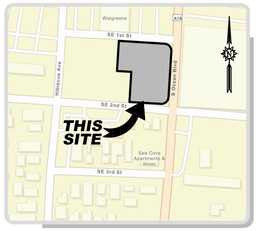
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 101 S. OCEAN BOULEVARD, POMPANO BEACH, FL.



LOCATION MAP
NOT TO SCALE

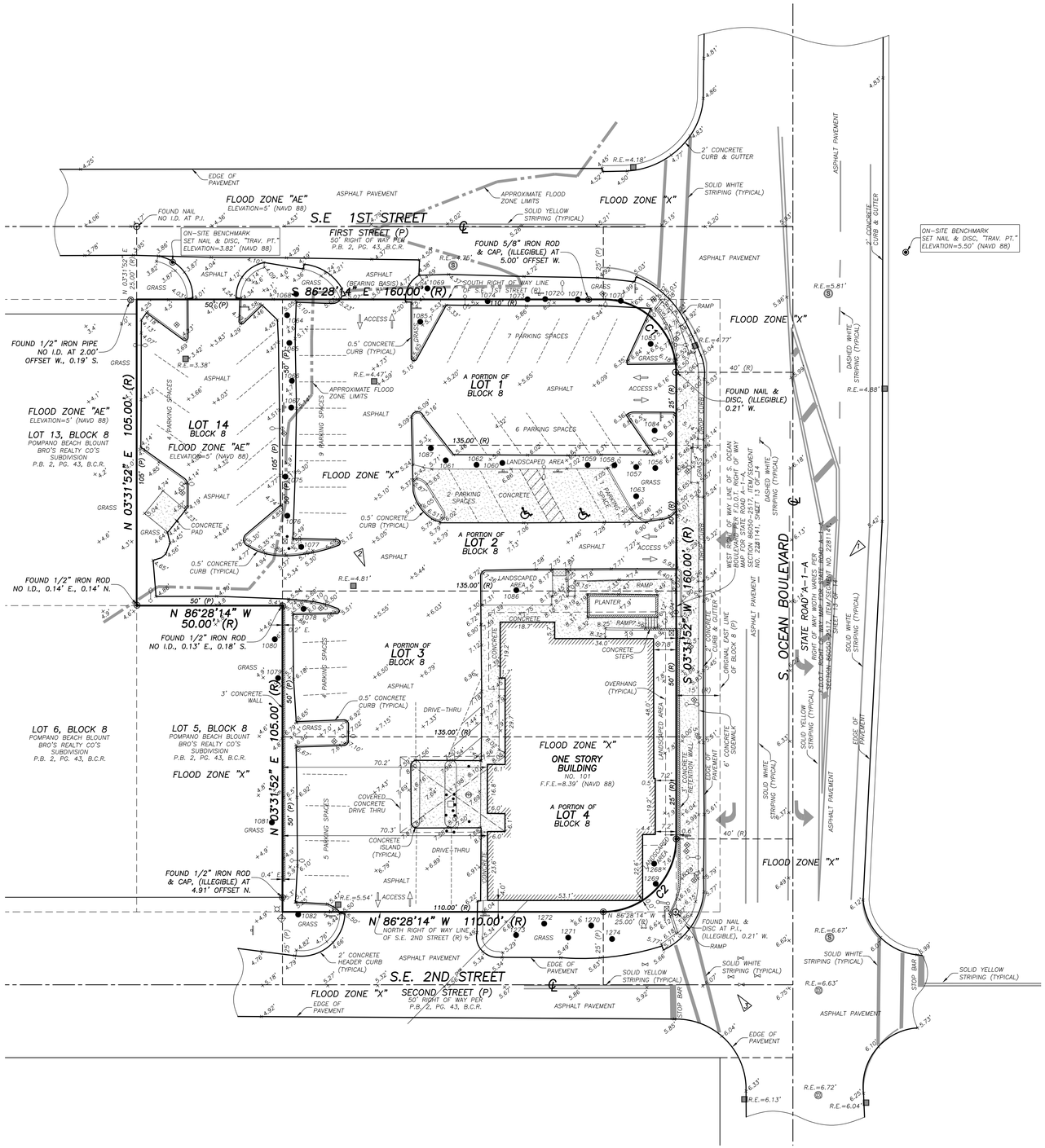
SCALE: 1" = 20'

