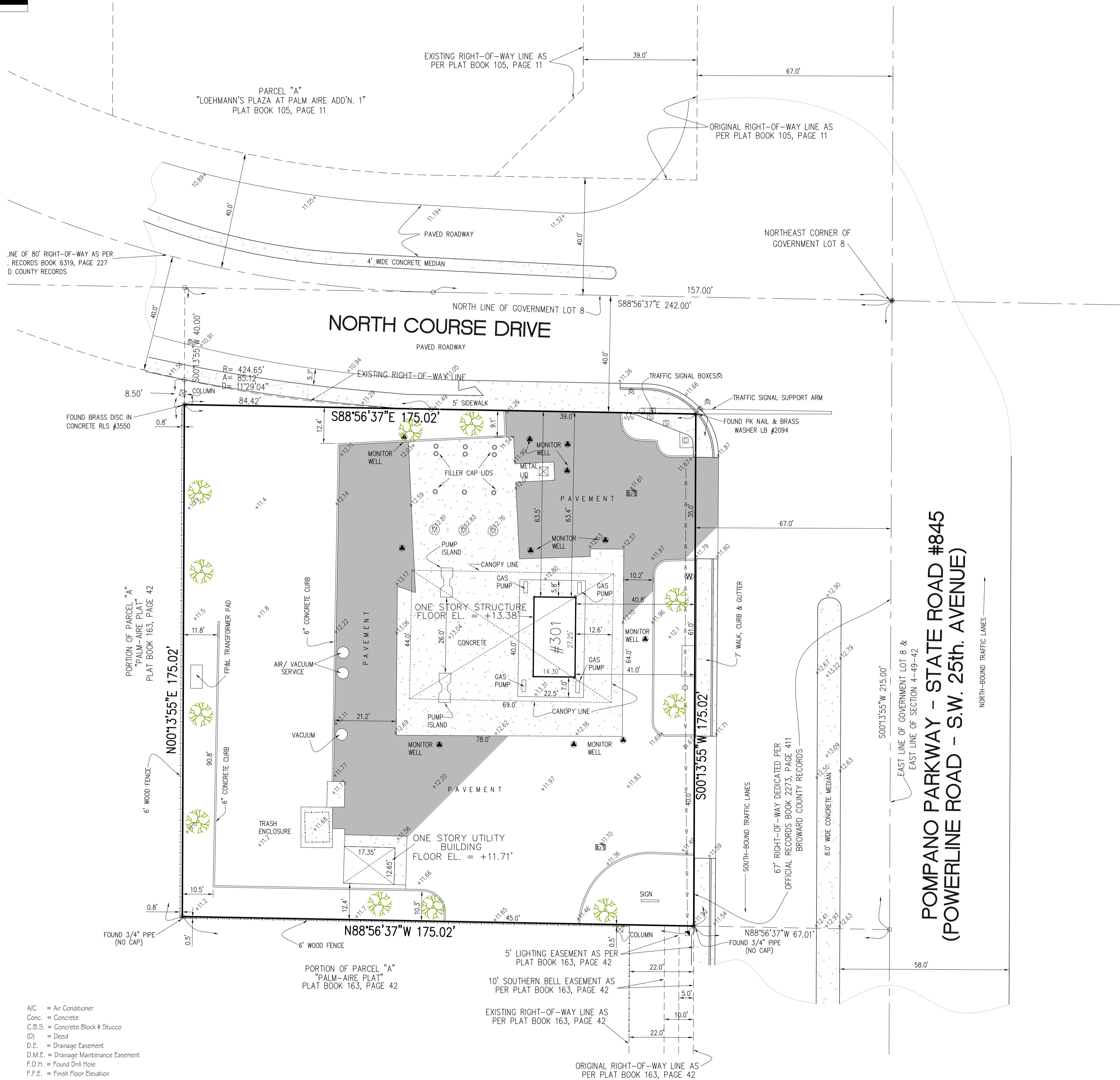
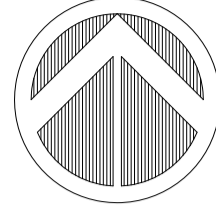
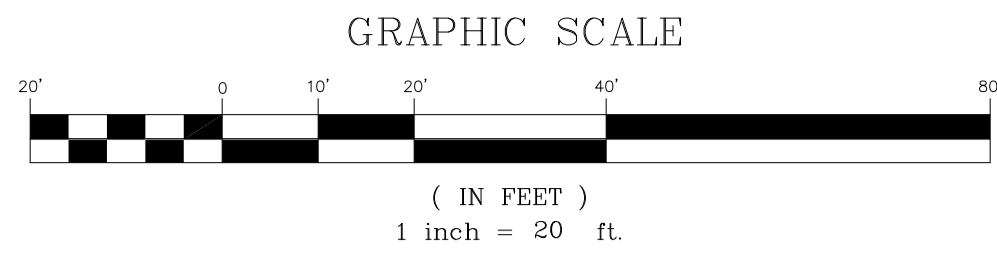


