

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:			
R/W	= RIGHT OF WAY	X 7.00'	= ELEVATIONS BASED ON N.A.V.D.
N	= NORTH	(AE)	= APPARENT ENCROACHMENT
S	= SOUTH	P.B.C.R.	= PALM BEACH COUNTY RECORDS
E	= EAST	M.D.C.R.	= MIAMI-DADE COUNTY RECORDS
W	= WEST	P.O.C.	= POINT OF COMMENCEMENT
D.B.	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
ENCH.	= ENCROACH	CHATT.	= CHATTAHOOCHEE
F.F.	= FINISHED FLOOR	F.P.L.	= FLORIDA POWER & LIGHT
GAR.	= GARAGE	B.C.R.	= BROWARD COUNTY RECORDS
C/L	= CENTERLINE	O.R.B.	= OFFICIAL RECORDS BOOK
MH	= MANHOLE	F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	= MEASURED	D.E.P.	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	= PLAT BOOK	D.N.R.	= DEPARTMENT OF NATURAL RESOURCES
A/C	= AIR CONDITIONER	P.R.M.	= PERMANENT REFERENCE MONUMENT
P	= PLAT	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
⊗	VALVE	□	UTILITY BOX
⊙	MANHOLE	⚓	HYDRANT
⊞	BASIN	⚡	UTILITY POLE
⊕	WELL	⊠	VAULT
⊖	WATER METER	☆	LIGHT
⊗	MONITORING WELL	•	BOLLARD
○	PROPERTY CORNER	⊞	AIR CONDITIONER
—	= CHAIN LINK FENCE	—	PARKING STRIPE
—	= WOOD FENCE	—	OVERHEAD UTILITY LINES
—	= METAL FENCE	—	6" CONCRETE WALL
—	= PVC FENCE	—	COVERED AREA
		—	CONCRETE
		—	BRICK PAVERS
		—	TILE
		—	ASPHALT
		—	CONCRETE FENCE
		—	WIRE FENCE

STREET ADDRESS:  
1531-1537 NORTH DIXIE HWY POMPANO BEACH, FL 33060

LEGAL DESCRIPTION:  
LOTS 1 THROUGH 11, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

- NOTES:
- Unless otherwise noted field measurements are in agreement with record measurements.
  - Bearings shown hereon are based on a bearing of S13°57'20"W along the West right of way line of Dixie Highway per Department of Transportation Right Of Way Map Section 86170-2508 sheet 7 of 29 last dated 4-26-00 as per the North American Datum of 1983, 1990 adjustment.
  - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
  - Ownership of fences and walls if any are not determined.
  - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
  - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
  - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
  - The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
  - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
  - Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
  - PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.
  - Coordinates shown hereon are based on the North American Datum of 1983, 1990 adjustment.

