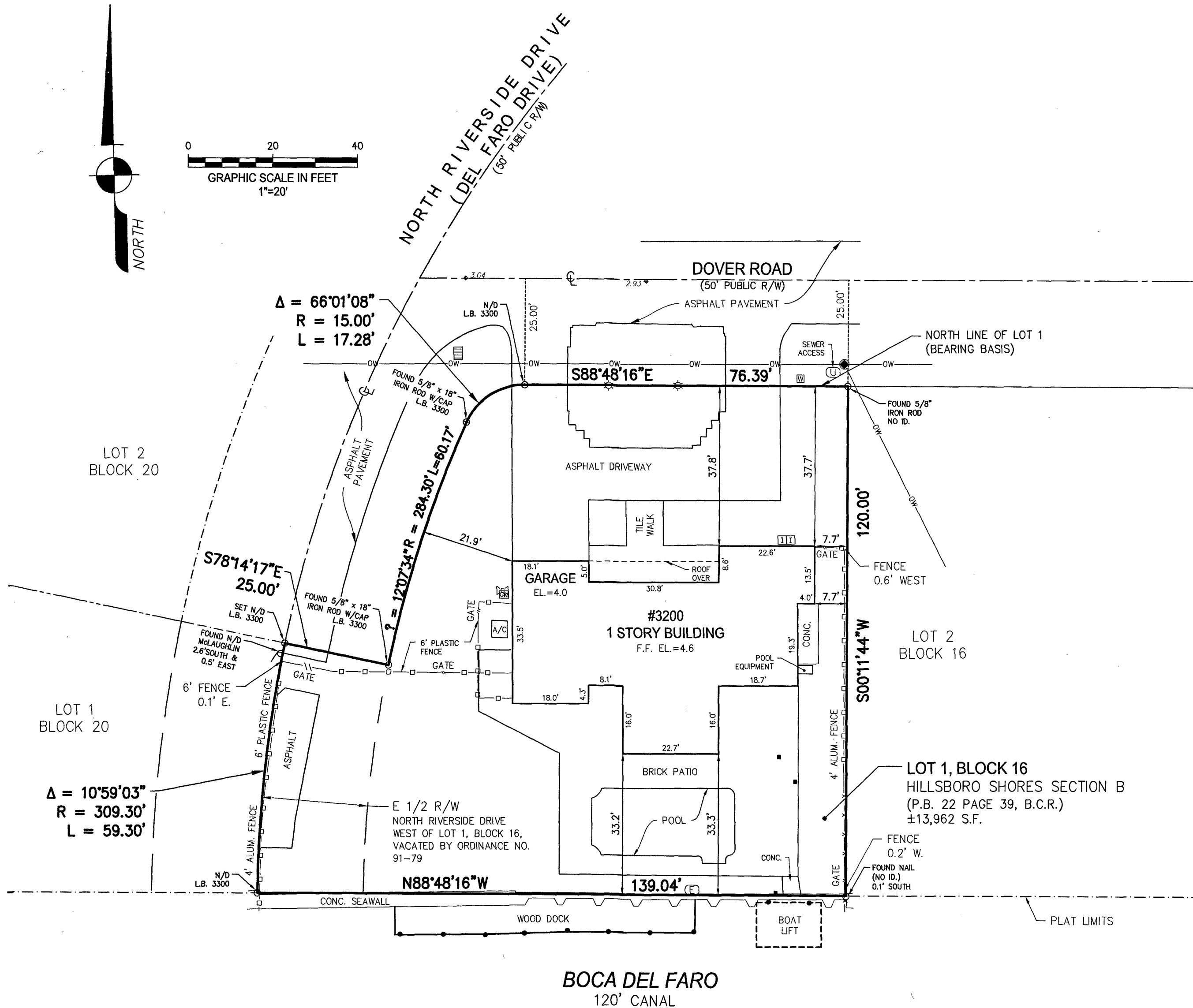




SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal or verified digital signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon was supplied by the client.
- No underground improvements were located.
- Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the North line of Lot 1 having a bearing of N88°22'55\"E.
- The property described hereon lies within Flood Zone AE (EL 7), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0189J, Community Number 120055, dated 07/31/2024.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Coast and Geodetic Survey Benchmark Disc #W-311, 1.7 miles North of S.R. 814 on S.R. A-1-A, Elevation = 3.32' (NGVD 1929). These elevations were converted to the North American Vertical Datum of 1988 (NAVD 1988) utilizing the U.S. Army Corps of Engineers Program Corpscon for Windows, Version 6.0.1. The model value of (-) 1.57 was added algebraically to the NGVD 1929 height.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=20' (1:240).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Abbreviation Legend: Δ = Central Angle; A/C = Air conditioner; B.C.R. = Broward County Records; C = Calculated; CL = Centerline; CONC. = Concrete; F.B. = Field Book; F.F. = Finished Floor; ID. = Identification; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.L.S. = Professional Land Surveyor; R = Radius; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet;

LAND DESCRIPTION:

Lot 1, Block 16, HILLSBORO SHORES SECTION 'B', according to the Plat thereof as recorded in Plat Book 22, Page 39 of the Public Records of Broward County, Florida, and the East 1/2 portion of the right-of-way for North Riverside Drive lying West and adjacent to Lot 1, Block 16, HILLSBORO SHORES SECTION 'B', according to the Plat thereof as recorded in Plat Book 22, Page 39 of the Public Records of Broward County, Florida, as vacated by Ordinance No. 91-79, per Official Record Book 18799, Page 0880, of Broward County Records.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 13,962 square feet more or less.

LEGEND	
[Symbol]	CATCH BASIN
[Symbol]	ELECTRIC OUTLET
[Symbol]	ELECTRIC SERVICE BOX
[Symbol]	EXISTING ELEVATION
[Symbol]	GAS METER
[Symbol]	GAS VALVE
[Symbol]	IRRIGATION CONTROL BOX
[Symbol]	OVERHEAD WIRES
[Symbol]	WOOD PILE
[Symbol]	UNKNOWN UTILITY SERVICE BOX
[Symbol]	WATER METER
[Symbol]	WOOD UTILITY POLE
[Symbol]	YARD LIGHT

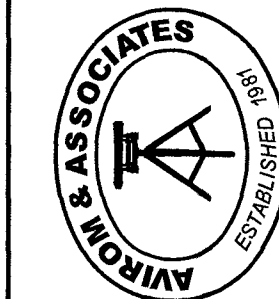
CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/15/2026

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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(561) 392-2594 / WWW.AVIROMSURVEY.COM



REVISIONS	DATE	F.B. / PG.	BY	CKD
FIELD UPDATE BOUNDARY SURVEY	07/15/2026	2219/15	KT	J.T.D.

BOUNDARY SURVEY
3200 DOVER ROAD
LOT 1, BLOCK 16
& A PORTION OF NORTH RIVERSIDE DRIVE
HILLSBORO SHORES SECTION "B"
(P.B. 22, PG. 39, B.C.R.)
POMPANO BEACH, BROWARD COUNTY, FLORIDA

JOB #:	11948
SCALE:	1" = 20'
DATE:	02/24/2021
BY:	L.M.W.
CHECKED:	J.T.D.
F.B.	2054
PG.	55
SHEET:	1 OF 1