

BOUNDARY SURVEY

COMMUNITY NUMBER: 120055
PANEL: 12011C0170 SUFFIX: H
F.I.R.M. DATE: 8/18/2014
FLOOD ZONE: AH(NAVD88)
FIELD WORK: 12/8/2015

PROPERTY ADDRESS:
1800 N POWERLINE ROAD
POMPAÑO BEACH, FL
SURVEY NUMBER: 244382

LEGAL DESCRIPTION:

THE WEST 261 FEET (AS AMENDED ALONG THE NORTH LINE) OF PARCEL "A", J.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

1800 N. POWERLINE, INC. ; LAW OFFICES OF OATES & OATES, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; STONEGATE BANK, ISAOA/ATIMA

L1=
N44°50'12"W 42.55'

CANAL
(O.R.B. 4882, PG. 766)

(A)=
FOUND 5/8" IRON ROD
(NO I.D.) 1.2' N.W.
(B)=
FOUND 5/8" IRON ROD
(NO I.D.) 0.6' WEST
(C)=
FOUND 5/8" IRON ROD
(NO I.D.) 1.0' SOUTH
3.6' WEST
(D)=
FOUND 5/8" IRON ROD
"McLAUGHLIN ENG."
0.4' NORTH 0.5' WEST
(E)=
FOUND 1/2" IRON
PIPE (NO I.D.)

D.B. = DATA BOOK
T.S.P. = TRAFFIC SIGNAL POLE
L.S. = LIFT STATION
T.B. = TRAFFIC BOX
C.S. = CROSSING SIGNAL
W.V. = WATER VALVE

SURVEY NOTES

- 1) ASPHALT DRIVE AND PARKING CROSSING INTO THE 10' U.E. ON THE SOUTHERLY AND WESTERLY SIDES OF LOT.
- 2) THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
- 3) PROPERTY SUPPLIED BY CITY WATER AND SEWER.
- 4) BUILDING CROSSING INTO 100'X100' LIFT STATION PROPERTY

(D.B. 68, PG. 418)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 9) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

PAGE 1 OF 1

LEGEND:

AAC
P226-30000005
08/04/2026

D.E. DRAINAGE EASEMENT
D.W. DRIVEWAY
Δ CENTRAL ANGLE/DELTA
C.M. CONCRETE MONUMENT
D.B. DEED BOOK
D. DESCRIPTION OR DEED
ESMT EASEMENT
E.O.W. EDGE OF WATER
CH CHORD
XX.XX EXISTING ELEVATION
(M) FIELD MEASURED
F.F. FINISHED FLOOR
F.I.P. FOUND IRON PIPE
FD. FOUND
W. WELL
W.C. WITNESS CORNER
A.E. ANCHOR EASEMENT

F.P.K. FOUND PARKER-KALON NAIL
L.M.E. LANDSCAPE MAINTENANCE EASEMENT
F.C.M. FOUND CONCRETE MONUMENT
F.I.R. FOUND IRON ROD
L. LENGTH
L.A.E. LIMITED ACCESS EASEMENT
M.H. MANHOLE
COVERED AREA

F.N. FOUND NAIL
N&D NAIL & DISC
N.R. NON RADIAL
N.T.S. NOT TO SCALE
O.R. OFFICIAL RECORDS
O.H.L. OVERHEAD LINES
O.R.B. OFFICIAL RECORDS BOOK
CONCRETE

PG. PAGE
P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
(P) PLAT
P.B. PLAT BOOK
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
II-II WOOD FENCE

P.C.C. POINT OF COMPOUND CURVATURE
P.C. POINT OF CURVATURE
P.R.C. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
P.P. POWER POLE
● PROPERTY CORNER
R.O.E. ROOF OVERHANG EASEMENT
-X-X METAL FENCE

W.M. WATER METER
R.W. RIGHT OF WAY
R.P. RADIUS POINT
S.I.R. SET IRON ROD & CAP
TEL. TELEPHONE FACILITIES
T.B.M. TEMPORARY BENCH MARK
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY CONDUCTED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND
SIGNATURE

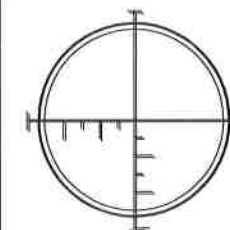
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07/07/2026

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