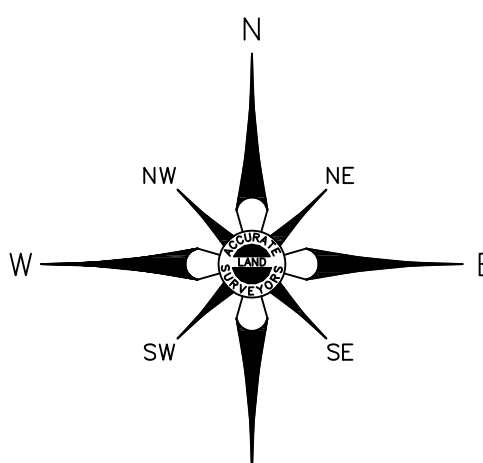
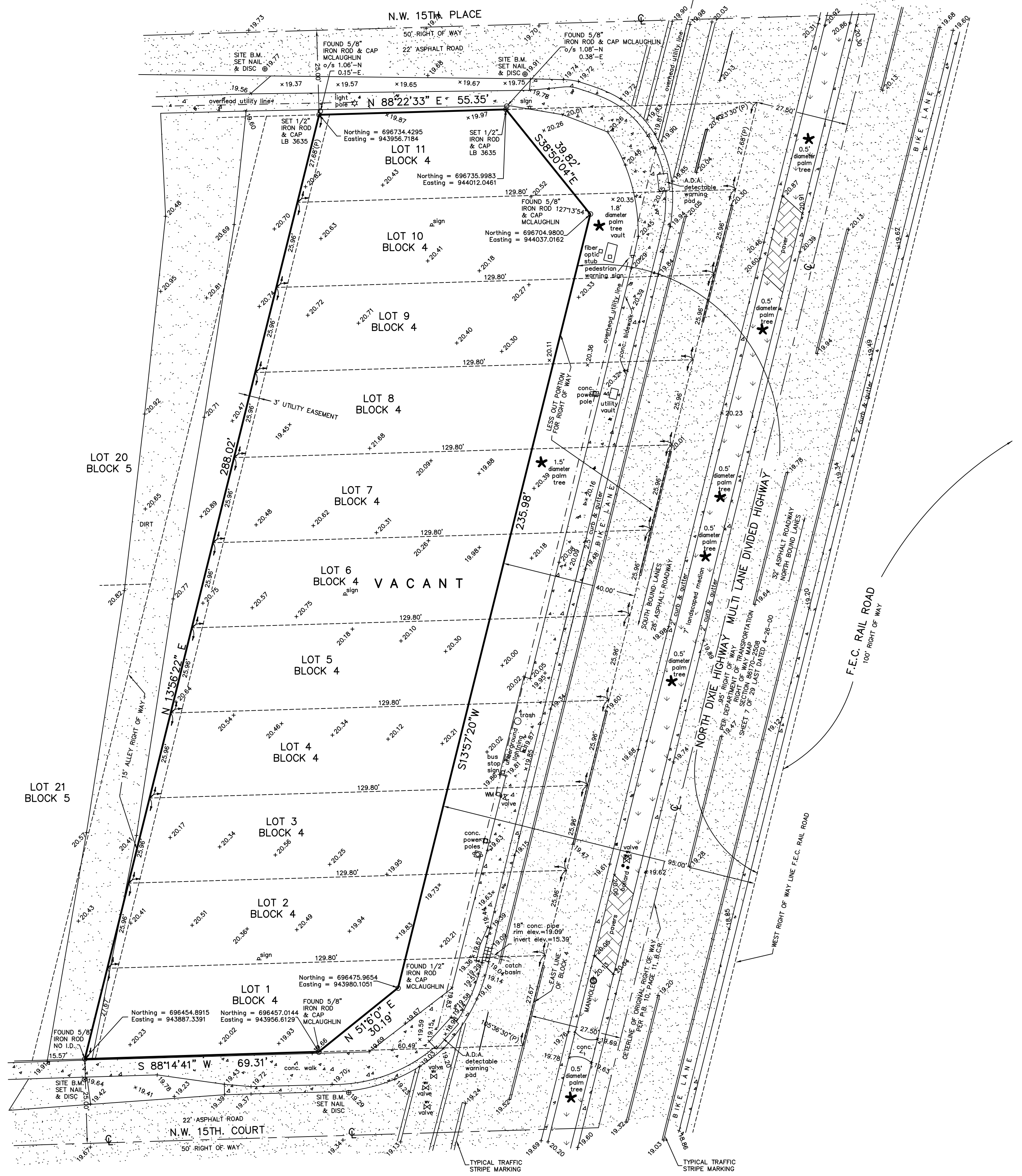
FLOOD INFORMATION:  
FLOOD ZONE: X(0.2%)  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NUMBER: 120055/12011C0376-H  
EFFECTIVE: 08/18/2014  
REVISED:

BENCHMARK INFORMATION:  
City of Pompano Beach Benchmark # 023/2011  
Elevation=15.23'NAVD1988

CERTIFY TO:  
POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

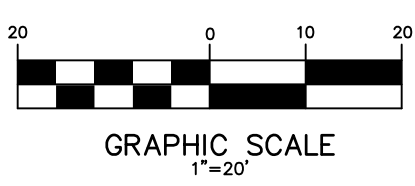
CERTIFICATION:  
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869  
STATE OF FLORIDA  
SHEET 1 OF 1  
SCALE 1"=20'  
SKETCH NUMBER SU-23-2088



HORIZONTAL CONTROL POINTS :  
Eastern Broward County  
Horizontal GPS County Network-ND 83(90)  
Point K13  
Northing(ft) 693,487.155  
Easting(ft) 945,019.783  
  
Eastern Broward County  
Horizontal GPS County Network-ND 83(90)  
Point K10  
Northing(ft) 701,505.924  
Easting(ft) 944,891.742

ORIGINAL DATE OF FIELD SURVEY: 12-28-2022	DRAWN BY: AL
FIELD BOOK: ALS-SU-22-2088	CHECKED BY: RL
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY
UPDATE SURVEY TO OBTAIN ADDITIONAL INFORMATION SU-23-0111	01-24-2023
	AL/RL



PZ23-05000001  
06/28/2023