



ACCURATE LAND SURVEYORS, INC.  
L.B. #3635  
1150 E. ATLANTIC BLVD.  
POMPAHO BEACH, FLORIDA 33060  
PZ22-12000026  
07/19/2023

**STREET ADDRESS:**  
201 S.W. 12th Avenue, Pompano Beach, Florida 33069

**LEGAL DESCRIPTION:**  
A tract of land lying In Government Lot 4, Section 2, Township 49 south, Range 42 East, Broward County, Florida, more fully described as follows;

Commencing at the SW corner of said Government Lot 4; thence South 88°30'46" East along the South line of said Government Lot 4, a distance of 36.32 feet; thence due North, a distance of 514.52 feet for the Point of Beginning; thence continuing due North, a distance of 316.33 feet; thence Northerly along a curve to the left whose radius is 401.97 feet; with a central angle of 7°42'03", an arc distance of 54.03 feet, thence South 87°56'54" East, a distance of 246.92 feet; thence South 00°16'42" West, a distance of 400 feet; thence North 87°56'54" West, a distance of 231.20 feet; thence North 18°13'18" West, a distance of 31.96 feet to the Point of Beginning.

**LESS AND EXCEPT;**  
Parcel No. 104  
A portion of land lying in the Southwest One-Quarter (SW 1/4) of Government Lot 4, Section 2, Township 49 South, Range 42 East, Broward County, Florida, as shown on the Florida Department of Transportation Right of Way Map of Andrews Avenue Extension, Item/Segment No. 2307241, Section 86000-2590 and being more particularly described as follows;

Commence at an iron rod found marking the West One-Quarter (W 1/4) Corner of said Section 2; thence North 02°50'19" West along the West line of said Section 2, a distance of 3,938.17 feet to a point on the Southerly Existing Right of Way line of Southwest 2nd Street; thence North 89°17'40" East along said Southerly Existing Right of Way line, a distance of 98.04 feet to the POINT OF BEGINNING; thence continue North 89°17'40" East along said Southerly Existing Right of Way line, a distance of 164.06 feet; thence South 30°10'30" West, a distance of 19.39 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 2,149.50 feet and a chord bearing of South 23°32'40" East; thence Southeasterly along the arc of said curve, through a central angle of 02°09'02", a distance of 80.68 feet to the end of said curve and a point on the Westerly Existing Right of Way line of said Andrews Avenue Extension; thence South 02°29'05" East along said Westerly Existing Right of Way line, a distance of 159.16 feet, thence South 89°17'50" West, a distance of 76.17 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 2,028.00 feet and a chord bearing of North 22°40'48" West; thence Northwesterly along the arc of said curve, through a central angle of 07°16'54", a distance of 257.74 feet to the end of said curve; thence North 58°30'22" West, a distance of 21.06 feet to a point on said Southerly Existing Right of Way line of Southwest 2nd Street and the POINT OF BEGINNING.

**LESS AND EXCEPT;**  
Parcel No. 101  
That certain portion of land lying in the Southwest One-Quarter (SW 1/4) of Government Lot 4, Section 2, Township 49 South, Range 42 East, Broward County, Florida, more particularly described as follows;

Commence at West One-Quarter (W 1/4) Corner of said Section 2, as shown on the attached Florida Department of Transportation Parcel Sketch (Exhibit "A") for Item/Segment No. 2307241 (Section 86000-2590); thence North 02°50'19" West along the West line of said Section 2, a distance of 3,053.00 feet to the Southwest Corner of said Government Lot 4; thence South 88°42'30" East along said South line of Government Lot 4, a distance of 35.10 feet; thence North 01°17'30" West along a line at a right angle to the previously described course, a distance of 48.00 feet to a point on the Northerly Existing Right of Way Line of John Knox Village Boulevard, said point also being on the Easterly Existing Right of Way Line of the C.S.X. Railroad; thence North 02°45'16" West along said Easterly Existing Right of Way Line, a distance of 466.52 feet to the POINT OF BEGINNING; thence continue along said Easterly Existing Right of Way Line, North 02°45'16" West, a distance of 120.00 feet; thence North 89°17'50" East, a distance of 241.81 feet to a point on the Westerly Existing Right of Way Line of Andrews Avenue Extension; thence South 02°29'05" East along said Westerly Existing Right of way Line, a distance of 150.00 feet; thence South 89°17'50" West, a distance of 231.20 feet; thence North 20°48'05" West, a distance of 31.95 feet to the POINT OF BEGINNING.

**FLOOD INFORMATION:**  
Community name and number: Pompano Beach 120055  
Map and panel number: 12011C0357H  
Panel date: 08-18-14  
Index date: 08-18-14  
Flood zone: X(0.2%)  
Base flood elevation: N/A

**CERTIFY TO:**  
201 SW 12TH AVE3NUE, POMPAHO BEACH, FL  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
COKER AND FEINER

**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  
ROBERT L. THOMPSON (PRE-RENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869  
STATE OF FLORIDA  
SHEET 1 OF 1  
SCALE 1"=20'  
SKETCH NUMBER 15-01

**BENCHMARK INFORMATION:**  
NGS Station SR 814 1  
Elevation = 11.61'NAVD1988

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
  - Bearings shown hereon are based on a grid bearing of North 02°50'19" West along the West line of Section 2, Township 49 South, Range 42 East, Broward County, Florida.
  - 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.
  - This survey is made for the exclusive use of the certified hereon, to be valid one year from the last date of survey as shown hereon.
  - Perimeter area of the subject property is 32,071 square feet, or 0.73625 acres, more or less.,
  - PDF copies of this survey are not valid without the digital signature of a Florida registered surveyor and mapper and must be verified.
  - Paper copies of this survey are not valid without the original signature and raised seal of a Florida registered surveyor and mapper.

LEGEND OF ABBREVIATIONS:		
A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
CONC.	=	CONCRETE
D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
BLVD	=	BOULEVARD
ENCH.	=	ENCH.
I.P.	=	IRON PIPE
IR	=	IRON ROD
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
MAINT.	=	MAINTENANCE
ESMT.	=	EASEMENT
ELEV.	=	ELEVATION
B.M.	=	BENCHMARK
SQ. FT.	=	SQUARE FEET
P.C.P.	=	PERMANENT CONTROL POINT
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P	=	PLAT
N&D	=	NAIL & DISC
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
A/C	=	AIR CONDITIONER
FND.	=	FOUND
CHATT.	=	CHATT.
F.P.L.	=	FLORIDA POWER & LIGHT
N.T.S.	=	NOT TO SCALE
B.C.R.	=	BROWARD COUNTY RECORDS
D.C.R.	=	DADE COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
F.F.	=	FINISHED FLOOR
GAR.	=	GARAGE
CIL	=	CENTERLINE
MH	=	MANHOLE
(M)	=	MEASURED
LP	=	LIGHT POLE
CH	=	CHAIN LINK FENCE
W.F.	=	WOOD FENCE
CONC.	=	CONCRETE
W.F.	=	WIRE FENCE

DATE OF FIELD SURVEY: 01-23-15		DRAWN BY: MLW	
FIELD BOOK: ALS-SU-15-0105		CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
REVISE PIPE SIZE		04-28-2021	MLW
ADD INVERT ELEVATIONS ONLY 21-0785		04-01-2021	MLW
UPDATE/TOPOGRAPHIC SURVEY 19-2767		11-25-19	MLW