

25 30
36 31

APPROXIMATE FLOOD ZONE CONTOUR LINE

N. LINE OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST

N.E. 8th STREET
(50' RIGHT OF WAY)

S 89°02'14" W 803.37'

A PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST

FLOOD ZONE X

FLOOD ZONE X(0.2%)

APPROXIMATE FLOOD ZONE CONTOUR LINE

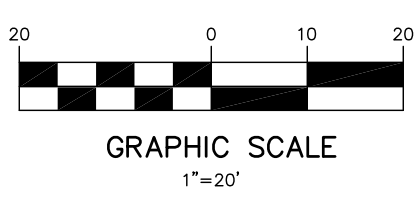
N.E. 7th COURT
(50' RIGHT OF WAY)

S 88°57'09" W 810.57'

N. OCEAN BOULEVARD
STATE ROAD A-1-A
(50' RIGHT OF WAY)

S 08°12'59" W 229.77'

MATCHLINE



SYMBOLS & LEGEND OF ABBREVIATIONS:			
⊗	VALVE	□	UTILITY BOX
⊙	MANHOLE	⊗	HYDRANT
▨	BASIN	—	UTILITY POLE
⊕	WELL	▨	COVERED AREA
⊕	WATER METER	▨	CONCRETE
⊕	MONITORING WELL	▨	BRICK PAVERS
⊕	PROPERTY CORNER	▨	ASPHALT
⊕	AIR CONDITIONER	▨	ASPHALT
—	PARKING STRIPE	—	RIGHT OF WAY
—	OVERHEAD UTILITY LINES	—	NORTH
—	6" CONCRETE WALL	—	SOUTH
—	6" CONCRETE WALL	—	EAST
—	6" CONCRETE WALL	—	WEST
—	6" CONCRETE WALL	—	DEED BOOK
—	6" CONCRETE WALL	—	ENCROACH
—	6" CONCRETE WALL	—	FINISHED FLOOR
—	6" CONCRETE WALL	—	GARAGE
—	6" CONCRETE WALL	—	CENTERLINE
—	6" CONCRETE WALL	—	MANHOLE
—	6" CONCRETE WALL	—	MEASURED
—	6" CONCRETE WALL	—	PLAT BOOK
—	6" CONCRETE WALL	—	AIR CONDITIONER
—	6" CONCRETE WALL	—	PLAT
—	6" CONCRETE WALL	—	RIGHT OF WAY
—	6" CONCRETE WALL	—	APPARENT ENCROACHMENT
—	6" CONCRETE WALL	—	PALM BEACH COUNTY RECORDS
—	6" CONCRETE WALL	—	MIAMI-DADE COUNTY RECORDS
—	6" CONCRETE WALL	—	POINT OF COMMENCEMENT
—	6" CONCRETE WALL	—	POINT OF BEGINNING
—	6" CONCRETE WALL	—	CHATTAHOOCHEE
—	6" CONCRETE WALL	—	FLORIDA POWER & LIGHT
—	6" CONCRETE WALL	—	BROWARD COUNTY RECORDS
—	6" CONCRETE WALL	—	OFFICIAL RECORDS BOOK
—	6" CONCRETE WALL	—	FLORIDA DEPARTMENT OF TRANSPORTATION
—	6" CONCRETE WALL	—	DEPARTMENT OF ENVIRONMENTAL PROTECTION
—	6" CONCRETE WALL	—	DEPARTMENT OF NATURAL RESOURCES
—	6" CONCRETE WALL	—	PERMANENT REFERENCE MONUMENT
—	6" CONCRETE WALL	—	NORTH AMERICAN VERTICAL DATUM

STREET ADDRESS:
731 North Ocean Drive
Pompano Beach, Florida 33062

LEGAL DESCRIPTION:
The South 228 feet of the North 901 feet of Government Lot 1, in Section 31, Township 48 South, Range 43 East, lying East of the East right of way line of Riverside Drive and lying West of the West right of way line of State Road A-1-A. Said lands situate, lying and being in Broward County, Florida.

FLOOD INFORMATION:
Community name and number:
City of Pompano Beach 120055
Map and panel number: 12011C0377J
Panel date: 07-31-2024
Index date: 07-31-2024
Flood zone: "See Sketch"
Flood elevation: "See Sketch"
BENCHMARK INFORMATION:
City of Pompano Beach Benchmark #102
Elevation = 3.722 NAVD1988

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1600 S. FEDERAL HIGHWAY
SUITE 600
POMPAÑO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

