LEGEND:

B.C.R	BROWARD COUNTY RECORDS
CATV	CABLE TELEVISION
C.B.S.	CONCRETE BLOCK STRUCTURE
CCCL	COASTAL CONSTRUCTION CONTROL LINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
ELEV.	ELEVATION
ENG.	ENGINEERING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E.	FINISHED FLOOR ELEVATION
FP&L	FLORIDA POWER & LIGHT COMPANY
FND.	FOUND
GIS	GEOGRAPHIC INFORMATION SYSTEMS
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS NUMBER
M.M.B.	MISCELLANEOUS MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
STY.	STORY
TYP.	TYPICAL
WF	WOOD FENCE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

AIR CONDITIONER
BACK FLOW PREVENTER
BENCH
BENCHMARK
BOLLARD
CATCH BASIN
CATV PEDESTAL
CONCRETE UTILITY POLE
CURB INLET
ELECTRIC HAND HOLE
ELECTRIC OUTLET
FIRE HYDRANT
FLAG POLE
FLOOD LIGHT
GUY ANCHOR
IRRIGATION CONTROL VALVE
METAL LID
METAL LIGHT POLE
NATURAL GAS METER
CIRCULAR LITE
PALM TREE
SANITARY SEWER CLEAN-OUT
SANITARY SEWER MANHOLE
SHOWER
SINGLE SIDED SINGLE POST SIGN
STORM DRAIN MANHOLE
TELEPHONE RISER
TRAFFIC ARROW
TRASH CAN
UNKNOWN TREE
WATER METER
WATER VALVE
YARD DRAIN
CHAIN LINK FENCE
METAL FENCE
WOOD FENCE
OVERHEAD WIRES
EDGE OF BEACH VEGETATION
SEA GRAPE LINE
UNDERGROUND SANITARY SEWER
UNDERGROUND STORM
BRICK PAVERS
CONCRETE
DETECTABLE SURFACE

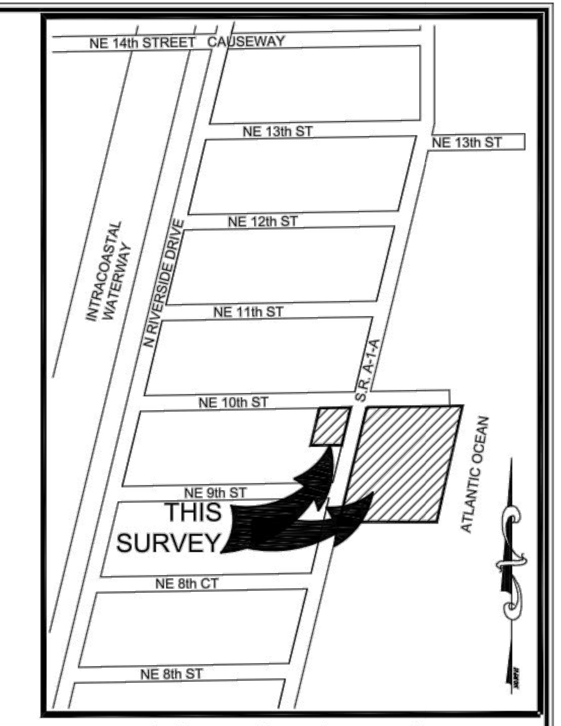
N:\11\11963.00 - 900 N. Ocean Blvd - PRH 900 North Ocean, LLC\Survey\DWG\11963.00 BOUNDARY & TOPO SURVEY.dwg

