

SUBJECT PROPERTY:

LOT 26 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

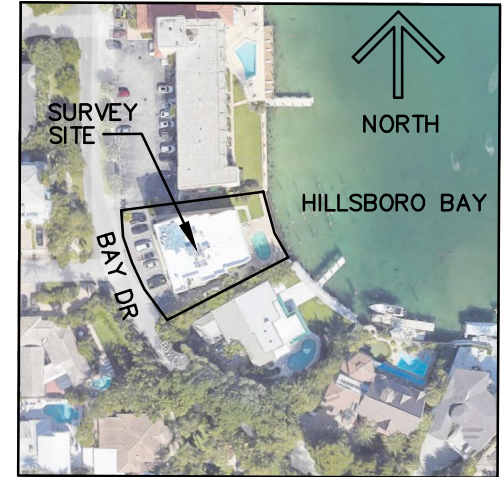
AKA; 2500 BAY DRIVE, POMPANO BEACH, FLORIDA

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A HYDROGRAPHIC AND TOPOGRAPHIC SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL OR SECURE ELECTRONIC SEAL OF THE UNDERSIGNED.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE UNDERSIGNED SURVEYOR OR SECURE ELECTRONIC SIGNATURE.
4. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON WHICH MAY AFFECT THIS PARCEL OF LAND.
5. THIS SURVEY IS INTENDED TO BE DISPLAYED AT SCALE OF 1 INCH EQUALS 30 FEET OR SMALLER.
6. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
7. UNLESS OTHERWISE NOTED, BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
8. CONTOURS SHOWN HEREON ARE RELATIVE TO MEAN LOW WATER AND BASE ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) TIDAL BENCH MARK #8722861.
9. LOCATION OF ALL IMPROVEMENTS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.

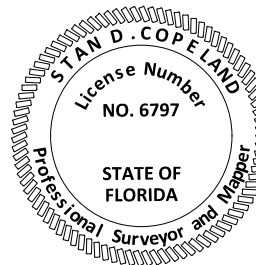
CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED HYDROGRAPHIC/TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 27TH, 2023 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.



