DRC
PZ26-12000001
04/01/2026

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PZ26-12000001
05/20/2026

LEGAL DESCRIPTION:

(PARCEL 1)
THE WEST 70 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST LESS THE SOUTH 76.38 FEET FOR C & SFFCD AND LESS PARCEL 135 FOR ROAD RIGHT OF WAY, LESS RIGHT OF WAY FOR N.W. 1 ST STREET.

TOGETHER WITH: (PARCEL 2)

LOTS 14, 15 AND 16, THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI--DADE COUNTY, FLORIDA, LESS AND EXCEPT THE PORTIONS DESCRIBED IN OFFICIAL RECORDS BOOK 1220 PAGE 17, OFFICIAL RECORD BOOK 2296, PAGE 748, OFFICIAL RECORDS BOOK 16524, PAGE 910, AND OFFICIAL RECORDS BOOK 14465, PAGE 170, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: (PARCEL 3)

A PORTION OF LOTS 14, 15 AND 16 OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI--DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 16 THENCE EAST ALONG NORTH BOUNDARY OF SAID LOT 16 A DISTANCE OF 269.11 FEET TO THE WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 75.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 134.63 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 75°04'33" AND A RADIUS OF 20 FEET, AN ARC DISTANCE OF 26.21 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 134.53 FEET; THENCE NORTHEAST AND PARALLEL TO THE SAID WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EAST AND PARALLEL TO THE SAID NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS A PORTION OF THE TOWNSITE OF POMPANO, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 927.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

PARCEL NO. 122, THAT PART OF LOTS 14, 15 AND 16 OF A PORTION OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING THE TOWNSITE OF POMPANO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 01°25'49" WEST, A DISTANCE OF 81.75 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD; THENCE NORTH 89°00 24" EAST, ALONG THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD., A DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'24" EAST, A DISTANCE OF 134.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET; THROUGH AN ANGLE OF 75°02'14", AN ARC DISTANCE OF 26.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°58'10" EAST, ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 134.78 FEET; THENCE SOUTH 89°00' 24" WEST, A DISTANCE OF 79.80 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 90.08 FEET; THENCE SOUTH 51°04'43" WEST, A DISTANCE OF 41.44 FEET; THENCE SOUTH 88°11'16" WEST, A DISTANCE OF 43.92 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 33.04 FEET AND THE POINT OF BEGINNING.

AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 14465, PAGE 170, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: (PARCEL 4)

LOT 39, LESS THE WEST 4 FEET, AND THE WEST 10 FEET OF LOT 40, ALL LESS THE SOUTH 15 FEET, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH: (PARCEL 5)

LOT 40 LESS THAT WEST 10 FEET THEREOF, AND LESS THE SOUTH 15 FEET THEREOF, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH: (PARCEL 6)

LOT 10, LESS THE EAST 35.50 FEET OF SAID LOT 10; ALL OF LOTS 11, 12, 13, AND LOT 14, LESS THE EAST 35.50 FEET OF SAID LOT 14, WOODRUFF ADDITION TO POMPANO FLA. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH AND ADJACENT TO LOTS, 12, 13, 14 AND THE EAST 1/2 OF VACATED NW 3RD AVENUE LYING WEST AND ADJACENT TO LOT 12, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

ALL OF SAID LANDS LYING IN THE CITY OF POMPANO BEACH, FLORIDA, CONTAINING 39,206 SQUARE FEET (0.9 ACRES), MORE OR LESS.

AND

THE EAST 35.50 FEET OF LOT 10, WOODRUFF ADDITION TO POMPANO, FLA.,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY FLORIDA, CONTAINING 4,952 SQ. FT., MORE OR LESS.

THE EAST 35.50 FEET OF LOT 14, WOODRUFF ADDITION TO POMPANO, FLA.,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 5,173 SQ. FT., MORE OR LESS.

TOGETHER WITH THE WEST 1/2 OF THE VACATED NW 2ND AVENUE LYING EAST AND ADJACENT TO SAID LOTS, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY.