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND BEARS SOUTH 89°00'29" WEST.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 14.745 IS A SURVEY DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A; ELEVATION=13.17' AND BENCHMARK Y-311 IS A BRASS DISC SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE THE COAST GUARD STATION LIGHTHOUSE ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPANO BEACH, 10 FEET SOUTH OF THE SOUTHEAST CORNER OF THE STEPS LEADING UP TO LIGHTHOUSE, 14.6 FEET WEST OF THE SOUTHEAST LEG OF THE LIGHTHOUSE AND ABOUT LEVEL WITH THE GROUND; ELEVATION=9.63'.
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
14. THE FEATURES SHOWN HEREON WERE LOCATED FROM PROJECT CONTROL POINTS THAT ACHIEVED A HORIZONTAL RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET. THAT RELATIVE DISTANCE ACCURACY WAS OBTAINED BY REDUNDANT ANGLE AND DISTANCE MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE (TRAVERSE).
15. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER FOR SHEETS 2 AND 3, 1"= 80' OR SMALLER FOR SHEET 4 AND 1"= 60' OR SMALLER FOR THE DETAIL ON SHEET 4.
16. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
17. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0377H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION (7.0), ZONE VE, BASE FLOOD ELEVATION (9.0), AND ZONE VE, BASE FLOOD ELEVATION (12.0). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.
18. THE MEAN HIGH WATER AND SEASONAL HIGH WATER ELEVATIONS SHOWN HEREON WERE CALCULATED USING TIDE STATION DATA OBTAINED FROM LABINS.ORG. TIDE STATION "HILLSBORO INLET OCEAN" (872-2862, TIDAL EPOCH 1853-2001) WAS USED TO DETERMINE THE MEAN HIGH WATER AND SEASONAL HIGH WATER ELEVATIONS.

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET
1206	UNKNOWN	10	20
1217	PALM	14	20
1230	PALM	8	15
1231	PALM	8	15
1232	PALM	10	20
1241	UNKNOWN	12	40
1242	UNKNOWN	10	20
1243	UNKNOWN	10	20
1249	UNKNOWN	12	40
1410	GUMBO LIMBO	2	10
1417	PALM	12	20
1437	UNKNOWN	24	50
1438	PALM	4	10
1440	PALM	14	20
1441	PALM	12	15
1442	PALM	(4)-4	15
1867	PALM	12	25
1949	PALM	14	20
2224	SEA GRAPE	18	50
2225	SEA GRAPE	10	50
2226	PALM	4	20
2238	PALM	4	10
2239	PALM	4	10
2391	PALM	12	15
2392	PALM	10	15
2393	PALM	10	15
2600	PALM	8	15
2601	PALM	10	15
2602	PALM	10	15
2966	PALM	(3)-5	10
2967	PALM	(3)-5	10
2968	PALM	(3)-5	10
2980	UNKNOWN	12	30
2981	UNKNOWN	12	30
3096	GUMBO LIMBO	4	10
3097	GUMBO LIMBO	4	10
3116	PALM	(3)-5	10
3117	PALM	(2)-6	10



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 508.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 508.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING EAST OF THE CENTERLINE OF STATE ROAD A-1-A, COMMONLY KNOWN AS OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CENTERLINE OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

TOGETHER WITH:

LOT 1, BLOCK 1, ATLANTIC VIEW NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 145,181 SQUARE FEET OR 3.333 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON JANUARY 18, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

DATE	REVISION	BY

DATE 01/18/21
SCALE 1"=20'
FIELD BOOK 948
DRAWN BY DDB
CHECKED BY MMM

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY & TOPOGRAPHIC SURVEY
900 N. OCEAN BOULEVARD

LOT 1, BLOCK 1, ATLANTIC VIEW NO. 2, PLAT BOOK 27, PAGE 21, B.C.R.
TOGETHER WITH:
A PORTION OF THE NORTH 300 FEET OF GOVERNMENT LOT 1, SECTION 31-48-43
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET 1 OF 4
PROJECT NUMBER
11963.00

[SHEET 1] Jan 21, 2021 1:20pm

900 N OCEAN

POMPANO BEACH, FLORIDA

OWNER:

PRH 900 NORTH OCEAN, LLC

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KEITH
301 E Altantic Blvd.
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www.keithteam.com

STRUCTURAL ENGINEER:
TBD.

MEP ENGINEER:
TBD.

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2900 Oak Avenue
Miami, Florida 33133
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SEAL/SIGNATURE/DATE:

Sherri Gutierrez
Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez, OU=A01410C00000176916500AD000092F3, O=Arquitectconica International Corporation, C=US
Date: 2021.04.28 12:32:34-04'00'

DRC SUBMITTAL

28 APRIL, 2021

ISSUE #	DESCRIPTION	DATE
01	DRC	03/04/2021
02	DRC	03/18/2021

PROJECT NUMBER:

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DRAWING NAME:

SURVEY

001 S-1

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Office Registration # AA C00465

N 0 5 10 20 SCALE: 1" = 20'-0"

P&Z
PZ21-12400001
8/25/2021