

	CONCRETE POLE		HANDPAINT PAINT MARK
	CONCRETE LIGHT POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UMBRELLA HANDLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		WATER MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	TRUCK LIGHT BOX		FOREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE T.V. BOX		STORM MANHOLE
	UMBRELLA BOX		PARKING METER
	TRAFFIC CONTROL BOX		PARKING KIOSK
	CLEANOUT		WATER VALVE
	BELLAND		SEWER VALVE
	ARROW GATE		IRRIGATION VALVE
	ANCHOR		FORGE MAN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		SEWERS CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
	GRASS ROAD LIGHT		RIGHT-OF-WAY
	FLAG POLE		ANGLE OF DISC
	DRAINAGE WELL		ARC DISTANCE
	SQUARE DRAINAGE		PERMANENT REFERENCE POINT
	PS INLET		FLAT BOX AND FACE
	CURB INLET		OVERHEAD UTILITY WIRES
	CIRCULAR DRAINAGE		OPTICAL RECORDS BOX
	CATCH BASIN		CONCRETE CURB STRUCTURE
	ACCESS MANHOLE		CONCRETE CURB
	TRAFFIC SIGNAL POLE		FENCE
	PEDESTRIAN CROSS SIGNAL		WOOD FENCE
	PAVEMENT ASPHALT		FOUND IRON PIPE
	CURB & GUTTER		FOUND MAL & BRASS DISC
	VALLEY GUTTER		ENLARGEMENT
			DOOR
			REED OR LEGAL DISTANCE
			MEASURES DISTANCE
			RECORD ON PLOTTED DISTANCE
			RECORD CALCULATION
			UTILITY EASEMENT
			CONCRETE

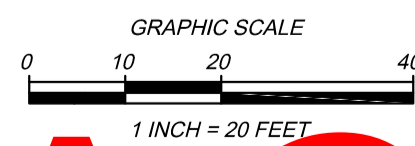
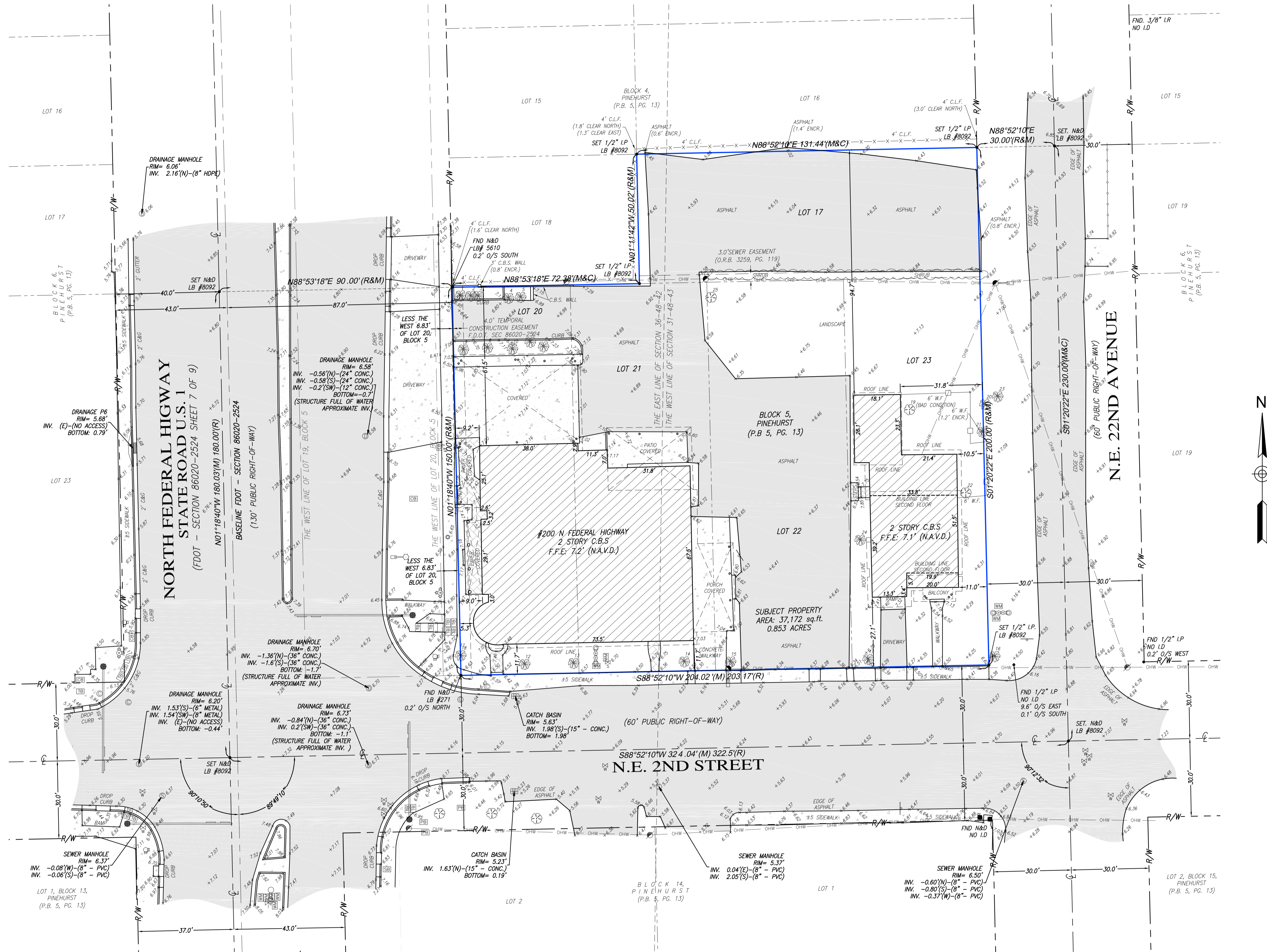
A PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