TOGETHER WITH: (PARCEL 7)

BEGINNING AT THE SOUTHWEST CORNER OF LOTS SIX (6) OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, A DISTANCE OF 109.1 FEET; THENCE NORTHEASTERLY AND PARALLEL TO THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5.51 FEET; THENCE WESTERLY A DISTANCE OF 109.1 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 6; THENCE SOUTHERLY ALONG SAID BOUNDARY, A DISTANCE OF 4.32 FEET TO THE SAID SOUTHWEST CORNER OF LOT 6; AND, ALSO, ALL OF LOTS SEVEN (7), EIGHT (8) AND NINE(9), OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, LESS THE EAST TWENTY-FIVE AND NINE-TENTHS (25.9) FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM: (PARCEL NO. 123 ALSO IN ORB 16645 PG 220 BCR)

THAT PART OF LOTS 6, 7, 8 AND 9, OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89° 00' 24" EAST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 24.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 00' 24" EAST, A DISTANCE OF 84.97 FEET; THENCE NORTH 13° 58' 10" EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 99.11 FEET; THENCE SOUTH 88° 24' 17" WEST, A DISTANCE OF 56.54 FEET; THENCE SOUTH 28° 35' 30" WEST, A DISTANCE OF 109.42 FEET TO THE POINT OF BEGINNING.

PREMISES ARE NOW LOCATED IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF THAT NOW VACATED PORTION OF NW 2ND AVENUE (ALLEY STREET PER PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: (PARCEL 8)

A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6 CONTAINED IN QUIT CLAIM DEED TO THE TOWN OF POMPANO DATED FEBRUARY 1, 1927, AND RECORDED MAY 12, 1958, IN OFFICIAL RECORD BOOK 1220, AT PAGE 19, OF THE BROWARD COUNTY PUBLIC RECORDS.
THE ABOVE-DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE N 13°58'10" E FOR A DISTANCE OF 4.32 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N 13°58'10" E FOR A DISTANCE OF 197.99 FEET; THENCE N 89°21'27" E FOR A DISTANCE OF 60.40 FEET, TO THE WEST RIGHT OF WAY LINE DIXIE HIGHWAY; THENCE S 13°52'10" W, ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 171.18 FEET; THENCE S 28°35'30" W ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 29.09 FEET; THENCE S 88°45'20" E FOR A DISTANCE OF 52.96 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PROPERTY CONTAINS 11,473 SQUARE FEET (MORE OR LESS) (OR 0.2634 ACRES) AND LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF THAT NOW VACATED PORTION OF NW 2ND AVENUE (ALLEY STREET PER PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: (PARCEL 9)

LOTS 15 AND 16, LESS THE WEST SIX FEET (6') THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE WEST ONE-HALF W. 1/2 OF THAT NOW VACATED PORTION OF NW 3RD AVENUE (PINES STREET PER PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: (PARCEL 10)

THE WEST SIX FEET (6') OF LOT 16, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

