

LEGAL DESCRIPTION:

LOT 3, BLOCK 10, HILLSBORO SHORES, SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF BLOCK 1, AMENDED PLAT OF HILLSBORO SHORES SECTION "C", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF ALLUVIUM, CREATED BY ACCRETION IN HILLSBORO BAY AS SHOWN ON SAID AMENDED PLAT OF HILLSBORO SHORES SECTION "C" AND ON HILLSBORO SHORES SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

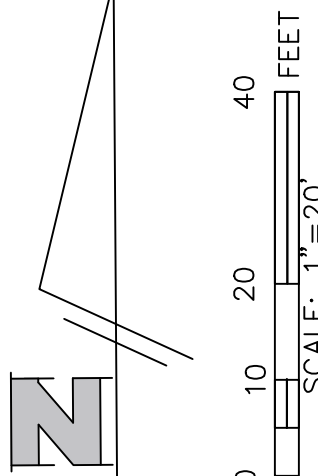
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 10 OF SAID PLAT OF HILLSBORO SHORES SECTION "A"; THENCE N30°25'26"E, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 75.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S60°40'28"E, ALONG A RADIAL AND RIPARIAN LINE, 70.56 FEET TO THE CENTERLINE OF HILLSBORO BAY AND THREAD-OF-STREAM AND A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND THREAD-OF-STREAM AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1043.00 FEET AND A CENTRAL ANGLE OF 00°41'03", A DISTANCE OF 12.45 FEET; THENCE S59°59'25"E, ALONG A RIPARIAN LINE, 70.78 FEET TO THE WEST LINE OF BLOCK 1 OF SAID AMENDED PLAT OF HILLSBORO SHORES SECTION "C"; THENCE N88°25'55"E, ALONG A LINE 150.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 49.61 FEET TO THE EROSION CONTROL LINE AS RECORDED IN MISCELLANEOUS MAP BOOK 7, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S12°17'40"W, ALONG SAID EROSION CONTROL LINE, 84.25 FEET TO AN INTERSECTION WITH A LINE 68.21 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF BLOCK 1; THENCE S88°25'55"W, ALONG SAID PARALLEL LINE, 69.18 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE S59°22'24"W, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3, BLOCK 10 OF SAID PLAT HILLSBORO SHORES SECTION "A", 150.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 26,830 SQUARE FEET, 0.62 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
IP = IRON PIPE
IR4 = 1/2" IRON ROD (#4 REBAR)
IR5 = 5/8" IRON ROD (#5 REBAR)
CM = CONCRETE MONUMENT
PK = PARKER-KALON NAIL
MAG = MAGNETIC NAIL
FND = FOUND
O/S = OFFSET
TYP = TYPICAL
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
BM = BENCHMARK
EL OR ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
SF = SQUARE FEET
AC = ACRES
FNC = FENCE
CLF = CHAIN LINK FENCE
EOW = EDGE OF WATER
UE = UTILITY EASEMENT
CATV OR TV = CABLE TELEVISION
ATT = AMERICAN TELEPHONE AND TELEGRAPH
FP&L = FLORIDA POWER AND LIGHT COMPANY
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
CBS = CONCRETE BLOCK CONSTRUCTION
S/T = SEPTIC TANK
D/F = DRAINFIELD
PP = POWERPOLE
WUP = WOOD UTILITY POLE
O/H = OVERHEAD WIRE(S)
MH = MANHOLE
CB = CATCH BASIN
F/H OR HYD = FIRE HYDRANT

WM = WATER METER
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
R/W = RIGHT OF WAY
R/R = RAILROAD
C/L OR C = CENTERLINE
P/L OR PL = PROPERTY LINE
(P) = PLAT DATA
(L) = LEGAL DESCRIPTION DATA
(M) = MEASURED DATA
(C) = CALCULATED DATA
(FDOT) = F.D.O.T. R/W MAP DATA
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
R = RADIUS
L = LENGTH
LA = CENTRAL ANGLE
CHD = CHORD
CBG = CHORD BEARING
NR = NON-RADIAL
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
STA = STATION
FB = FIELDBOOK
PB = PLAT BOOK
OR = OFFICIAL RECORDS BOOK
PG = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LS = PROFESSIONAL SURVEYING AND MAPPING BUSINESS
ADA = AMERICANS WITH DISABILITIES ACT
F.I.N.D. = FLORIDA INLAND NAVIGATIONAL DISTRICT
GIS = GEOGRAPHIC INFORMATION SYSTEM