F:\DRAWINGS\301 SOUTH POMPANO PARKWAY\301 SOUTH POMPANO PARKWAY\_UPDATE\_BP23-0862.dwg 6/20/2023



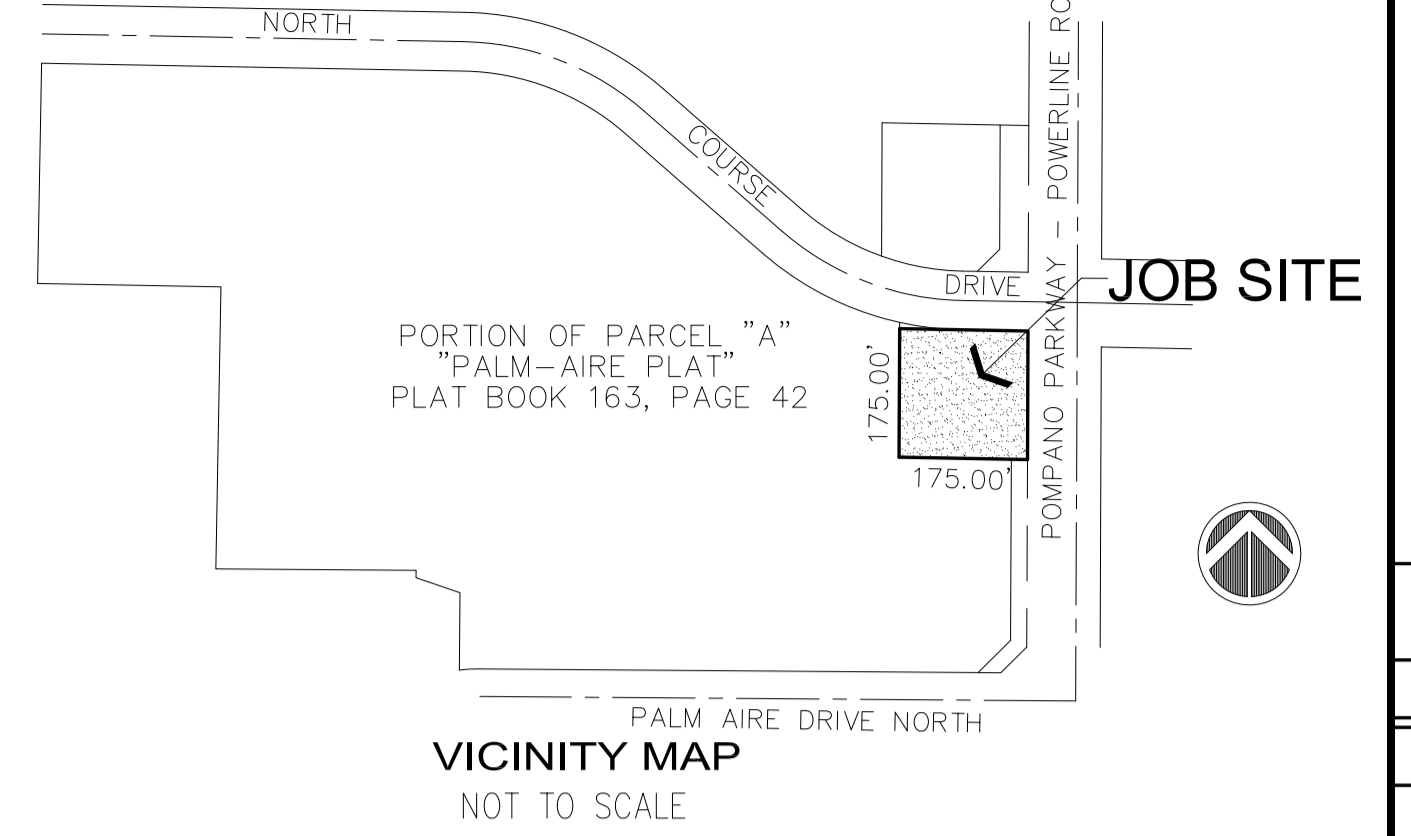
#### LEGEND

—○—○— Overhead Wire Line  
—//—//— Wood Fence  
—x—x— Chain Link Fence  
—□—□— Iron Fence  
—|—|— Monument Line  
—+—+— Centerline  
—+—+— Property Line

A = Arc  
BRG = Bearing  
CH = Chord  
Δ = Delta  
L = Length  
R = Radius  
T = Tangent  
∅ = Diameter

+ 0.00' = Existing Elevations  
= Catch Basin  
= Water Meter  
= Electric Box  
= Sanitary Manhole  
= Sprinkler Pump  
= 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

A/C = Air Conditioner  
Conc. = Concrete  
C.B.S. = Concrete Block & Stucco  
(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.N.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 Pin/Rebar  
S = Spread  
U.E. = Utility Easement



#### PROPERTY ADDRESS:

301 SOUTH POMPANO PARKWAY, POMPANO 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)

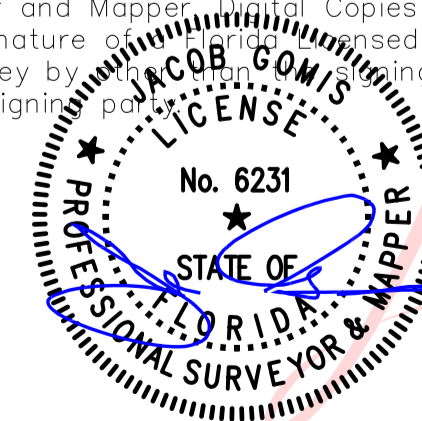
#### SURVEYOR'S NOTES:

- 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-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: SKETCH OF 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.
- MAXIMO INVESTMENTS #10, INC.

#### 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 and raised seal of the Surveyor. Additions or deletions to this survey by other than the signing party or parties are prohibited without the written consent of the signing party or parties.



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. L# 6231 STATE OF FLORIDA  
□ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER. L# 5680 STATE OF FLORIDA

**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

SKETCH OF SURVEY

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

DRAWN: J.G.  
CHECKED: P.J.A.  
SCALE: 1" = 20'  
FIELD DATE: 06/29/2023  
JOB No.: RP23-0862

SHEET:

1

This Document is not full and complete without all Sheets, Containing a total of 10 Sheets.

PZ23-12000038  
08/16/2023