DRC
PZ25-12000032
05/20/2026

LEGEND
A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
℄ = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
EL., ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P-K = PARKER KALON COMPANY
D= DEED
0.00'x= SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
C.L.F.= CHAINLINK FENCE
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR
P.R.M. = PERMANENT REFERENCE MONUMENT

SYMBOL
- CATCH BASIN
- WATER METER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC BOX
- TELEPHONE BOX
- WATER VALVE
- IRRIGATION CONTROL VALVE
- ELECTRIC METER
- GAS METER
- SEPTIC TANK LID
- WELL
- SIGN
- CLEAN-OUT
- A/C

- OHW — OVERHEAD WIRE LINE (OHW)
- x — x — x — CHAIN LINK FENCE (C.L.F)
- // — // — WOOD FENCE (W.F)
- —o—o—o— METAL FENCE (M.F)
- —o—o—o— PLASTIC FENCE (P.F)
- —x—x—x— WIRE FENCE (W.F)
- TOB — TOP OF BANK (T.O.B)
- — — — — SWALE

THE FOLLOWNG ITEMS ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; POLICY NO.: OF6-8952960; AGENTS FILE REFERENCE : 2021-114; DATE OF POLICY: OCTOBER 5, 2021 AT 1:46 PM; SCHEDULE B:

ITEM	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
2.	PB 10, PG 25	PLAT MATTERS	YES	YES
3.	ORB 10587, PG 826	EASEMENT	NO	NO
4.	INSTRUMENT NO. 113977499	UNITY OF TITLE	YES	NO

CERTIFIED TO:

LIVE OAK BANKING COMPANY, ISAOA/ATIMA
LAW OFFICES OF ROBERT FELDMAN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
UNITED STATES SMALL BUSINESS ADMINISTRATION

LEGAL DESCRIPTION:

Parcel 1

Lot 8, LESS THE FOLLOWING DESCRIBED PARCEL: Begin at the Southeast corner of said Lot 8; thence Northwesterly 160.03 feet to the Northeast corner of said Lot; thence South 88°19'02" West 5.77 feet; thence South 0°50'29" East 160.08 feet; thence North 88°16'42" East 9.35 feet to the Point of Beginning, in Block 22, of the AMENDED PLAT OF FAIRVIEW, as recorded in Plat Book 10, Page 25 of the Public Records of Broward County, Florida.

Parcel Identification Number: 494202-03-0870

and;

