

SUBJECT PROPERTY:

A PORTION OF PARCEL "A", PLAT BOOK 154, PAGE 7, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PLAT BOOK NAME "POCOMO"

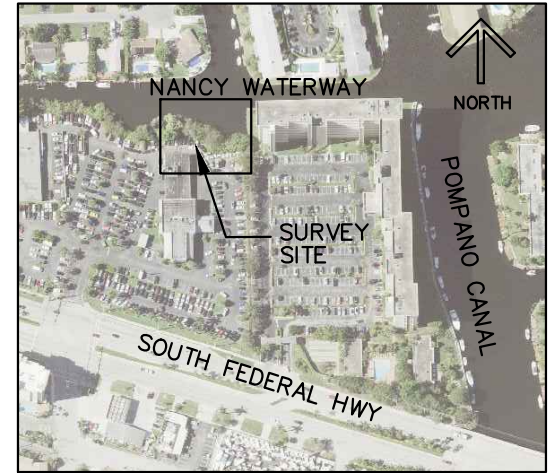
AKA; 855-909 SOUTH FEDERAL HIGHWAY, POMPANO BEACH, FL

SURVEY NOTES:

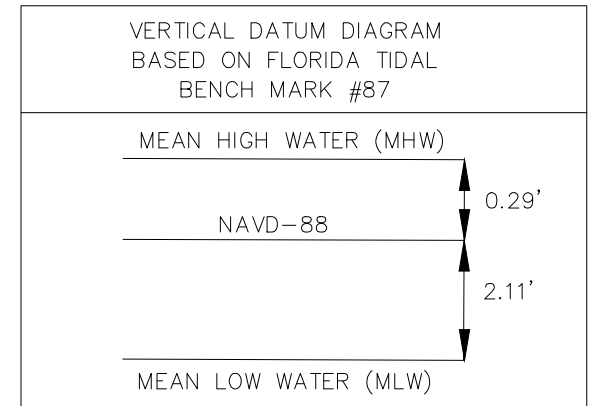
1. THIS SURVEY REPRESENTS A HYDROGRAPHIC AND TOPOGRAPHIC SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL OR SECURE ELECTRONIC SEAL OF THE UNDERSIGNED.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE UNDERSIGNED SURVEYOR OR SECURE ELECTRONIC SIGNATURE.
4. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON WHICH MAY AFFECT THIS PARCEL OF LAND.
5. THIS SURVEY IS INTENDED TO BE DISPLAYED AT SCALE OF 1 INCH EQUALS 20 FEET OR SMALLER.
6. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
7. UNLESS OTHERWISE NOTED, BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
8. CONTOURS SHOWN HEREON ARE RELATIVE TO MEAN LOW WATER AND BASE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TIDAL POINT #87.
9. LOCATION OF ALL IMPROVEMENTS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.

CERTIFICATION:

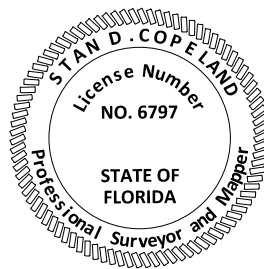
I HEREBY CERTIFY THAT THE ATTACHED HYDROGRAPHIC/TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 20TH, 2023 I FURTHER CERTIFY THAT THIS AS-BUILT SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.



**LOCATION MAP (NTS) POMPANO BEACH, FLORIDA
855-909 SOUTH FEDERAL HIGHWAY**



ABBREVIATIONS/LEGEND	
PL	PROPERTY LINE
PSM	PROFESSIONAL LAND SURVEYOR
BCR	BROWARD COUNTY RECORDS
MLW	MEAN LOW WATER
ELEV	ELEVATION (NAVD-88) FT



STAN D. COPELAND, PSM
FLORIDA REGISTRATION NUMBER 6797
NOVEMBER 3RD, 2023

PREPARED BY:

