.38'
8	8.03'	5.11'	Diameter 2.0' South 5.60'
9	8.16'	5.12'	Diameter 2.0' South 5.66' Diameter 1.0' North Diameter 1.0' East
10	8.19'	5.40'	Diameter 1.0' North 6.0' Diameter 1.0' East 6.0' Diameter 2.0' South 5.40'
11	8.36'	5.36'	Diameter 1.0' East 5.77' Diameter 1.0' South 5.76' Diameter 2.0' West 4.12'
12	10.90'	5.84'	Diameter 2.0' East 7.08' Diameter 2.0' South 7.54'
13	8.81'	6.24'	Diameter 0.50' East 6.81' Diameter 1.0' West 6.45'
14	10.76'	4.66'	Diameter 2.0' North 5.0' Diameter 1.0' East 6.24'
15	11.40'	5.30'	Diameter 1.0' West 7.32' Diameter 1.0' East 7.32'
16	9.70'	3.85'	Diameter 1.0' West 5.73'

TREE TABULATION				
No.	NAME	TRUCK (DIAMETER)	CAPONY (DIAMETER)	HEIGHT
1	Cabbage Palmetto	0.85'	6'	20'
2	Cabbage Palmetto	0.95'	6'	16'
3	Cabbage Palmetto	1.10'	6'	20'
4	Oak Palmetto	0.55'	10'	10'
5	Cabbage Palmetto	0.80'	6'	18'
6	Cabbage Palmetto	0.85'	6'	16'
7	Cabbage Palmetto	0.95'	6'	18'
8	Oak Palmetto	0.60'	13'	15'
9	Swietenia Mahogoni	1.30'	18'	20'
10	Oak Palmetto	0.70'	18'	12'
11	Swietenia Mahogoni	0.45'	6'	8'
12	Oak	0.80'	16'	10'
13	Swietenia Mahogoni	0.80'	13'	15'
14	Cabbage Palmetto	0.70'	6'	10'
15	Cabbage Palmetto	0.95'	6'	20'
16	Cabbage Palmetto	0.95'	6'	16'
17	Oak Palmetto	0.60'	11'	12'
18	Swietenia Mahogoni	0.65'	12'	12'
19	Swietenia Mahogoni	1.70'	35'	25'
20	Oak	0.45'	8'	10'
21	Oak	0.40'	8'	10'
22	Oak	0.30'	6'	8'
23	Cabbage Palmetto	1.10'	12'	12'
24	Cabbage Palmetto	1.15'	12'	12'
25	Oak Palmetto	0.70'	12'	14'
26	Oak Palmetto	1.80'	0.40'	25'
27	Oak Palmetto	0.35'	7'	8'
28	Swietenia Mahogoni	0.85'	20'	12'
29	Oak	0.70'	12'	10'
30	Swietenia Mahogoni	0.85'	10'	12'
31	Swietenia Mahogoni	0.75'	12'	12'
32	Swietenia Mahogoni	0.80'	14'	12'
33	Oak	0.80'	18'	14'
34	Swietenia Mahogoni (Group)	0.80'	14'	12'
35	Swietenia Mahogoni	2.70'	45'	24'
36	Cabbage Palmetto	0.95'	6'	14'
37	Cabbage Palmetto	0.95'	6'	12'
38	Strangler Fig (Group)	0.80-1.40'	6'	12'
39	Cabbage Palmetto	0.90'	6'	12'
40	Cabbage Palmetto	1.0'	8'	12'
41	Swietenia Mahogoni	1.40'	40'	28'
42	Cabbage Palmetto	1.0'	6'	31'
43	Cabbage Palmetto	1.0'	6'	16'
44	Swietenia Mahogoni	2.30'	20'	22'
45	Swietenia Mahogoni	2.0'	26'	23'
46	Swietenia Mahogoni	0.60'	9'	12'
47	Swietenia Mahogoni	0.90'	14'	10'
48	Swietenia Mahogoni	0.65'	8'	10'
49	Swietenia Mahogoni	0.95'	14'	12'
50	Swietenia Mahogoni	0.90'	6'	8'

L1 = N 01°17'32" W 2.42'  
L2 = S 01°15'37" E 1.19'  
L3 = N 01°17'32" W 3.60'  
L4 = S 01°15'37" E 14.00'

PROPERTY ADDRESS:  
2201 WEST ATLANTIC BOULEVARD,  
POMPANO BEACH, FLORIDA, 33069.

CERTIFIED TO:  
- 2201 LLC

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are record and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 5) All Elevations are based on the National American Vertical Datum 1988.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Benchmark: BROWARD COUNTY,ENGINEERING DEPARTMENT, BM # 1260 Elevation = 14.390' ( N.G.V.D. 1929).
- 11) Boundary Based on Legal Description for Parcel "A" of Pompano Merchandise Mart Phase III, Plat Book 112, Page 39, Broward County and Fractional Breakdown of Section 33-48-42, Broward County.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of Practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes and is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of field work: 09-10-2021  
Date of Revision: 10-28-2022  
Update: 11-14-2023

Karl F. Kuhn  
Professional Surveyor and Mapper # 5953  
State of Florida.

SHEET 1 OF 5  
ONE NOT VALID WITHOUT ALL OTHERS

DATE OF FIRM: 08-18-2014

SCALE: 1"=30'

PANEL NUMBER: 0357

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BASE FLOOD ELEVATION: 12

BASE FLOOD ELEVATION: 12

COMMUNITY NUMBER: 120055

SUFFIX: H

COMMUNITY N

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SUFFIX: H

DRAWN BY: A.L.	DATE: 08-11-2021 UPDATE: 11-14-2023
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SHEET

1 OF 5