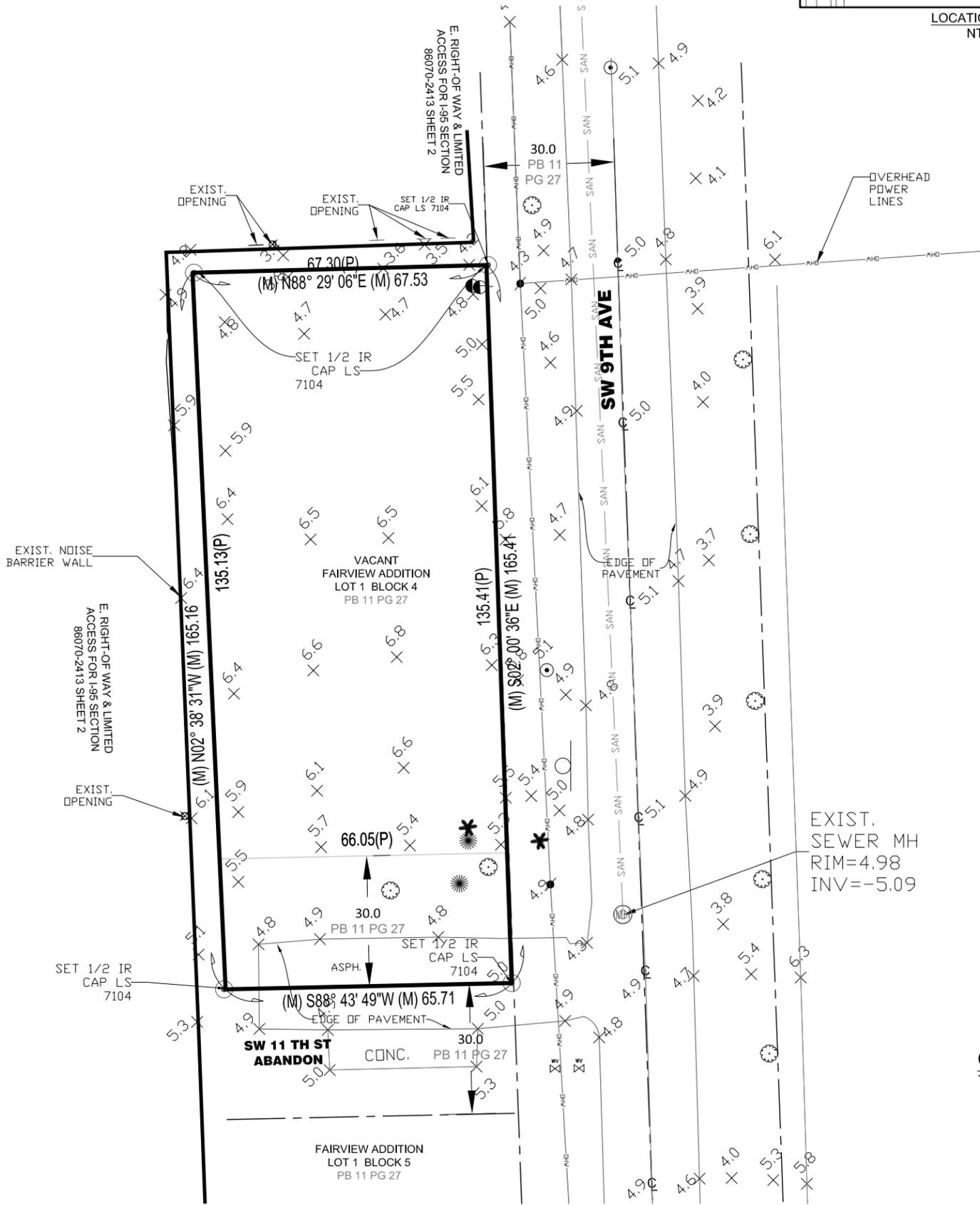
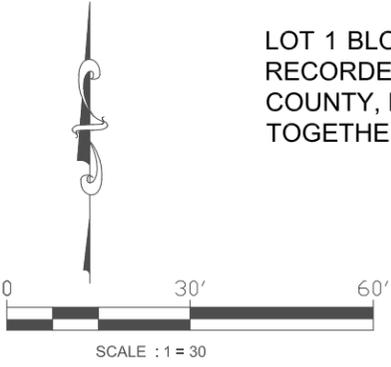


