

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.
POMPAHO BEACH, FLORIDA 33060

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BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	× 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
CPBESS	=	CITY OF POMPAHO BEACH ENGINEERING SECTION SHEET			

⊗ VALVE	□ UTILITY BOX	— PARKING STRIPE
⊙ MANHOLE	⊗ HYDRANT	— OVERHEAD UTILITY LINES
⊞ BASIN	⊗ UTILITY POLE	▨ 6" CONCRETE WALL
⊙ WELL	⊗ VAULT	▨ COVERED AREA
⊙ WATER METER	⊗ LIGHT	▨ CONCRETE
⊙ MONITORING WELL	• BOLLARD	▨ BRICK PAVERS
⊙ PROPERTY CORNER	⊗ AIR CONDITIONER	▨ TILE
• 100	=	TREE
		▨ ASPHALT

S. LINE OF GOVERNMENT LOT 5, IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST ALSO N. LINE OF THE S. 80 ACRES OF THE N.W. 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST

REMAINDER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST

324.78'(CPBESS)

S 88°28'09" W 325.18'(CALC. & MEASURED)

1 STORY COMMERCIAL BUILDING

#1220

A PORTION OF THE W. 1/2 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST

REMAINDER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST

356.74'(CALC. & MEASURED)

356.39'(CPBESS)

S 88°28'09" W

S. W. 12th AVENUE

S. W. 10th AVENUE

1"=20'

Radius: 1960.08'

Delta: 03°03'09"

Arc Length: 104.43'

Tangent: 52.23'

Chord: 104.42'

Course: N 15°12'40" E

STREET ADDRESS:
1220 S.W. 12th Avenue, Pompano Beach, Florida 33069

LEGAL DESCRIPTION:
South 100 feet of North 2935 feet of the West 1/2 of the West 1/2 of the West 1/2 of Section 2, Township 49 South, Range 42 East, lying South of Government Lot 5 and lying East of Andrews Avenue right of way, lying and being in Broward County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of South 88°28'09" West along the North line of Section 2, Township 49 South, Range 42 East, per Plat Book 129, Page 49 Broward County Records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. 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.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
10. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
11. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
12. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
Community name and number: City of Pompano Beach 120055
Map and panel number: 12011C0359J
Panel date: 07-31-2024
Index date: 07-31-2024
Flood zone: AE
Base flood elevation: 7'NAVD1988

BENCHMARK INFORMATION:
City of Pompano Beach Benchmark 001/2011
Elevation = 15.430'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 09-17-2024	DRAWN BY: MLW
FIELD BOOK: ALS-SU-24-1217	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS

CERTIFY TO:
1220 Holdings LLC

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 (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA

SHEET 1 OF 1

SCALE 1"=20'

SKETCH NUMBER 36-24-1217

PZ24-12000025

07/16/2025