SCALE 1" = 300'

TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPLY. Ø
1	PALM	16	30	10
2	PALM	16	20	10
3	PALM	16	20	10
4	PALM	16	15	10
5	PALM	16	15	10
6	PALM	12	15	10
7	PALM	10	15	10
8	PALM	10	15	10
9	PALM	6	5	5
10	PALM	6	5	5
11	PALM	20	45	10
12	PALM	22	50	10
13	PALM	22	50	10
14	PALM	22	50	10
15	PALM	22	50	10
16	PALM	15	50	25
17	PALM	15	50	25
18	PALM	15	50	25
19	TREE	10	15	20
20	PALM	15	50	25
21	PALM	10	10	15
22	TREE	15	20	30
23	PALM	15	20	20
24	PALM	22	50	10
25	TREE	8	15	20

[illegible]

FIELD SURVEY WAS COMPLETED ON: NOVEMBER 12, 2022.



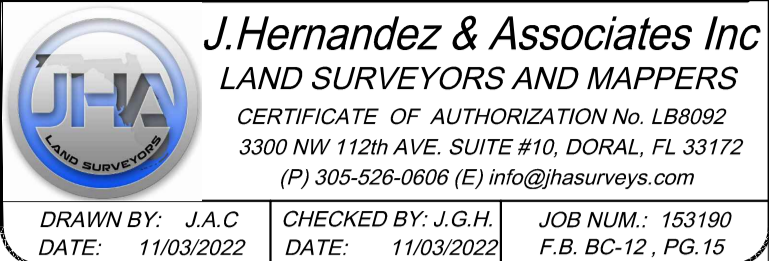
1 INCH = 20 FEET

AAC

PZ23-12000052

04/02/2024

PREPARED FOR:
ARCHI GROUP LLC
LYING AND BEING IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



LOT 17, LOT 20, LESS THE WEST 6.83 FEET THEREOF, AND
LOTS 21, 22, AND 23, BLOCK 5, PINEHURST, ACCORDING TO
THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK
5, PAGE(S) 13, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

1. FIELD SURVEY WAS COMPLETED ON NOVEMBER 12, 2022.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA: 37.172 ± sq.ft. (0.853 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF 0° 00' 00" ALONG THE CENTERLINE OF NORTH FEDERAL HIGHWAY.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM N.E. 2ND STREET, NE 22ND AVENUE AND NORTH FEDERAL HIGHWAY, PUBLIC DESIGNATED RIGHT-OF-WAYS.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- **PROPERTY ADDRESS:** 200 N FEDERAL HWY, POMPANO BEACH, FL 33062
- **PROPERTY ID :** 484236010820

- ARCHI GROUP LLC


- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH", (ELEV 8) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0376H, DATED AUGUST 18, 2014
- ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARK:
BROWARD COUNTY BM 0870
ELEVATION: 9.572' N.G.V.D. 1929 - 1.55' = 8.022' N.A.V.D. 1988
DESCRIPTION: D NAIL AND W/H.S DISC IN POWER POLE SOUTH OF NORTHEAST 2 STREET AND APPROXIMATELY 125' EAST OF NORTHEAST 24 AVENUE.

- A PORTION OF C.B.S. WALL ALONG THE NORTH BOUNDARY LINE ENCROACH 0.8' FROM SUBJECT PROPERTY ONTO ADJACENT LANDS.
- A PORTION OF ASPHALT ALONG THE NORTH BOUNDARY LINE ENCROACH 1.4' FROM SUBJECT PROPERTY ONTO ADJACENT LANDS.
- A PORTION OF WOOD FENCE ALONG THE EAST BOUNDARY LINE ENCROACH 1.2' FROM SUBJECT PROPERTY ONTO ADJACENT LANDS.
- THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: 
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY
WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND
SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON NOVEMBER 16, 2022.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-269
SHEET NUMBER: 1 OF 1