

PROPERTY ADDRESS:
 301 SOUTH POMPAO PARKWAY, POMPAO BEACH, FLORIDA 33069
 TAX FOLIO #4942-04-00-0142

LEGAL DESCRIPTION:
 The South 175 feet of the North 215 feet, as measured along the East line thereof of the West 175 feet of the East 242 feet, as measured along the North line thereof of Government Lot 8 of the Northeast One-Quarter (N.E. 1/4) of Section 4, Township 49 South, Range 42 East, Pompano Beach, Broward County, Florida. Said lands situated, lying and being in Broward County, Florida.

Area of Site = 30,622 Square Feet (0.70 +/- Acres)

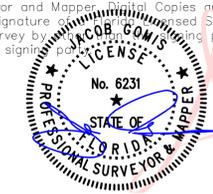
SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description; Provided by Client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy: The expected use of the land, as classified in the Standards of Practice (S.J.-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: BENCHMARK SURVEY.
- The North arrow and bearings shown hereon are based on a bearing of S.00°13'55"W along the East line of Government Lot 8 of the Northeast One-Quarter (1/4) of Section 4, Township 49 South, Range 42 East, and all other bearings are relative thereto.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD).
- Benchmark Used: Broward County Benchmark #3220. Elevation = +13.927' (N.G.V.D.).
- Flood Zone Data: Community/ Panel #120055/0356/H Dated: 9/11/14 Flood Zone: "X" Base Flood Elevation = N/A
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
 That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Copies are Not valid without an electronic authorized signature of the Surveyor. Additions or deletions to this survey by other than the signing party or parties without written consent of the signing party or parties are prohibited.



Digitally signed
 by Jacob Gomis
 Date:
 2023.07.03
 09:20:12 -04'00'

- For the Firm Royal Point Land Surveyors, Inc. LB# 7282
- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER. LS# 6231 STATE OF FLORIDA
 - PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER. LS# 5860 STATE OF FLORIDA

LEGEND

—○—○—	Overhead Wire Line	—●—●—	Existing Elevations
—/—/—	Wood Fence	⊗	Catch Basin
—x—x—	Chain Link Fence	⊕	Water Meter
—□—□—	Iron Fences	⊖	Electric Box
—○—○—	Monument Line	⊙	Sanitary Manhole
—○—○—	Centerline	⊗	Sprinkler Pump
—○—○—	Property Line	⊕	Wood Pole
		⊖	Conc. Pole
		⊙	Light Pole
		⊕	Fire Hydrant
		⊖	Water Valve
		⊙	Inlet
		⊕	Cable Tv Box
		⊖	Electric Meter Box
		⊙	Traffic Signal Box
		⊕	Gas Valve
		⊖	Monitoring Valve
		⊙	Manhole

AC	= Air Conditioner
Conc.	= Concrete
C.B.S.	= Concrete Block # 5tucco
(D)	= Dead
D.E.	= Drainage Easement
D.M.E.	= Drainage Maintenance Easement
F.D.H.	= Found Drill Hole
F.F.E.	= Finish Floor Elevation
F.I.P.	= Found Iron Pipe/In
F.I.R.	= Found Iron Rebar
F.N.	= Found Nail
F.M.D.	= Found Nail & Disc
F.P.L.	= Florida Power Light
H.	= Height
L.M.E.	= Lake Maintenance Easement
(M)	= Measured
(P)	= Platted
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
(R)	= Record
Res.	= Residence
SIPR	= Set Iron Pipe/Rebar
S	= Spread
U.E.	= Utility Easement

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
 info@RoyalPointLS.com
 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

MAXIMO INVESTMENTS #10, INC.
 301 SOUTH POMPAO PARKWAY, POMPAO BEACH, FL.

TYPE OF SURVEY: SKETCH OF SURVEY

NO.	DATE	DESCRIPTION	BY	APP.

DRAWN: J.G.
 CHECKED: P.J.A.
 SCALE: 1" = 20'
 FIELD DATE: 06/29/2023
 JOB No.: RP23-0162

DRC
 P23-1200038
 08/16/2023

F:\DRAWING\301 SOUTH POMPAO PARKWAY\301 SOUTH POMPAO PARKWAY_UPDATE_RP23-0162.dwg 6/20/2023