LOCATION MAP (NTS)
2500 BAY DRIVE, POMPANO BEACH, FLORIDA

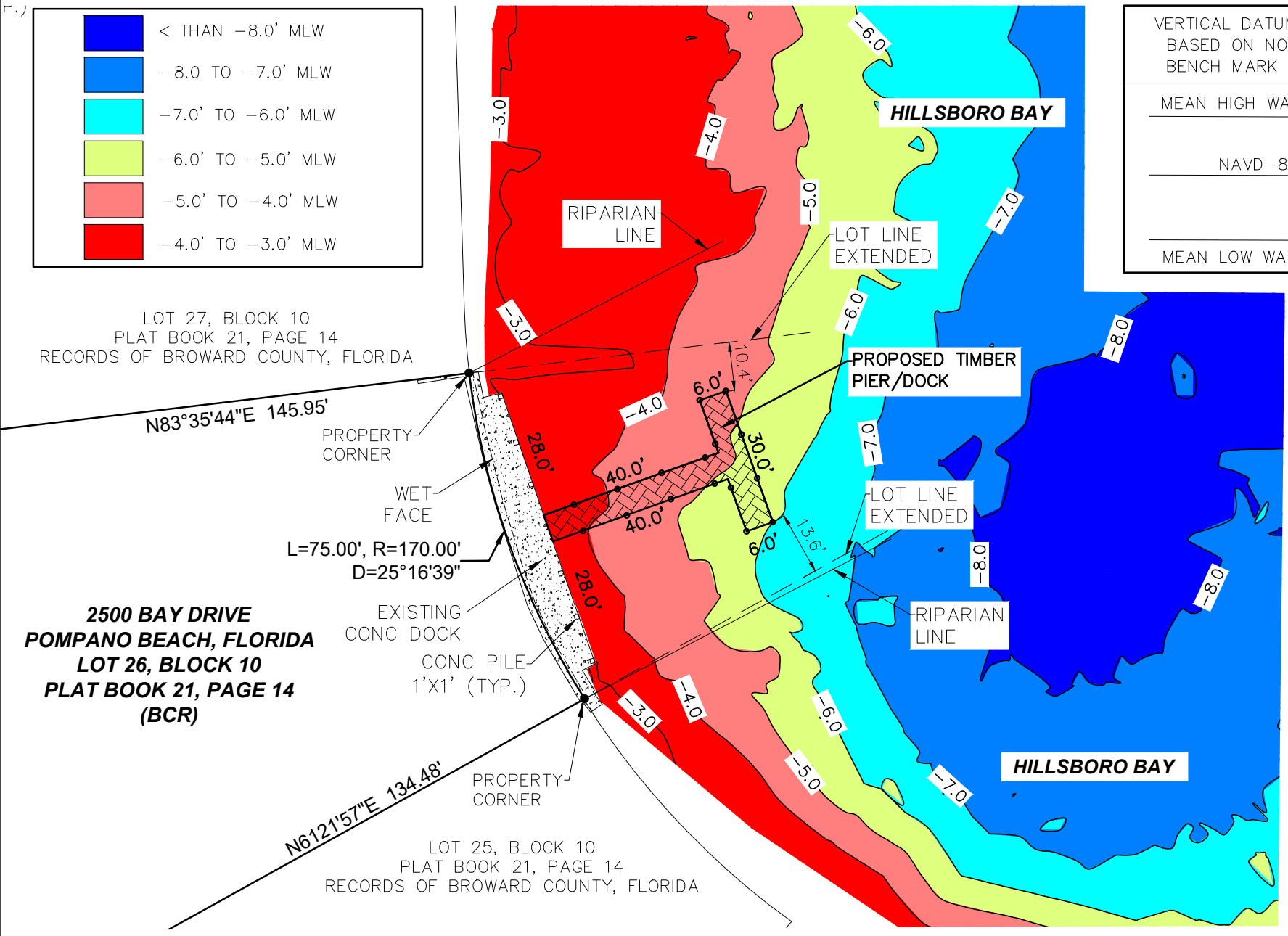
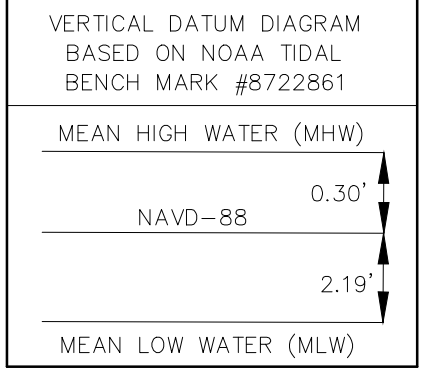
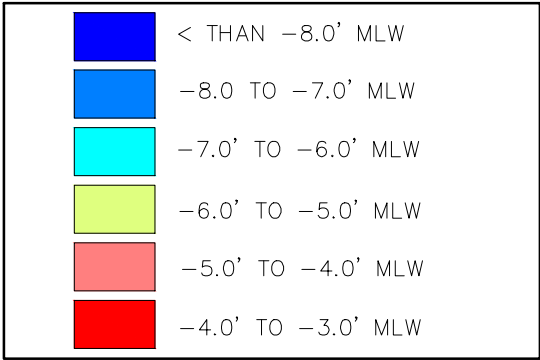
ABBREVIATIONS/LEGEND	
PL	PROPERTY LINE
PSM	PROFESSIONAL LAND SURVEYOR
BCR	BROWARD COUNTY RECORDS
IR	IRON ROAD
CONC	CONCRETE
PROP	PROPERTY
D	DELTA ANGLE
L	ARC LENGTH
R	RADIUS
R/W	RIGHT OF WAY
LB	LICENSED BUSINESS
IP	IRON PIPE
FND	FOUND
MLW	MEAN LOW WATER



STAN D. COPELAND, PSM
FLORIDA REGISTRATION NUMBER 6797
DECEMBER 4TH, 2023

PREPARED BY: TECHNICAL DISCIPLINES, INC. (LB 8123) 1533 SE 8TH TERRACE DEERFIELD BEACH, FLORIDA 33441 954-850-2008	PREPARED FOR: THE DOCK EXPERTS 2670 NORTH FEDERAL HIGHWAY LIGHTHOUSE POINT, FL, 33064	HYDROGRAPHIC AND TOPOGRAPHIC SURVEY 2500 BAY DRIVE, POMPANO BEACH, FLORIDA LOT 26, BLOCK 10 PLAT BOOK 21, PAGE 14, (BCR)	
		DRAWING NO.: TDI-1544	JOB NO.: TDI-1544-SUR
		DRAWN BY: HM	CHECKED BY: SDC

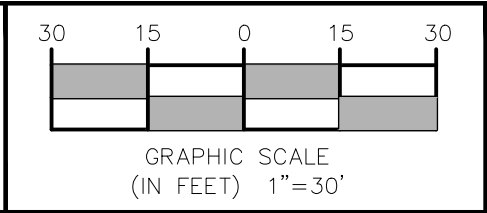
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PREPARED BY:

TECHNICAL DISCIPLINES, INC. (LB 8123)
1533 SE 8TH TERRACE
DEERFIELD BEACH, FLORIDA 33441
954-850-2008



HYDROGRAPHIC AND TOPOGRAPHIC SURVEY
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