













































PZ25-14000013 SURVEY NOTES:

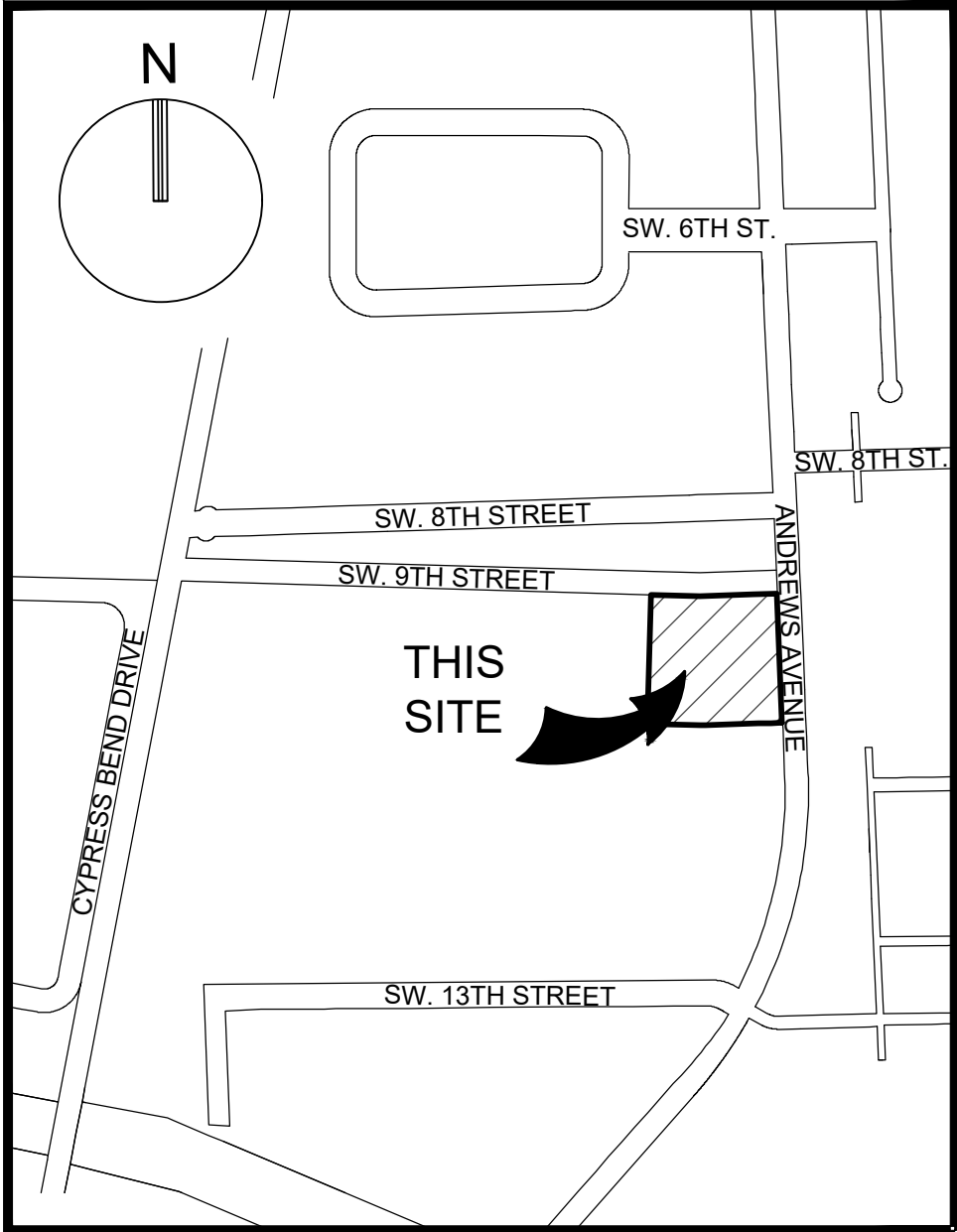
- THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH INSTRUMENT NO. 1204622222 AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 02°41'34" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, ALSO BEING THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCH 002 IS A ALUMINUM BENCH MARK DISC STAMPED 002 2011 IN A CONCRETE MONUMENT, 56' +/- NORTH OF THE CENTERLINE OF THE ENTRANCE INTO THE PALM PLAZA, 28.4' +/- NORTHEAST OF A FIRE HYDRANT, 26.6' EAST OF THE EAST EDGE OF A CONCRETE WALK, AND 1.0' WEST OF A CARSONITE POST (1.3 MILES SOUTH OF ATLANTIC BOULEVARD, ON THE EAST SIDE OF POWERLINE ROAD); ELEVATION = 6.68' AND BENCHMARK 001 IS A ALUMINUM BENCH MARK DISC STAMPED 001 2011 IN A CONCRETE MONUMENT, 95.0' +/- WEST OF THE EAST END OF THE BARRIER WALL (GUARDRAIL), 46.0' +/- NORTH OF THE CENTERLINE OF WEST MCNAB ROAD, AND 13.0' EAST OF THE EAST EDGE OF WATER OF THE C-14 CANAL; ELEVATION = 15.43'
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT ALPHED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03'. THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1'. THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
14. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 30' OR SMALLER.
15. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12011C0359J EFFECTIVE DATE JULY 31 2024, THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION (7.0) AND ZONE X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.