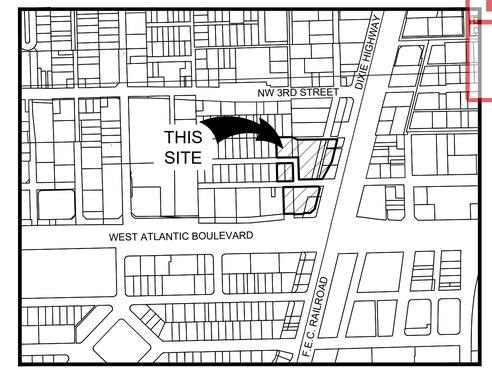
SAID LANDS SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES
1001	PALM	6	1174	PALM	12
1002	PINE	88	1211	BANYAN	48
1003	PALM	16	1216	PALM	18
1004	PALM	20	1218	PALM	6
1005	PALM	4	1223	PALM	4
1006	PALM	4	1224	PALM	4
1007	PALM	4	1225	PALM	4
1008	PALM	12	1226	PALM	4
1009	PALM	18	1227	PALM	4
1010	UNKNOWN CLUSTER	(15) 4	1228	PALM	4
1011	PINE	24	1235	OAK	8
1012	BANYAN	36	1243	PALM	6
1029	OAK	24	1244	PALM	6
1030	OAK	16	1245	PALM	6
1031	OAK CLUSTER	(2) 18	1246	PALM	10
1032	OAK	60	1247	PEACH	6
1033	PALM	6	1248	PALM	4
1034	PALM	8	1250	JASMINE	4
1036	PALM	14	1251	JASMINE	4
1042	OAK	50	1256	MAHOGANY	20
1046	OAK	50	1285	GUMBO LIMBO	4
1052	PALM	14	1376	PALM	12
1053	PALM	14	1377	PALM	10
1054	PALM	14	1385	PALM CLUSTER	(3) 4
1055	PALM	12	1386	PALM CLUSTER	(3) 4
1056	PALM	12	1488	PALM	20
1057	PALM	16	1489	PALM	4
1060	PALM	12	1490	PALM	6
1061	PALM	16	1495	GUMBO LIMBO	6
1062	PALM	16	1502	PALM CLUSTER	(2) 3
1063	PALM	14	1503	PALM CLUSTER	(2) 3
1064	PALM	16	1504	PALM CLUSTER	(2) 3
1065	PALM	12	1505	PALM CLUSTER	(2) 3
1066	PALM	10	1506	PALM CLUSTER	(3) 3
1067	BANYAN	70	1507	PALM CLUSTER	(4) 3
1068	MAHOGANY	10	1508	PALM CLUSTER	(4) 3
1069	UNKNOWN	6	1509	PALM CLUSTER	(4) 3
1078	UNKNOWN	4	1512	STRANGLER FIG	40
1079	FICUS CLUSTER	(3) 4	1513	BLACK OLIVE	48
1093	PALM	12	1564	PALM	14
1094	PALM	12	1583	PALM CLUSTER	(2) 6
1095	PALM	10	1587	PALM CLUSTER	(3) 6
1096	PALM	14	1592	PALM	14
1097	PALM	12	1593	PALM	14
1098	PALM	12	1596	PALM CLUSTER	(3) 6
1113	PINE	8	1598	PALM CLUSTER	(3) 6
1114	PINE	8	1716	PALM	14
1115	PINE	8	1721	PALM	12
1119	PINE	6	1735	PALM	10
1120	PINE	6	1736	JASMINE	4
1122	PALM	12	1737	PALM	12
1123	PALM	12	1738	JASMINE	4
1124	PALM	12	1739	PALM	12
1129	PALM	12	1741	PALM CLUSTER	(3) 6
1130	PALM	12	1742	PALM CLUSTER	(3) 6
1131	PALM	12	1747	PALM	14
1134	PINE	6	1748	PALM	14
1135	PINE	6	1946	SEAGRAPE	24
1138	PINE	8	4221	PALM	14
1139	PINE	8	4222	PALM	14
1140	PINE	8	4223	PALM	14
1146	PALM	14	4224	PALM	10
1147	PALM	14	4241	BLACK OLIVE	16
1148	PALM	14	4254	FICUS	16
1149	PALM	10	4263	SCHEFFLERA	16

AREA:

NUMBER	SQUARE FEET	ACRES
PARCEL 1	13,041	0.299
PARCEL 2	22,866	0.525
PARCEL 3	7,511	0.172
PARCEL 4	7,090	0.163
PARCEL 5	7,089	0.163
PARCEL 6	52,902	1.214
PARCEL 7	5,962	0.137
PARCEL 8	11,444	0.263
PARCEL 9	19,195	0.441
PARCEL 10	850	0.020
TOTAL	147,941	3.397



LOCATION SKETCH
(NOT TO SCALE)

LEGEND:

SYM	DESCRIPTION
BFP	BACK FLOW PREVENTOR
	BOLLARD
T	CABINET, TELEPHONE
CB	CATCH BASIN
	CURB INLET
EP	ELECTRICAL PANEL
	FIRE HYDRANT
	GUY WIRE ANCHOR
E	HANDHOLE, ELECTICAL
FO	HANDHOLE, FIBER OPTIC
SL	HANDHOLE, STREET LIGHT
TV	HANDHOLE, TELEVISION
TS	HANDHOLE, TRAFFIC SIGNAL
U	HANDHOLE, UNKNOWN
IRC	IRON ROD AND CAP
S	MANHOLE, SANITARY SEWER
D	MANHOLE, STORM DRAINAGE
T	MANHOLE, TELEPHONE
E	METER, ELECTRICAL
W	METER, WATER
MW	MONITORING WELL
	PEDESTAL, COMMUNICATION
PED	PEDESTRIAN CROSSING SIGNAL
	POLE, LIGHT
	POLE, LIGHT & UTILITY, CONCRETE
	POLE, LIGHT & UTILITY, WOODEN
C	POLE, UTILITY, CONCRETE
	POST, ROUND
	POST, SQUARE
PVC	PVC PIPE
	REFLECTOR, YELLOW
	SANITARY CLEANOUT
	SIGN, DOUBLE FACE
	SIGN, DOUBLE POST
	SIGN, SINGLE POST
	SIGN, RAILROAD CROSSING
	SHRUB
	TRASH CAN
	TREE, OTHER
	TREE, PALM
	VALVE, IRRIGATION CONTROL
	VALVE, WATER
	UTILITY MARKER, FIBER OPTIC
	UTILITY MARKER, NATURAL GAS

ABBRV	DESCRIPTION
BM	BENCHMARK
B.C.R.	BROWARD COUNTY RECORDS
BLDG	BUILDING
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.C.R.	DADE COUNTY RECORDS
E.	EAST
ELEV.	ELEVATION
F.E.C.	FLORIDA EAST COAST
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FP&L	FLORIDA POWER & LIGHT COMPANY
GIS	GEOGRAPHIC INFORMATION SYSTEMS
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS NUMBER
N.	NORTH
NAVD88	NATIONAL AMERICAN VERTICAL DATUM OF 1988
N.W.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SOUTH
S.W.	SOUTHWEST
TYP.	TYPICAL
W.	WEST

LINETYPE	DESCRIPTION
X X	FENCE, CHAIN
O O O O	FENCE, METAL
OHW OHW	OVERHEAD WIRE
TOE TOE	TOE OF SLOPE
TOB TOB	TOP OF BANK
	VEGETATION, HEDGE

HATCH PATTERNS
BRICK PAVERS
CONCRETE AREA
GRAVEL AREA
DETECTABLE WARNING

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE 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.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
7. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
8. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED THE NATIONAL GEODETIC SURVEY BENCHMARK "024" AND "N 400". "024" IS A BENCHMARK DISC STAMPED "024 2011", IN THE TOP OF A 10-INCH ROUND CONCRETE MONUMENT, LOCATED 48.0 FEET WEST OF THE CENTERLINE OF NORTH FLAGLER AVENUE AND 45 FEET NORTH OF THE CENTERLINE OF NORTHEAST 1ST STREET, ELEVATION=13.73' (NAVD 1988). "N 400" IS A VERTICAL CONTROL DISC STAMPED "N 400 1991", IN THE EAST SIDE OF THE CONCRETE FOOTING FOR THE NORTHWEST COLUMN OF THE POMPANO BEACH CITY HALL, ELEVATION=7.82' (NAVD88).
10. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 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. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'.
11. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER ON SHEET 2 & 3 AND 1"=30' OR SMALLER ON SHEET 4.
12. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
13. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SOUTH 87°57'46" WEST.
14. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0357J EFFECTIVE DATE JULY 31, 2024, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE X, BASE FLOOD ELEVATION (NONE) , ZONE AH, BASE FLOOD ELEVATION (10.0'), ZONE AH, BASE FLOOD ELEVATION (11.0') AND ZONE AH, BASE FLOOD ELEVATION (12.0'). LINES IMPORTED FROM FEMA GIS FILE.

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 JUNE 24, 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.

Digitally signed by DONALD A SPICER
Date: 2026.01.13 16:42:12-05'00'

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

KEITH
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: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

Plotted by: dbittner On 1/13/2026 3:52 PM

DATE:	06/24/25
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1203

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

DOWNTOWN POMPANO CITY HALL SITE

RP DEVELOPMENT LLC

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER 1 OF 4

PROJECT NUMBER 15083.00

DRC
PZ26-12000001
08/05/2026