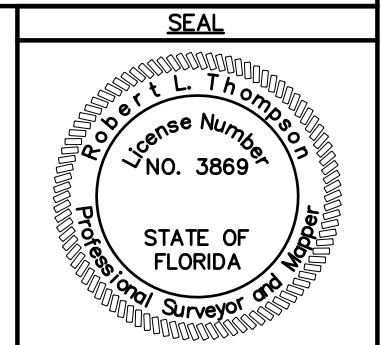
BOUNDARY & TOPOGRAPHIC SURVEY

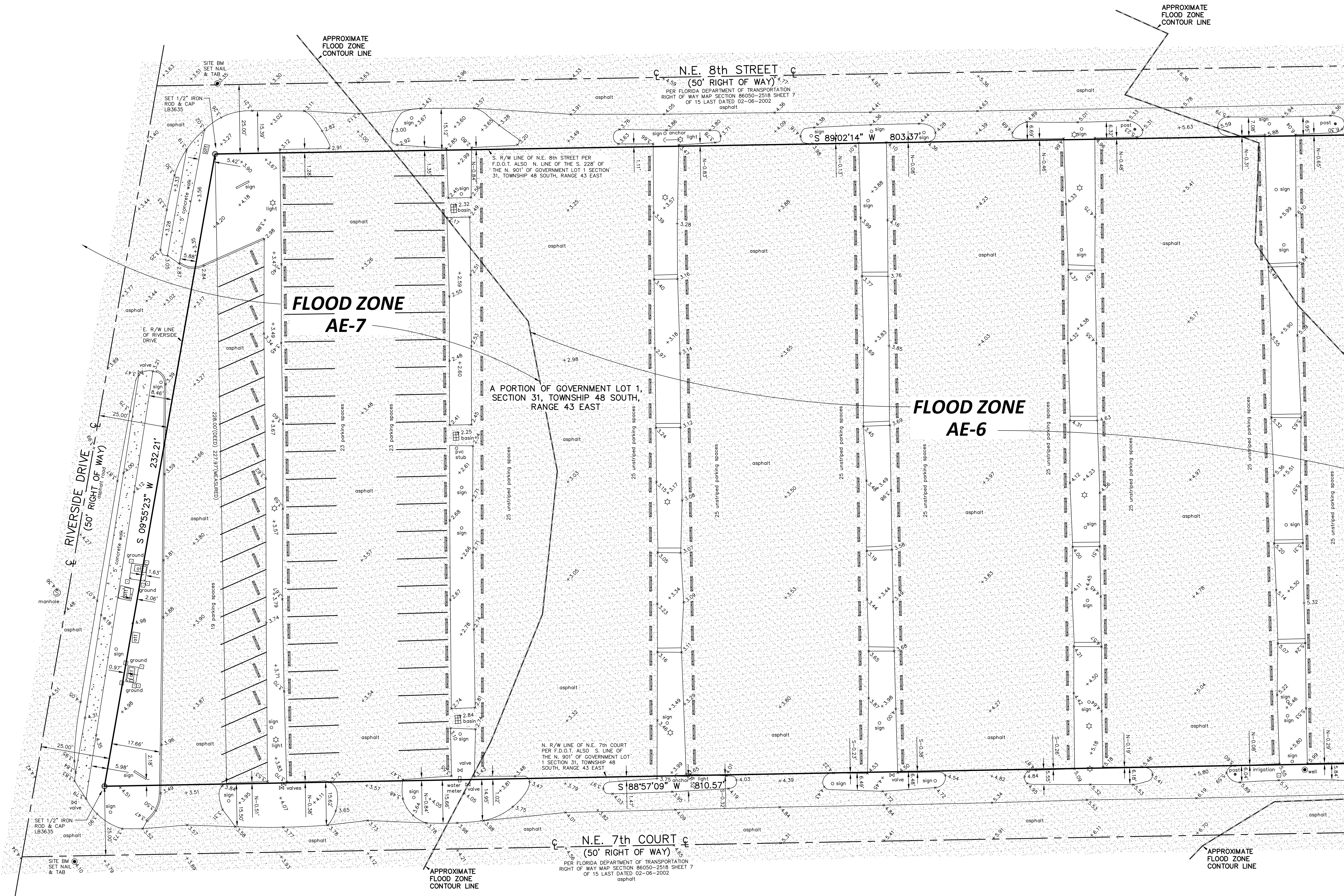
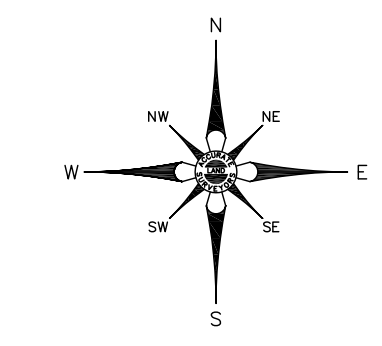
ORIGINAL DATE OF FIELD SURVEY: 11-18-2024	DRAWN BY: MLW
FIELD BOOK: ALS-SU-24-1417	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a grid bearing of South 08°12'59" West along the West right of way line of North Ocean Boulevard (State Road A-1-A) as per Florida Department of Transportation right of way map section 86050-2518 sheet 7 of 15 last dated 02-06-2002.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - 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.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwelleable structure only unless otherwise indicated.
 - 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.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
 - Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
 - This property lies landward of the Coastal Construction Control line.

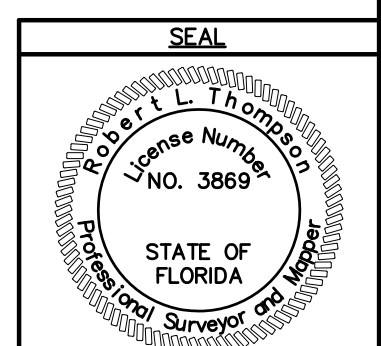
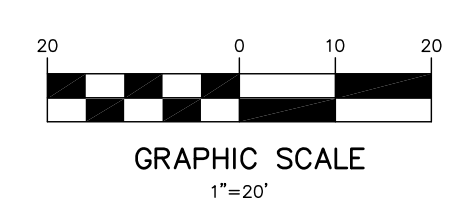
CERTIFY TO:
Archdiocese of Miami
St. Gabriel Church

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.





MATCHLINE



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L.B. #3635

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TEL: (954) 782-1441 FAX: (954) 782-1442 EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY

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SHEET 2 OF 2 SCALE 1"=20' SKETCH NUMBER SU-24-1417