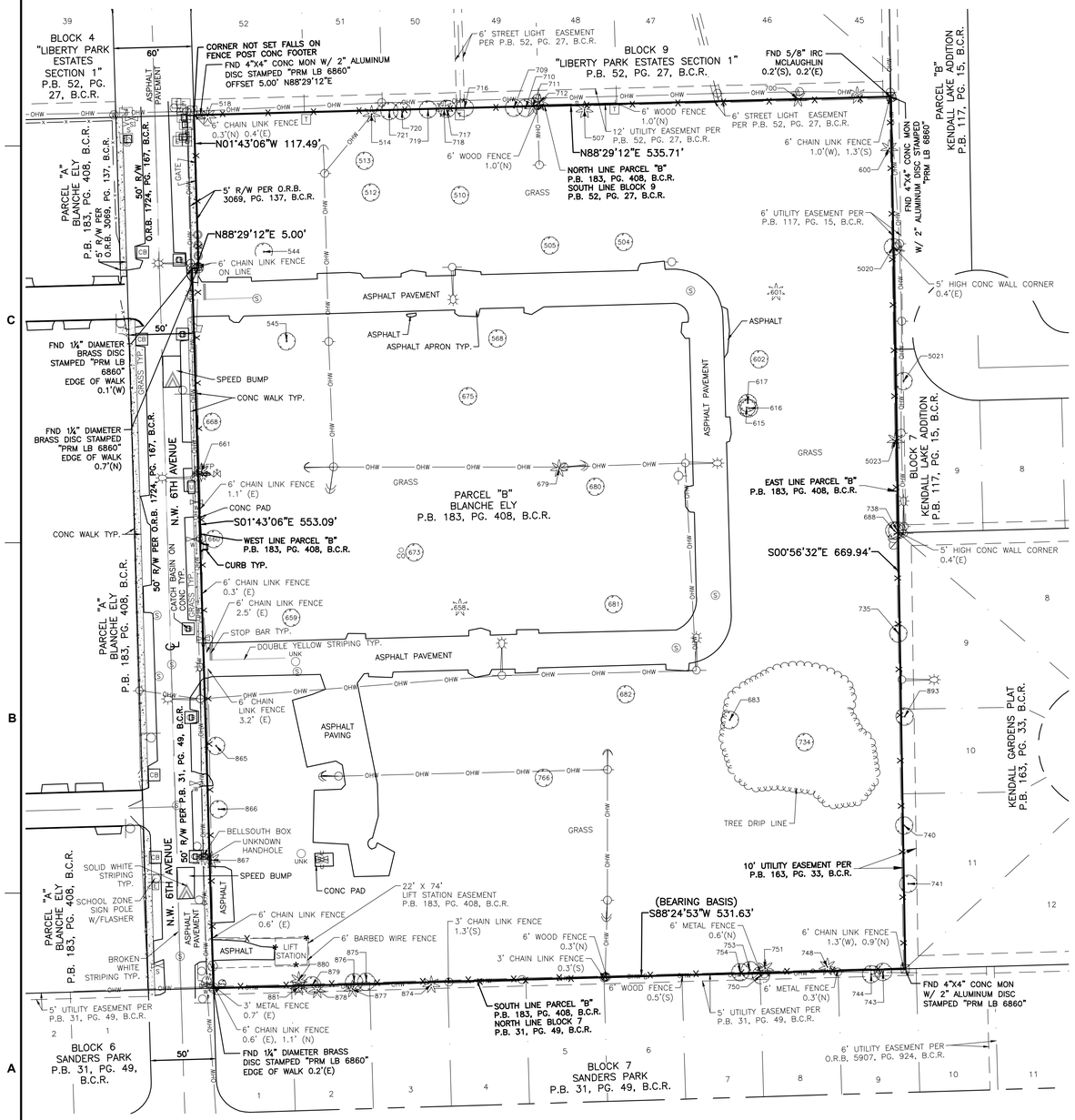


SURVEY NOTES:

1. LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENTS OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°24'53" WEST ALONG THE NORTH LINE OF BLOCK 7, SANDERS PARK, PLAT BOOK 31, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES AND PERIMETER WALLS SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03'. THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1'. THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
10. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/50 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
11. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 50' OR SMALLER.
12. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.