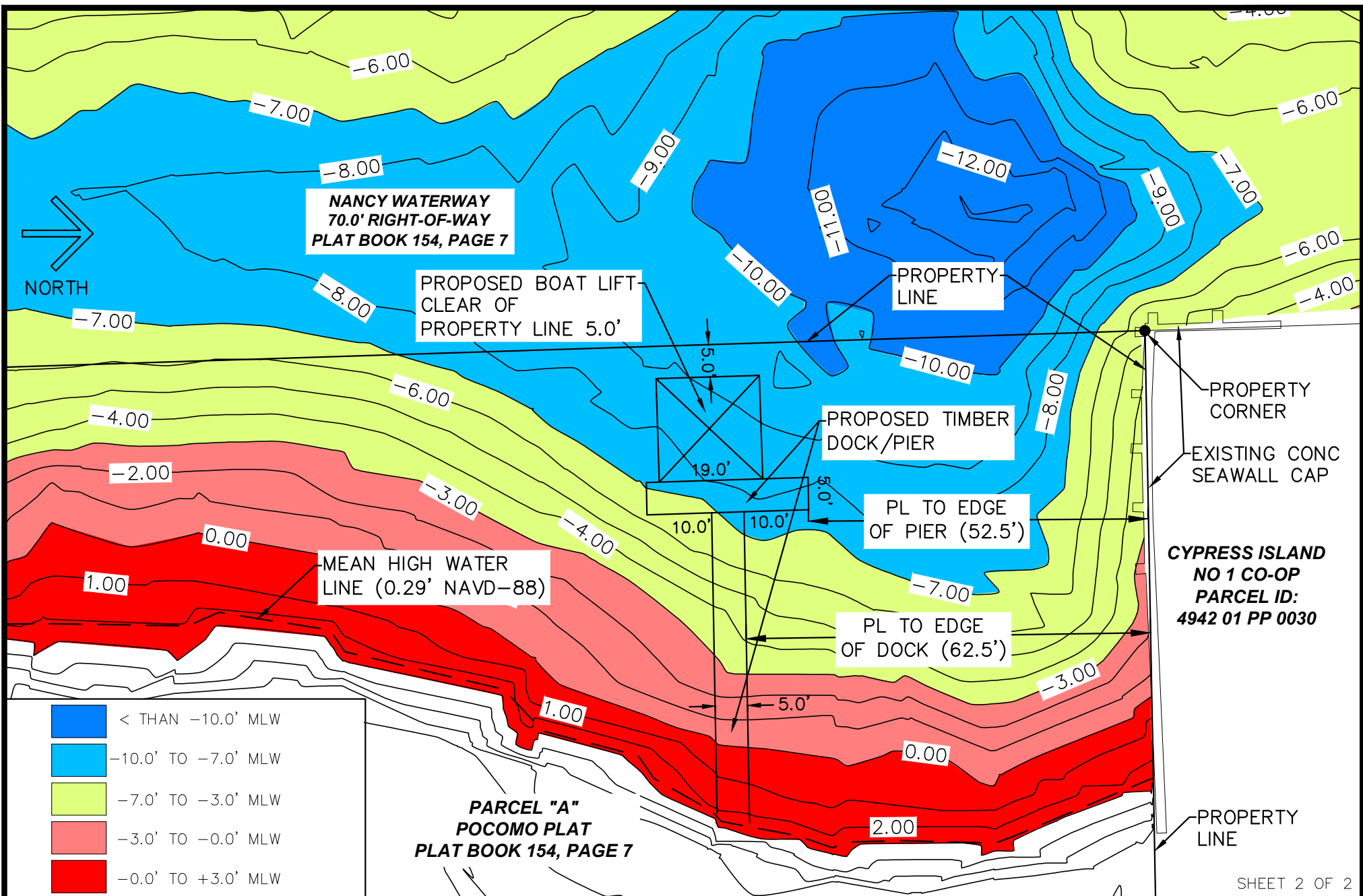
**TECHNICAL DISCIPLINES, INC. (LB 8123)
1533 SE 8TH TERRACE
DEERFIELD BEACH, FLORIDA 33441
954-850-2008**

PREPARED FOR:

**THE DOCK EXPERTS
2670 NORTH FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL, 33064**

**HYDROGRAPHIC AND TOPOGRAPHIC SURVEY
855-909 SOUTH FEDERAL HIGHWAY, POMPANO BEACH, FL
A PORTION OF:
PARCEL "A", PLAT BOOK 154, PAGE 7 (BCR)**

DRAWING NO.: TDI-1524	JOB NO.: TDI-1524-SUR
DRAWN BY: HM	CHECKED BY: SDC



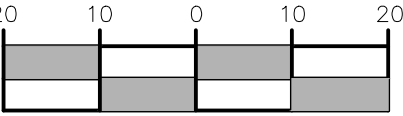
PARCEL "A"
POCOMO PLAT
PLAT BOOK 154, PAGE 7

CYPRESS ISLAND
NO 1 CO-OP
PARCEL ID:
4942 01 PP 0030

SHEET 2 OF 2

PREPARED BY:

TECHNICAL DISCIPLINES, INC. (LB 8123)
1533 SE 8TH TERRACE
DEERFIELD BEACH, FLORIDA 33441
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GRAPHIC SCALE
 (IN FEET) 1"=20'

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