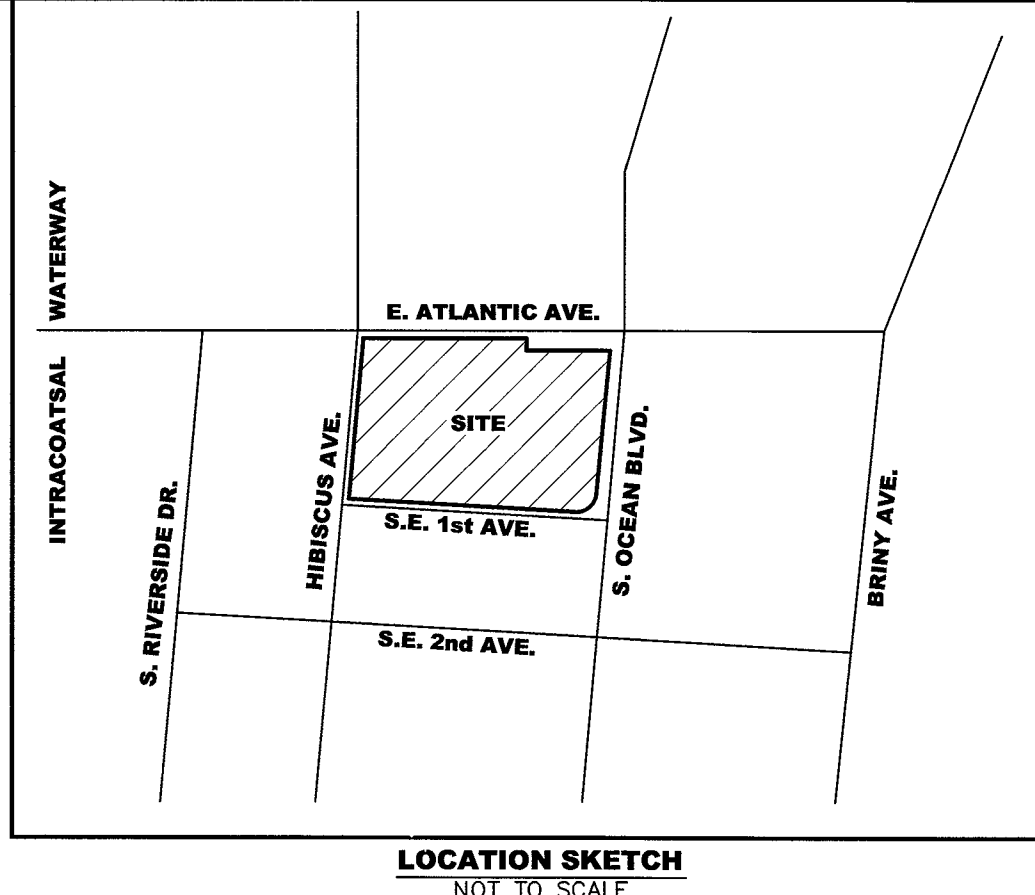
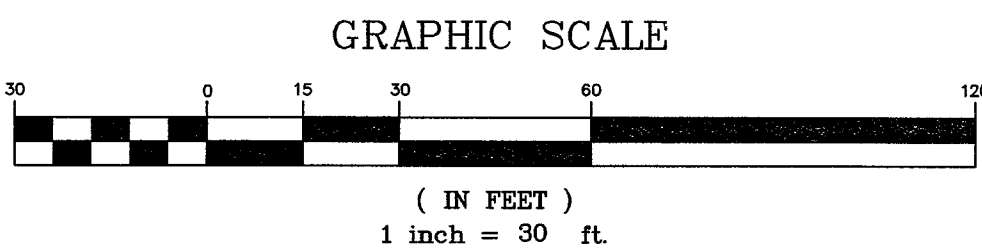


NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)



LAND DESCRIPTION:

