

MAP OF BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF SE 1/4 SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



0 10 20



SCALE: 1" = 20'



LOCATION MAP

Not to Scale



LEGAL DESCRIPTION:

Lots 286 and 287, of the unrecorded plat of COLLIER CITY LOTS, described as follows:
The East 100 feet of the West 400 feet of the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East; less the South 25 feet thereof, of the Public Records of Broward County, Florida.

Lots 288 and 289 of the unrecorded plat COLLIER CITY LOTS, being more particularly described as the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East, less the West 400 feet thereof, and also less the South 25 feet thereof for road right-of-way, all lying Northwesterly of the Northwesterly right-of-way line of Powerline Road as shown on the Department of Transportation Right-of-way Map, Section 86550-2606, Sheet 2 of 5 Sheets, dated 4/23/2071, and recorded in Right-of-way Map Book 8, page 29, Broward County, Florida.

APPROXIMATE AREA CALCULATION:

NET LOT AREA: +/- 23 637.72 Sq. Ft.
GROSS LAND AREA: +/- 36 396.4 Sq. Ft. (INCLUDING AREA FROM LOT LINES TO CENTER LINE OF ADJACENT R/Ws)

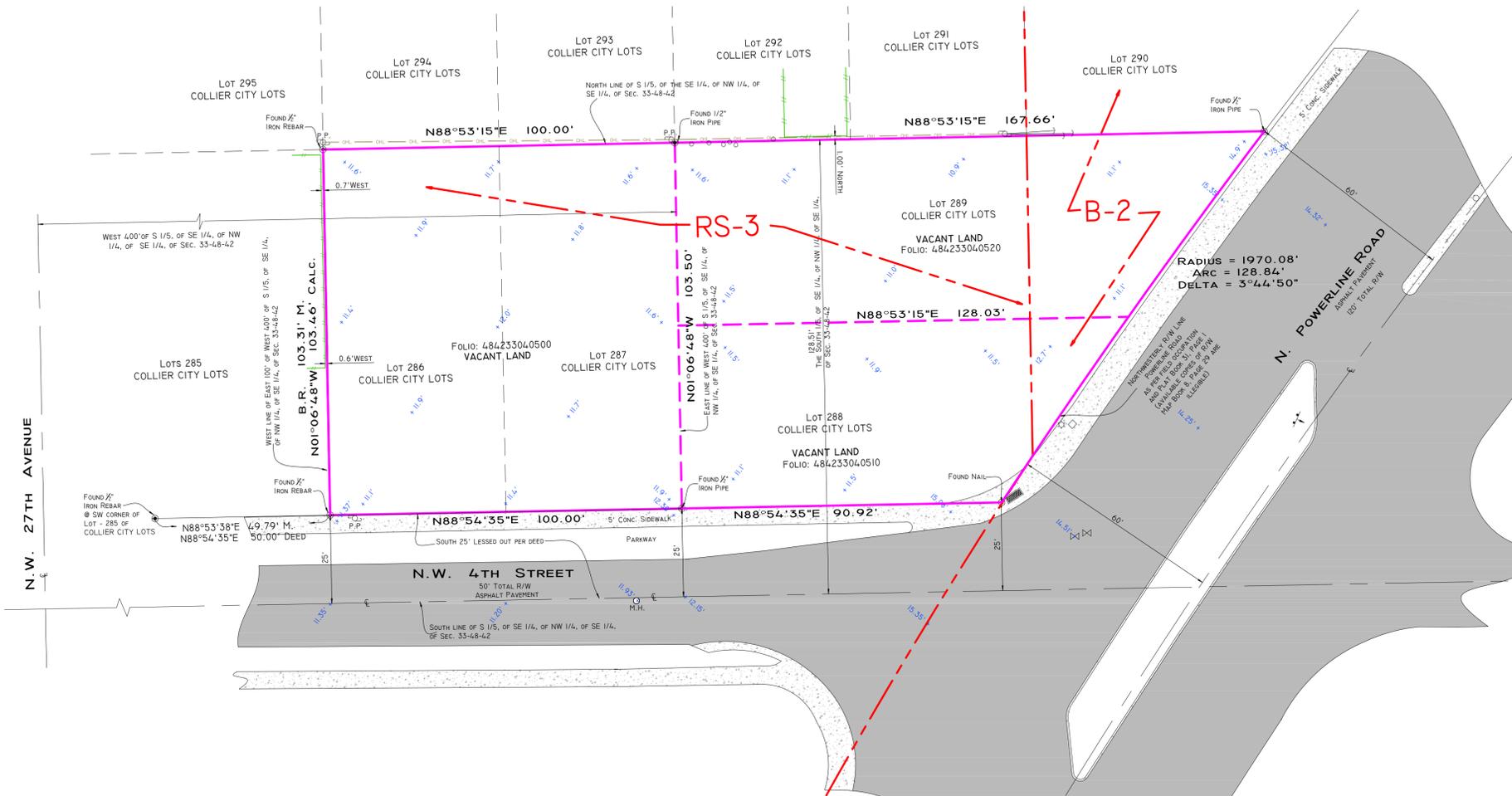
SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120055 (City of Pompano Beach), Panel 0356, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X".
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Department Bench Mark 1260, Elevation = 14.39 feet (NGVD29)
Bench Mark # 2: Broward County Engineering Department Bench Mark 1262, Elevation = 14.27 feet (NGVD29)

LEGEND & ABBREVIATIONS

	CONCRETE (CONC.)
	CONCRETE BLOCK WALL
	WOOD DECK
	COVERED AREA
	ASPHALT
	TILE
	PAVERS
	STONE
	CHAIN LINK FENCE (CLF)
	WOOD FENCE (WF)
	IRON METAL BARS FENCE (IF)
	OVERHEAD WIRES
	WATER VALVE (WV)
	POWER POLE (PP)
	GUY ANCHOR
	WATER METER (WM)
	CONC. LIGHT POLE (LP)
	WELL
	STREET SIGN
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	MANHOLE
	FIRE HYDRANT
	CABLE BOX (CATV)
	FPL TRANSFORMER
	CATCH BASIN OR INLET
	EXISTING ELEVATION
	PERMANENT REFERENCE MONUMENT (PRM)
	PROPERTY CORNER
	PERMANENT CONTROL POINT (PCP)
	POINT OF TANGENCY
	POINT OF CURVATURE
	POINT OF COMPOUND CURVE
	POINT OF REVERSE CURVE
	BENCH MARK
	BEARING REFERENCE
	TEMPORARY BENCH MARK
	PROPERTY LINE
	CENTER LINE
	MONUMENT LINE
	CALCULATED
	FIELD MEASURED
	PER PLAT
	PROFESSIONAL SURVEYOR AND MAPPER
	AIR CONDITIONER PAD
	ENCROACHMENT
	FINISHED FLOOR ELEVATION
	DENOTES PLAT BOOK XX - PAGE XX
	OFFICIAL RECORD BOOK
	CONCRETE BLOCK STRUCTURE
	RIGHT OF WAY
	ELEVATION
	SECTION
	TOWNSHIP
	RANGE



I HEREBY CERTIFY TO:
COCCHIOLA LLC

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C Bello
c=US, o=Bello and Bello Land Surveying Corp.,
dnQualifier=A01410C0000018
84E3B67E8000DD40A,
cn=Odalys C Bello
2023.08.30 16:15:24 -04'00'

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 03/16/2020
Field Work Update: 02/21/2022
Zoning District Added: 03/18/2023
Field Work Update: 08/30/2023

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
2429 N.W. 4th Street, Pompano Beach, Florida 33069
Project No. 20554

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