Parcel 2

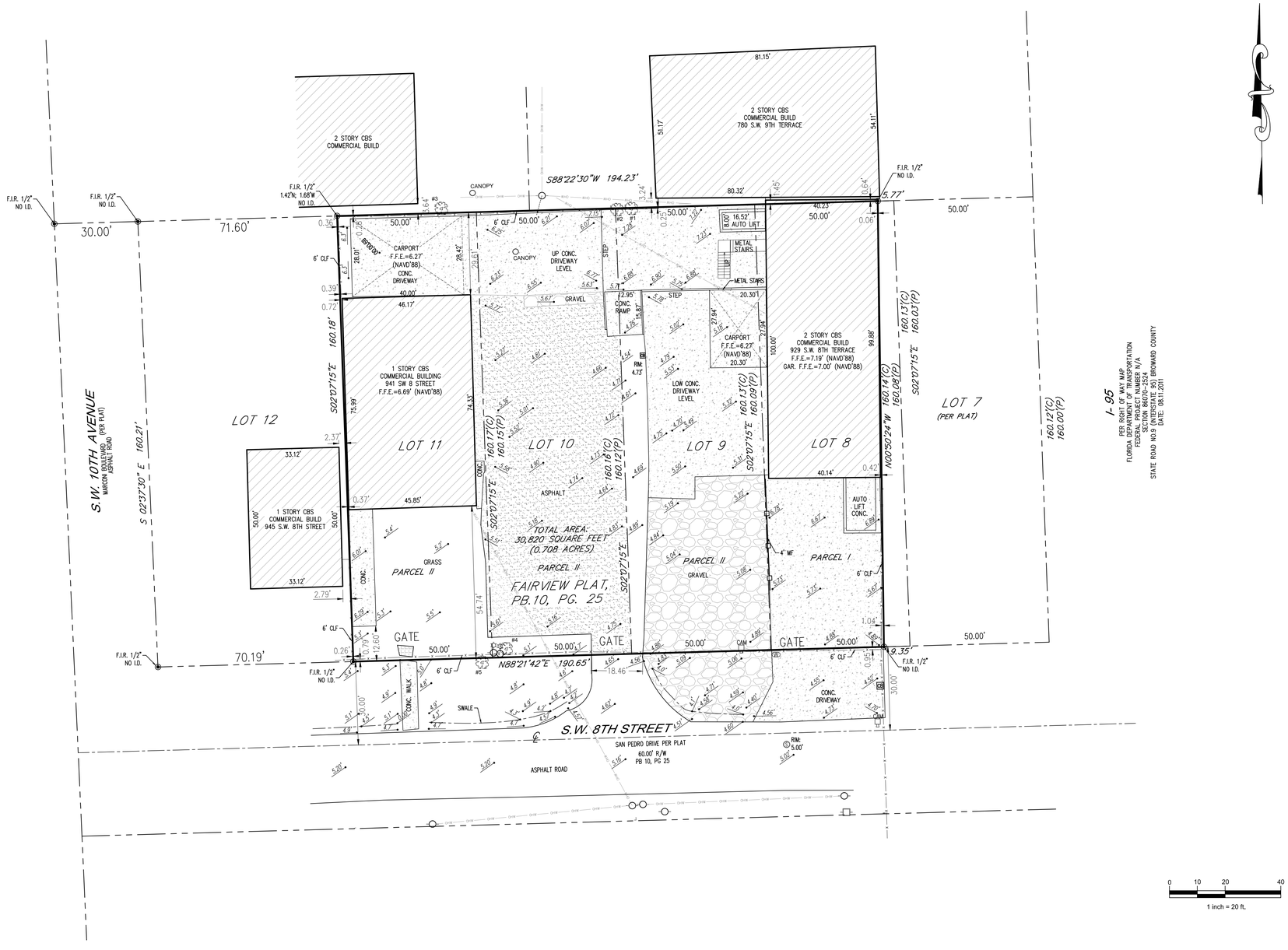
Lots 9, 10 and 11, in Block 11 of AMENDED PLAT OF FAIRVIEW, according to the Plat thereof, as recorded in Plat Book 10, Page 25 of the Public Records of Broward County, Florida.

Parcel Identification Number: 494202-03-0880

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON.
LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; POLICY NO.: OF6-8952960; AGENTS FILE REFERENCE: 2021-114; DATE OF POLICY: OCTOBER 5, 2021 AT 1:46 PM, FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS.
DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE.
ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
ROOF OVERHANGS NOT LOCATED.
SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET).
ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.
BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

TREE TABLE

No.	NAME (Common)	DIA (inch)	HEIGHT (feet)	CANOPY (feet)
1	CABBAGE PALM	14	10	-
2	CABBAGE PALM	12	6	6
3	SOUR TREE	20	45	-
4	TREE	8	18	10
5	CABBAGE PALM	14	20	-



0 10 20 40
1 inch = 20 ft.

BENCHMARK OF ORIGIN: *BROWARD COUNTY BENCHMARK NUMBER: 1888*
ELEVATION: 8.015' (NAVD'88)
BENCHMARK CONVERTED FROM NGVD'29 TO NAVD'88 BY THE NATIONAL GEODETIC SURVEY COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).

SHEET 1 OF 1

MAP OF BOUNDARY AND TOPO SURVEY			SCALE: 1" = 20'
COMMUNITY PANEL# 120055-0357-J	FLOOD ZONE: "AE"	BASE FLOOD EL.: 7.0' (NAVD'88)	DRAWN BY: E.I.
			CHECKED BY: J.E.K.
DATE OF FIRM: 07/31/2024	BASIS OF BEARING: W R/W LINE OF I-95, SAID LINE HAVING AN ASSUMED R/W MAP BEARING OF N00°50'24"W.		
PROPERTY ADDRESS: 929 AND 941 S.W. 8TH STREET, POMPANO BEACH, FL 33069			

NOTES/REVISIONS
TITLE REV: 02/05/26
PARTY CHIEF: RIGOBERTO
SURVEY DATE: 09/05/25
SURVEY DATE: 02/20/23

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by John E Kuhar
DN: c=US, o=BASELINE LAND SURVEY LLC, dnQualifier=A01410C0000019D2A340264000A4544, cn=John E Kuhar
Date: 2026.04.17 14:21:09 -04'00'

DATE: 02/05/2026
JOHN E. KUHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Baseline Land Survey LLC
1400 N.W. 1st COURT
BOCA RATON, FL. 33432
Ph.(561) 417-0700

JOB NO.: 23-02-024 | LB-8229