All of Lots 1 through 15, Block 7, of "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", according to the plat thereof, recorded in Plat Book 2, Page 43 of the public records of Broward County, Florida;

LESS:
The northerly 25.9 feet of Lot 1 and the northerly 25 feet of Lots 11 through 15, Block 7, of said "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION";

ALSO LESS:
The easterly 15 feet of Lots 1 through 5, Block 7, of said "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; all of said lands being more particularly described as follows:

Commence at the northeast corner of Section 6, Township 49 South, Range 43 East; thence westerly, along the northerly line of said Section 6, using an assumed bearing of S89°50'30"W, a distance of 292.43 feet; thence S00°09'30"E, a distance of 50.00 feet to a point on the west line of Lot 11, Block 7, of said "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; and the Point of Beginning;

Thence N89°50'30"E, on a line 50.00 feet south of and parallel to the said northerly line of Section 6, Township 40 South, Range 43 East, a distance of 250.80 feet; thence S04°25'45"W, a distance of 0.82 feet; thence N89°53'51"E, a distance of 135.42 feet; thence S04°25'45"W, a distance of 230.86 feet to the point of curvature of a circular curve, concave to the northwest, having a radius of 20 feet and a central angle of 90°00'00"; thence southwesterly an arc distance of 31.42 feet to a point of tangency; thence N85°34'15"W, a distance of 365.00 feet; thence N04°25'45"E, a distance of 220.92 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Florida and containing 90,794 square feet (2.0843 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was provided by the Client.
4. Bearings shown hereon are based on the North Line of Section 5-49-43, having a bearing of S89°50'30"W (Assumed Bearing).
5. No underground improvements were located.
6. Elevations indicated hereon are in feet and decimals referenced to the North American Vertical Datum of 1988 (NAVD 1988). Elevations were obtained using the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988) utilizing the U.S. Army Corps of Engineers Program Corpcor for Windows, Version 6.0.1. The model value of (-) 1.57 was added algebraically to the NGVD 1929 height. Benchmark Description: National Geodetic Survey Benchmark #Y 275, Point Identification Number #AC1007, Elevation= 10.10 (NGVD 1929); 8.53 (NAVD 1988).
7. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
8. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
9. Abbreviation Legend: ASPH= Asphalt; B.C.R.= Broward County Records; B.M.= Benchmark; C= Centerline; CONC.= Concrete; (D)= Deed; Δ= Delta Angle; EL= Elevation; FPL= Florida Power & Light; FL DOT= Florida Department of Transportation; FF= Finished Floor; INV.= Invert; L= Arc Length; L.B.= Licensed Business; (M)= Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; O.R.B.= Official Records Book; P.B.= Plat Book; P.G.= Page; P.L.S.= Professional Land Surveyor; R= Radius; W/CAP= With Surveyors Cap.
10. The entire property described hereon lies within Flood Zone AE (EL 5) & X, Community Panel No.120055 0377 H, dated August 18, 2014.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 2/5/2020

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. #3300

John T. Doogan,
PLS
Digitally signed by John T. Doogan, PLS
Date: 2020.02.05 15:56:03 -05'00'



**AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING**

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REVISIONS					REVISIONS				
REVISE	R/W	OF	A-1-A	PER	DATE	F.B. / PG.	BY	CK'D	
REVISE	ELEVATIONS	TO	NAVD 1988	& FLOOD ZONE / FIELD UPDATE SURVEY	02/13/2020	NONE	W.R.E.	J.T.D.	
ADD	FLOOD ZONE LINE				01/02/2020	SKETCH	W.R.E.	J.T.D.	
					02/05/2020		J.T.D.		

BOUNDARY SURVEY
LOTS 1-15, BLOCK 7
POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION
(P.B. 2, PG. 43, B.C.R.)
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

JOB NO.	8914
SCALE	1" = 30'
DATE	02/05/2020
BY	J.T.D.
CK'D	J.T.D.
F.B.	
P.L.S.	

AAC
PZ20-1200005
1/5/2021