SURVEY LEGEND:

SYM	DESCRIPTION	SYM	DESCRIPTION
	ANTENNA DISH		IRON ROD & CAP
	AIR CONDITIONER		PAINT STRIPE, BIKE LANE
	BACK FLOW PREVENTOR		PAINT STRIPE, HANDICAP PARKING
	BENCH		PAINT STRIPE, LEFT TURN
	BENCHMARK		PAINT STRIPE, STRAIGHT ARROW
	BOLLARD		PERMANENT REFERENCE MONUMENT
	CATCH BASIN		POST, ROUND
	CENTERLINE		POST, SQUARE
	CLEAN OUT		PVC PIPE
	COLUMN, SQUARE		QUARTER SECTION CORNER
	CONCRETE UTILITY POLE		SANITARY SEWER MANHOLE
	CURB INLET		SECTION CORNER
	DUCTILE IRON PIPE		SINGLE POST SIGN
	ELECTRICAL HANDHOLE		STORM DRAINAGE MANHOLE
	ELECTRICAL OUTLET		TRASH CAN
	ELECTRICAL PANEL		TREE (SEE TREE TABLE)
	FIRE HYDRANT		PALM TREE (SEE TREE TABLE)
	GUY WIRE ANCHOR		UNKNOWN VALVE
	IRRIGATION CONTROL VALVE		WATER METER
	IRRIGATION PUMP		WATER VALVE
	IRRIGATION SPRINKLER		WOOD UTILITY POLE
	IRON ROD		WOOD LIGHT POLE

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES
634	FICUS	5	874	BLACK OLIVE	18	962	PALM	10
637	FICUS	5	875	BLACK OLIVE	16	963	PALM	10
646	FICUS	5	876	FICUS	14	964	PALM	10
651	FICUS	5	877	FICUS	14	1051	PALM	14
662	FICUS	5	879	ELM	14	1052	PALM	14
663	FICUS	5	882	PALM	14	1053	PALM	6
664	FICUS	5	883	FICUS	18	1134	PALM	8
676	FICUS	4	888	PALM	14	1913	PALM	10
681	FICUS	5	889	PALM	8	2248	OAK	12
743	PALM	10	892	FICUS	10	2249	OAK	12
744	PALM	10	898	ELM	14	2250	OAK	12
745	PALM	8	899	ELM	16	2254	OAK	10
746	PALM	8	900	PALM	16	2256	OAK	8
747	FICUS	4	902	ELM	8	2258	OAK	12
748	FICUS	4	903	ELM	8	2261	OAK	14
824	PALM	14	904	FICUS	10	2262	OAK	10
825	PALM	14	905	PALM	14	2263	OAK	14
826	PALM	8	906	FICUS	6	2265	OAK	14
827	OAK	6	907	ELM	8	2268	PALM	14
828	OAK	10	908	ELM	8	2269	PALM	14
829	OAK	4	909	BLACK OLIVE	18	2270	PALM	10
831	OAK	12	910	PALM	14	2271	PALM	10
832	OAK	4	911	PALM	10	2272	PALM	10
834	OAK	12	921	PALM	14	2273	PALM	10
836	PALM	12	922	PALM	14	2276	OAK	14
838	OAK	12	923	FICUS	6	2278	OAK	14
839	OAK	10	924	STRANGLER FIG	6	2280	OAK	10
840	OAK	6	927	PALM	14	2281	OAK	10
841	OAK	10	928	PALM	16	2283	OAK	14
843	OAK	10	929	FICUS	6	20016	OAK	6
844	OAK	10	930	ELM	6	20017	OAK	8
845	PALM	12	931	FICUS	6	20019	PALM	12
858	OAK	12	932	FICUS	8	20020	PALM	12
859	BLACK OLIVE	14	933	FICUS	4	20021	PALM	14
860	BLACK OLIVE	14	934	PALM	8	20022	UNKNOWN	4
861	BLACK OLIVE	16	935	PALM	16	20023	OAK	10
865	BLACK OLIVE	14	936	PALM	16	20024	OAK	10
866	BLACK OLIVE	14	937	ELM	24	20025	OAK	6
867	BLACK OLIVE	18	938	PALM	16	20032	UNKNOWN	10
868	BLACK OLIVE	16	939	ELM	8	20035	UNKNOWN	5
869	BLACK OLIVE	16	940	PALM	14	20037	UNKNOWN	10
870	BLACK OLIVE	16	941	FICUS	6			
871	BLACK OLIVE	14	942	PALM	14			
872	BLACK OLIVE	14	948	PALM	18			