# BOUNDARY SURVEY

## LEGAL DESCRIPTION

LOT 1 BLOCK 4, OF FAIRVIEW ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
TOGETHER WITH N1/2 VACATED SW 11 ST ADJACENT TO SAID LOT OR 99-60 BLK 4



**OWNER**  
TOMOROCO LLC

**ADDRESS**  
SW 9 AVE  
POMPANO BEACH  
FL, 33060

E:\FLORIDA\BROWARD-COUNTY\POMPANO\sw 9 ave pompano beach\22-122-SURV\_2022-03-28\_CLIENT.dwg Plotted by FDeLaRosa on Apr 01, 2022-1:16am

LEGEND	ABBREVIATIONS
	ASPH. = ASPHALT
	BLDG = BUILDING
	BM. = BENCHMARK
	(C) = CALCULATED
	CO = CLEAN OUT
	CONC. = CONCRETE
	COR. = CORNER
	DB = DEED BOOK
	ELEV. = ELEVATION
	ENCR. = ENCROACHMENT
	EXIST. = EXISTING
	F.F.E. = FINISHED FLOOR ELEVATION
	FND. = FOUND
	I.P. = IRON PIPE
	I.R. = IRON REBAR
	INV = INVERT ELEVATION
	(M) = MEASURED
	N&W = NAIL AND WASHER
	N&D = NAIL AND DISK
	NAVD 88 = NORTH AMERICAN DATUM 1988
	NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM
	O.R.B. = OFFICIAL RECORDS BOOK
	(P) = PER PLAT
	P.B. = PLAT BOOK
	P.G. = PAGE
	P.R.M. = PERMANENT REFERENCE MONUMENT
	R.O.W. = RIGHT-OF-WAY

### SURVEYORS NOTES

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. THE SURVEY DEPICTED HEREON IS CLASSIFIED BOUNDARY SURVEY AS DEFINED IN CHAPTER (5J-17) A FLORIDA ADMINISTRATIVE CODE.
3. BOUNDARY LINES & EASEMENT LOCATIONS AS SHOWN HEREON ARE APPROXIMATE. POSITIONAL LOCATIONS WERE CALCULATED BASED ON RECORD DATA.
4. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED AS PART OF THIS SURVEY TASK.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT A REVIEW OF A TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE; IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SKETCH.
6. ELEVATION SHOWN HEREON ARE ESTABLISHED BY GPS REFERENCED TO FPRN CONTROL SURVEY WHICH IS CERTIFIED A TENTH ACCURACY AND IS REFERENCED TO NAVD 88 UNLESS AS INDICATED.
7. THIS MAP IS INTENDED TO BE DISPLAY AT SCALED OF 1 = 30 OR SMALLER.
8. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS. AS DEFINED IN CHAPTER ( 5J-17. ).
9. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FELIX DE LA ROSA ON THE DATE ADJACENT TO THE SEAL.
10. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. SURVEY DATE 3/22/2022 DATE AS DEFINED IN CHAPTER ( 5J-17.051)
13. BEARINGS , SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 ADJUSTMENT.(2011) EPOCH 2010.00
14. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARIFY THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
15. THE ACCURACY OBTAINED MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENT FOR COMMERCIAL/HIGH RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN RULE 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
16. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME, WAS CONDUCTED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR.
17. THIS IS A BOUNDARY SURVEY
18. THE ORDINANCE NO 99-60 WAS PROVIDED BY CLIENT FOR THE RIGHT-OF-WAY FOR THE SW 11 TH ST. THE RIGHT-OF-WAY WAS ABANDONED BY THE CLIENT AND NO EVIDENCE WAS FOUND TO PROVIDE TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SKETCH.
19. UNLESS OTHERWISE NOTED RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
20. THE SPECIES OF TREES AS SHOWN HEREON WERE IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND ABILITY OF THE SURVEYOR WITHOUT THE BENEFIT OF AN ARBORIST OR BIOLOGIST, IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE IDENTITY OF THE SPECIES.

### CERTIFICATION

I, Felix De La Rosa, do hereby state that this BOUNDARY SURVEY was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this BOUNDARY SURVEY was completed in accordance with the Minimum Technical Standards for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Digitally signed by **FELIX DE LA ROSA**  
Date: 2022.04.01 01:20:12 -04'00'



**FELIX DE LA ROSA, PSM**  
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**DRC**

FIELD	FIELD BOOK	SCALE	SHEET NO. 1
FILED FOR	FILE NO.	DATE	OF: 1
PZ23-1200050		4/1/22	
03/20/2024		BOUNDARY SURVEY	