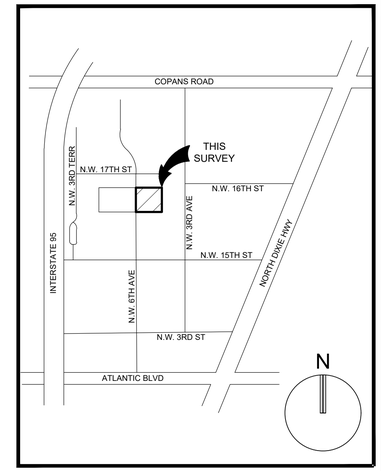
LEGEND:

SYM.	DESCRIPTION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
	CENTERLINE
CO	CLEAN OUT
E	ELECTRICAL CABINET
E	ELECTRICAL HANDHOLE
E	ELECTRICAL METER
	FIRE HYRDANT
	GUY WIRE ANCHOR
IR	IRON ROD
	METAL POST
	NAIL & DISK
	PERMANENT REFERENCE MONUMENT
	POLE, LIGHT, WOOD
	POLE, UTILITY, WOOD
S	SANITARY SEWER MANHOLE
S	SANITARY SEWER VALVE
	SHRUB
	SIGN, SINGLE FACE
	SIGN, DOUBLE FACE
T	TELEPHONE CABINET
T	TELEPHONE HANDHOLE
	TELEVISION PEDESTAL
	PALM TREE (SEE TREE TABLE)
	TREE (SEE TREE TABLE)
U	UKNOWN HANDHOLE
UNK	UNKNOWN MANHOLE
	UNKNOWN VALVE
W	WATER METER
W	WATER VALVE

LINETYPE	DESCRIPTION
	FENCE, WOOD
	FENCE, BARB WIRE
	FENCE, CHAIN
	FENCE, METAL
OHW	OVERHEAD WIRE
	TREE DRIP LINE

ABBRV	DESCRIPTION
B.C.R.	BROWARD COUNTY RECORDS
CONC	CONCRETE
(E)	EAST
FND	FOUND
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS NUMBER
MON	MONUMENT
(N)	NORTH
NO.	NUMBER
N.W.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
(S)	SOUTH
TYP.	TYPICAL
(W)	WEST
W/	WITH

HATCH PATTERNS
CONCRETE AREA



LOCATION SKETCH

NOT TO SCALE

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES
504	UNKNOWN	6	712	PALM	14
505	UNKNOWN	26	716	UNKNOWN	10
507	PALM	15	717	UNKNOWN	4
510	UNKNOWN	4	718	PALM	18
512	MANGO	10	719	UNKNOWN	9
513	MANGO	18	720	MANGO	8
514	PALM	12	721	UNKNOWN	8
518	PALM	8	734	FICUS	144
544	UNKNOWN	5	735	UNKNOWN	12
545	UNKNOWN	24	738	UNKNOWN	8
568	UNKNOWN	8	740	UNKNOWN	6
600	PALM	15	741	UNKNOWN	4
601	PALM	15	743	UNKNOWN	15
602	GUMBO LIMBO	6	744	UNKNOWN	5
615	UNKNOWN	5	748	PALM	10
616	UNKNOWN	5	750	UNKNOWN	5
617	UNKNOWN	12	751	PALM	12
658	PALM	7	753	UNKNOWN	15
659	UNKNOWN	24	754	UNKNOWN	15
660	UNKNOWN	24	766	UNKNOWN	12
661	PALM	15	865	UNKNOWN	12
668	UNKNOWN	12	866	UNKNOWN	12
673	UNKNOWN	6	867	PALM	5
675	MANGO	15	874	PALM	4
679	PALM	6	875	GUMBO LIMBO	6
680	MANGO	15	876	GUMBO LIMBO	4
681	UNKNOWN	15	877	PALM	5
682	PINE	24	878	PALM	4
683	OAK	12	879	UNKNOWN	9
688	UNKNOWN	15	880	PALM	8
699	PALM	18	881	PALM	24
700	PALM	18	893	UNKNOWN	24
709	UNKNOWN	6	5020	UNKNOWN	4
710	UNKNOWN	5	5021	UNKNOWN	5
711	PALM	14	5023	PALM	8

LAND DESCRIPTION:

ALL OF PARCEL "B", BLANCHE ELY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 408, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 358,774 SQUARE FEET (8.236 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 9, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTE, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

This item has been digitally signed and sealed by Donald A. Spicer on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digitally signed by DONALD A SPICER
Date: 2025.10.03 10:45:56-04'00'

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	09/09/25
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1210

N

GRAPHIC SCALE
0 50 100
SCALE: 1" = 50 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

PARCEL "B"
BLANCHE ELY
P.B. 183, PG. 408, B.C.R.

CITY OF POMPANO BEACH
BROWARD COUNTY, FL

SHEET TITLE

BOUNDARY SURVEY

SHEET NUMBER 1 OF 1

PROJECT NUMBER 09506.04

PZB
PZ25-13000003
NOV 6, 2026

Plotted by: dspicer On 10/3/2025 10:42 AM

Drawing name: P:\09506.04 - Blanche Ely - East - HAPB\Survey\DWG\09506.04 BOUNDARY.dwg