LOCATION SKETCH (NOT TO SCALE)

AREA:

304,869 SQUARE FEET OR 6.999 ACRES MORE OR LESS

**LEGAL DESCRIPTION:**

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA  
TO-WIT:

PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 2; THENCE NORTH 86° 30' 51" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 2, A DISTANCE OF 326.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (S.W. 12TH AVENUE); THENCE SOUTH 4° 02' 24" EAST, ALONG SAID RIGHT-OF-WAY LINE (103 FOOT RIGHT-OF-WAY), A DISTANCE OF 550.03 FEET; THENCE SOUTH 86° 30' 51" WEST, ALONG A LINE 550 FEET SOUTH OF(S AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 2, A DISTANCE OF 348.39 FEET; THENCE DUE WEST, ALONG A LINE 550 FEET SOUTH OF(S AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 3, A DISTANCE OF 221.35 FEET TO THE SOUTHEAST CORNER OF PARCEL "B", LAMONT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 03° 17' 00" WEST, ON THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 74.27 FEET; THENCE DUE NORTH, A DISTANCE OF 475.85 FEET; THENCE DUE EAST, A DISTANCE OF 208.87 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE 90°00'00" WEST ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, A DISTANCE OF 208.87 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 475.85 FEET TO AN INTERSECTION WITH THE WEST LINE EAST OF PARCEL "B", LAMONT PLAT (AS RECORDED IN PLAT BOOK 172, PAGE 132 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE SOUTH 03°17'00" WEST, A DISTANCE OF 74.15 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "B"; ALSO BEING THE SOUTH LINE OF THE NORTH 50°00'00" EAST OF THE SAID SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3; THENCE NORTH 90°00'00" EAST, ON SAID SOUTH LINE, A DISTANCE OF 4.25 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 03°17'00" WEST, ON THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 74.27 FEET TO THE POINT OF BEGINNING.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 10, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4677  
STATE OF FLORIDA  
(FOR THE FIRM)



**301 East Atlantic Blvd.  
Pompano Beach, FL 33060  
PH: (954) 788-3400**

Florida Engineering Business License: CA7928  
Florida Surveyor and Mapper Business License: LB6860  
Florida Landscape Architecture Business License: LC2600045

[illegible]

DATE: 11/10/25

DRAWN BY: ZPB

CHECKED BY: DAS

**FIELD BOOK:** 1170, 1174, 1201, 1202

951 S. ANDREWS  
AVENUE, CITY OF  
POMPAÑO BEACH,  
BROWARD COUNTY,  
FLORIDA

## SHEET TITLE

# BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER 1 OF 2

PROJECT NUMBER	15427.00
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Plotted by: dspicer On 11/10/2025 3:50 PM

Drawing name: H:\15427.00 - 951 S Andrews Ave - Jadian IOS\Survey\DWG\15427.00 BOUNDARY & TOPO SURVEY.dwg