GRAPHIC SCALE

VIEW 1 (1)
NOT TO SCALE

VIEW 2 (2)
NOT TO SCALE

VIEW 3 (3)
NOT TO SCALE



TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
1056	SABAL PALM	12"		25'	10'
1057	SABAL PALM	15"		25'	15'
1058	SABAL PALM	15"		25'	15'
1059	SABAL PALM	15"		25'	15'
1060	SABAL PALM	15"		25'	15'
1061	SABAL PALM	15"		25'	15'
1062	SABAL PALM	15"		25'	15'
1063	SABAL PALM	15"		15'	8'
1064	SABAL PALM	12"		20'	10'
1065	SABAL PALM	12"		20'	10'
1066	SABAL PALM	12"		20'	10'
1067	SABAL PALM	12"		20'	10'
1068	SABAL PALM	10"		25'	20'
1069	SABAL PALM	12"		20'	10'
1070	SABAL PALM	12"		20'	10'
1071	SABAL PALM	10"		20'	10'
1072	SABAL PALM	10"		20'	10'
1073	SABAL PALM	10"		20'	12'
1074	SABAL PALM	12"		25'	20'
1075	SABAL PALM	12"		20'	15'
1076	SABAL PALM	12"		20'	15'
1077	SABAL PALM	12"		25'	20'
1078	SABAL PALM	12"		20'	20'
1079	SABAL PALM	12"		25'	20'
1080	SABAL PALM	12"		20'	15'
1081	UNKNOWN	24"	15'	40'	
1082	OAK	12"	15'	35'	
1083	UNKNOWN	10"	15'	25'	
1084	UNKNOWN	10"	15'	25'	
1085	UNKNOWN	10"	15'	25'	
1086	OAK	6"	15'	25'	
1087	UNKNOWN	6"	7'	15'	
1268	SABAL PALM	15"		25'	20'
1269	SABAL PALM	15"		25'	20'
1270	SABAL PALM	12"		25'	15'
1271	SABAL PALM	12"		25'	15'
1272	SABAL PALM	12"		25'	15'
1273	UNKNOWN	24"	25'	45'	
1274	UNKNOWN	12"	25'	35'	

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
C1	CURVE NO. 1 (SEE CURVE TABLE)
(C)	CALCULATED
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORDS
(R)	DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
P.O.B	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E.	FINISHED FLOOR ELEVATION
R.E.	RIM ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT.	TRAVERSE POINT
℄	CENTERLINE
P.I.	POINT OF INTERSECTION

LEGEND:

	WATER METER
	SIGN
	CONCRETE LIGHT POLE
	METAL BOLLARD
	CATCH BASIN
	FIRE HYDRANT
	METAL LID
	BACKFLOW PREVENTER
	WATER VALVE
	WOOD POLE
	UTILITY MANHOLE
	CABLE TV BOX
	WIRE PULL BOX
S	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	HANDICAP PARKING SPACE
+5.98'	SURFACE ELEVATION
-OHW-	OVERHEAD WIRES
1056	TREE NUMBER 1056

CURVE TABLE (R)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	39.27'	25.00'	90°00'06"
C2	39.27'	25.00'	89°59'54"

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET OF SAID LOTS 1, 2, 3, 4, AND LESS THAT PORTION OF THE NORTHEAST COMER OF THE AFORESAID LOT 1, LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE NORTH BOUNDARY OF SAID LOT 1 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 1 AND LESS THAT PORTION OF THE SOUTHEAST COMER OF THE AFORESAID SAID LOT 4 BLOCK 8 LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE SOUTH BOUNDARY OF SAID LOT 4 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 4.

AND

LOT 14 BLOCK 8 OF POMPANO BEACH BLOUNT BRA'S REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A RECORD BEARING OF S.86°28'14"E., ALONG THE SOUTH RIGHT OF WAY LINE OF S.E. 1ST STREET, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD A-1-A, SECTION 86050-2517, ITEM/SEGMENT NO. 2281141, SHEET 13 OF 14.

3. THE ELEVATIONS SHOWN HEREON ARE BASED ON A BROWARD COUNTY BENCHMARK "1924" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A STATE ROAD DEPARTMENT DISC SET ON TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY LOCATED 19.5 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANES OF STATE ROAD A-1-A. ELEVATION=13.17'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.57' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE, ELEVATION=5' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0377 H, COMMUNITY NUMBER 120055, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014. THE LIMITS OF THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE AND WERE PLOTTED FROM THE FEMA MAP. EXACTA COMMERCIAL SURVEYORS, INC. MAKES NO WARRANTIES REGARDING THE ACCURACY OF THESE LOCATIONS AND HAVE ADDED THESE LINES TO THE SURVEY AT THE REQUEST OF THE CLIENT FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC DETAILED INFORMATION, PLEASE CONTACT FEMA DIRECTLY.

5. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

6. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

8. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

9. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

12. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

13. THE PROPERTY SHOWN HEREON CONTAINS 0.77 ACRES (33,332 SQUARE FEET), MORE OR LESS.

14. ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

15. THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) FOR THIS SITE IS (+)1.57 FEET.

16. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CLARIDGE HOMES, LP.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA LICENSE NUMBER 6080 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Javier De La Rocha
Date: 2023.08.17 10:59:14 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

ECS LAND SURVEYORS, INC.
LB-7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF LOTS 1, 2 AND 4 & ALL OF LOT 14, BLOCK 8
POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION
PLAT BOOK 2, PAGE 43, B.C.R.
101 S. OCEAN BOULEVARD, POMPANO BEACH, FL. 33062

CLIENT: CLARIDGE HOMES, LP
DATE: 04/27/23
DRWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 08/15/23

REVISIONS

01	BOUNDARY AND TOPOGRAPHIC SURVEY	04/07/23
02	SKETCH AND LEGAL DESCRIPTION	07/10/23
03	ADD TREES AND STRIPING	08/17/23

JOB NO. ECS3376
SHT NO. 1 OF 1
04

DRC
PZ23-12000042
11/01/2023