NAVD88

SYMBOLS LEGEND

CL = METAL UTILITY POLE
WUP = WOOD UTILITY POLE
CONC = CONCRETE UTILITY POLE
LIGHT = LIGHT POLE
GUY = GUY WIRE ANCHOR
FIRE = FIRE DEPARTMENT CONNECTION
FIRE = FIRE HYDRANT
WATER = WATER VALVE
WATER = WATER METER
RECLAIMED = RECLAIMED WATER VALVE
BACKFLOW = BACKFLOW PREVENTER VALVE
DOUBLE = DOUBLE DETECTOR CHECK VALVE
WIRE = WIRE PULL BOX
SEWER = SEWER VALVE
SEWER = SEWER MANHOLE
DRAINAGE = DRAINAGE MANHOLE
DISABLED = DISABLED PARKING
TRAFFIC = TRAFFIC DIRECTION
SPOT = SPOT ELEVATION
TRAFFIC = TRAFFIC SIGNAL BOX
FIBER = FIBER OPTIC POST
OVERHEAD = OVERHEAD WIRES
BURIED = BURIED ELECTRIC
TELEPHONE = TELEPHONE
FIBER = FIBER OPTIC
GAS = GAS
SEWER = SANITARY SEWER
STORM = STORM SEWER
WATER = WATER
UNKNOWN = UNKNOWN

CERTIFIED TO:

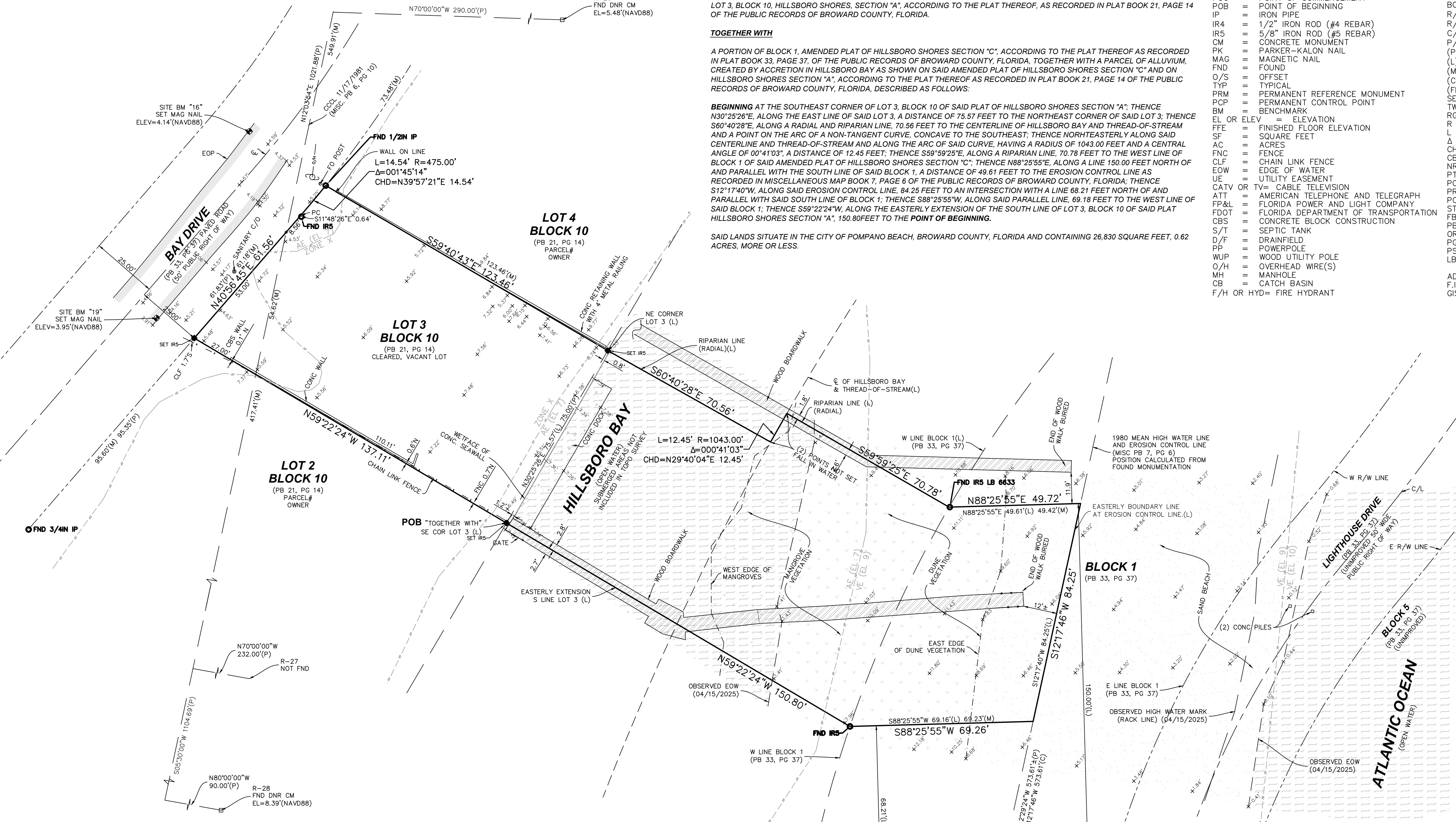
1. SHINING HILL DEVELOPMENTS USA INC

SURVEYOR'S CERTIFICATION:

I, WILLIAM J. WRIGHT, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA; ALSO THAT THE SKETCH OF THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, AND THAT UNDER MY SUPERVISION DID MAKE AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, AND THAT SAID SURVEY WAS PHYSICALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
LAST DAY OF FIELDWORK: 04/15/2025

WILLIAM J WRIGHT, PhD, PSM
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M.,
ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE.
THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAPER COPIES NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.



SURVEYOR'S NOTES:

- BEARINGS SHOWN ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983, WITH THE COASTAL CONSTRUCTION CONTROL LINE OF 1981 HAVING AN OBSERVED AND PLATTED BEARING OF N12°03'54"E, BASED ON FOUND FLORIDA DNR MONUMENTS R-28 AND R-26. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARKS USED: FDOT PERMANENT REFERENCE NETWORK STATION "LAUD", DNR MONUMENT "R-26", AND DNR MONUMENT "R-26".
- ALL COORDINATES AND DIMENSIONS ARE CALCULATED, WITH UNITS IN U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
- ONLY PERMANENT ABOVE GROUND IMPROVEMENTS LOCATED BY THIS FIRM. ALWAYS CALL 811 BEFORE DIGGING.
- NO PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, LANDFILL, RECENT EARTHWORK CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED ON PREMISES AT THE TIME OF FIELDWORK OTHER THAN SHOWN HEREON.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THIS FIRM, AND NO EVIDENCE OF RECENT STREET CONSTRUCTION WERE OBSERVED AT THE TIME OF FIELDWORK.
- NO TITLE SEARCH WAS PERFORMED BY THIS FIRM. PROPERTY MAY BE SUBJECT TO EASEMENTS RESTRICTIONS, RESERVATIONS AND RIGHT OF WAY RECORDS.
- LEGAL DESCRIPTION SHOWN PER REFERENCED DEED. SUBJECT PROPERTY SHOWN ON THIS SURVEY IS ONE AND THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.
- SUBJECT PROPERTY IS CONTIGUOUS, WITH NO GAPS OR GORES DISCOVERED DURING THE COURSE OF THIS SURVEY.
- ALL RECORDING INFORMATION SHOWN HEREON IS IN REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS NOTED OTHERWISE.
- PROPERTY IS ACCESSED DIRECTLY BY WAY OF THE PUBLIC RIGHT OF WAY OF BAY DRIVE, AS SHOWN.
- ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER.
- NO ZONING REPORT LETTER WAS SUPPLIED TO THIS FIRM. ZONING INFORMATION MAY BE ADDED TO SURVEY ONCE IT IS RECEIVED.
- TREE IDENTIFICATIONS SHOWN HEREON ARE TO BEST OF FIELD SURVEYOR'S ABILITY, AND SHOULD BE FIELD VERIFIED BY AN APPROPRIATELY LICENSED PROFESSIONAL WHERE NECESSARY.
- FEMA FLOOD HAZARD AREA LINES ARE PLOTTED FROM FLOOD HAZARD LAYER GIS DATA, AND CONSIDERED APPROXIMATE.

LAND TABULATIONS:

PROPERTY AREA:
AS CALCULATED: 26,838 SF (0.616 ACRES)±
LEGAL DESCRIPTION: 26,830 SF (0.62 ACRES)±
BUILDING AREA: NONE OBSERVED

FEMA FLOOD ZONE DETERMINATION

FLOOD ZONE AE (EL 7), X, VE (EL 9)
PANEL # 12011C0189J
EFFECTIVE 07/31/2024
COMMUNITY # 120055 - CITY OF POMPAÑO BEACH

ADDITIONAL INFORMATION

STREET ADDRESS
1900 BAY DRIVE
POMPAÑO BEACH, FL 33062
PARCEL NUMBER
484329041220

BOUNDARY AND TOPO SURVEY FOR
SHINING HILL DEVELOPMENTS USA INC

Scale
1" = 20'

Date of Survey
04/15/2025

FILE

By
JLW

Checked
CAN

WJW

Description
BOUNDARY & TOPOGRAPHIC SURVEY

JOB NO.
25-0170

SHEET
1 OF 1

WrightPSM, LLC
PROFESSIONAL SURVEYING AND MAPPING
OFFICE: 2225 53RD AVE VERO BEACH, FL 32966
info@wrightpsm.com (772) 638-1958 www.wrightpsm.com
CERTIFICATE OF AUTHORIZATION NO. LB 8166