

TYPE OF SURVEY: BOUNDARY  
TOPOGRAPHIC, 20-2404

JOB NUMBER: SU-20-1464

LEGAL DESCRIPTION:

LOTS 11 AND 12, BLOCK 2 J.J., HOGAN'S SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS PART DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 12, BLOCK 2, J.J HOGAN'S SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BLOCK 2;

THENCE ON AN ASSUMED BEARING OF SOUTH 01°26'05" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF N.W. 6TH AVENUE, A DISTANCE OF 12.05 FEET;

THENCE NORTH 64°57'53" EAST A DISTANCE OF 30.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 6TH STREET;

THENCE SOUTH 88°13'19" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 27.96 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTANING 168 SQUARE FEET MORE OR LESS.

ADDRESS: NW 6TH STREET (VACANT LOT) POMPAÑO BEACH, FL 33060

FLOOD ZONE: AH  
BASE FLOOD ELEVATION: 10'NAVD1988  
CONTROL PANEL NUMBER: 120055/12011C0357-H  
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: N/A  
GARAGE FLOOR ELEVATION: N/A  
LOWEST ADJACENT GRADE : N/A  
HIGHEST ADJACENT GRADE : N/A

REFERENCE BENCH MARK: CITY OF POMPAÑO BEACH BENCHMARK #0024,  
ELEVATION: 13.74'NAVD 1988

CERTIFY TO:

1. FOAD LLC
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTAHOOCHIE
CLF	=	CHAIN LINK FENCE
CL	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH/
ESMT.	=	EASEMENT

7.00  
OR + 7.00

LEGEND OF ABBREVIATIONS:

FND	=	FOUND
FF	=	FINISHED FLOOR
FFH	=	FIRE HYDRANT
F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE
I.D.	=	IDENTIFICATION
I.P.	=	IRON PIPE
I.P.C.	=	IRON PIPE & CAP
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD & CAP
LP	=	LIGHT POLE
(M)	=	MEASURED
M.D.R.	=	MIAMI DADE COUNTY RECORDS
MAINT.	=	MAINTENANCE
MF	=	METAL FENCE
MH	=	MANHOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
N&D	=	NAIL & DISC



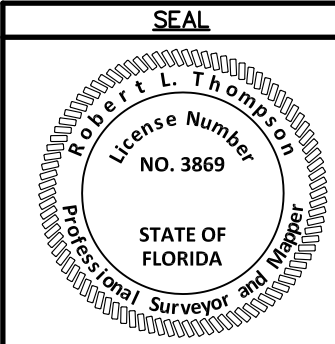
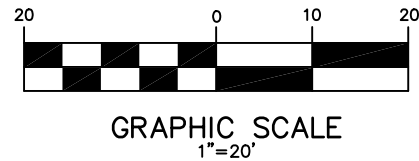
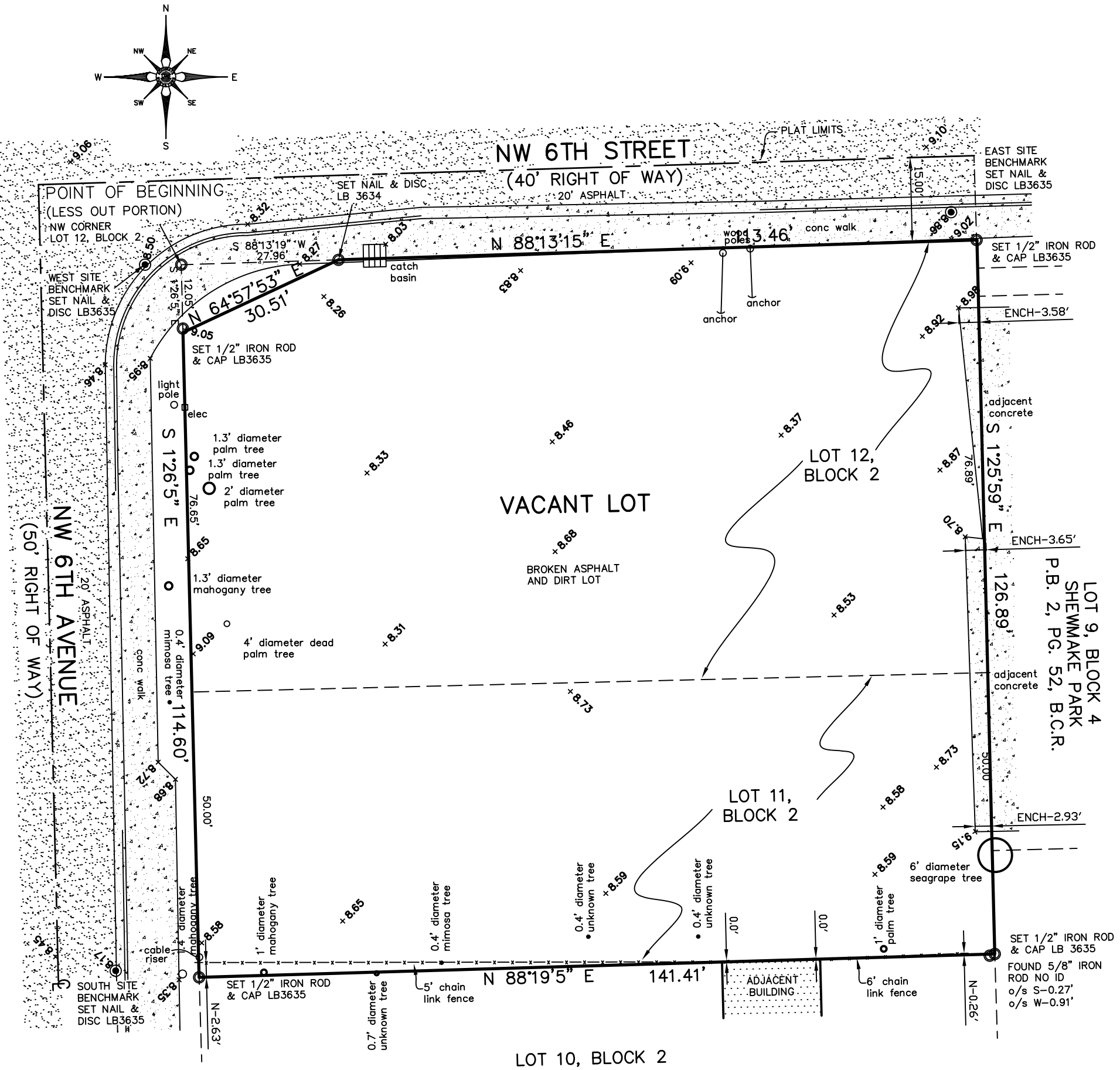
BROWARD COUNTY NAVD1988

DRC

PZ2112000017

5/19/21





- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
  2. Angles shown hereon are per Plat book 5, Page 5, 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 SUBURBAN LINEAR : 1 FOOT IN 7,500 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. PDF copies of this survey are not valid without the digital signature of a Florida Registered Surveyor and Mapper and must be verified.
  12. Denotes elevations based on the North American Datum of 1988.

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE/TREE SURVEY SU-20-2404	11-19-2020	AL/RLT

CE  
This is to certify that this above ground survey was made under my responsible charge and accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

**DRC**  
Robert L. Thompson  
Thompson  
2020.10.09 17:21 -04'00'  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SURVEY 08-03-2020	DRAWN BY ER	CHECKED BY RLT	FIELD BOOK 20-1464	SCALE 1"=20'	SKETCH NUMBER SU-20-1464
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