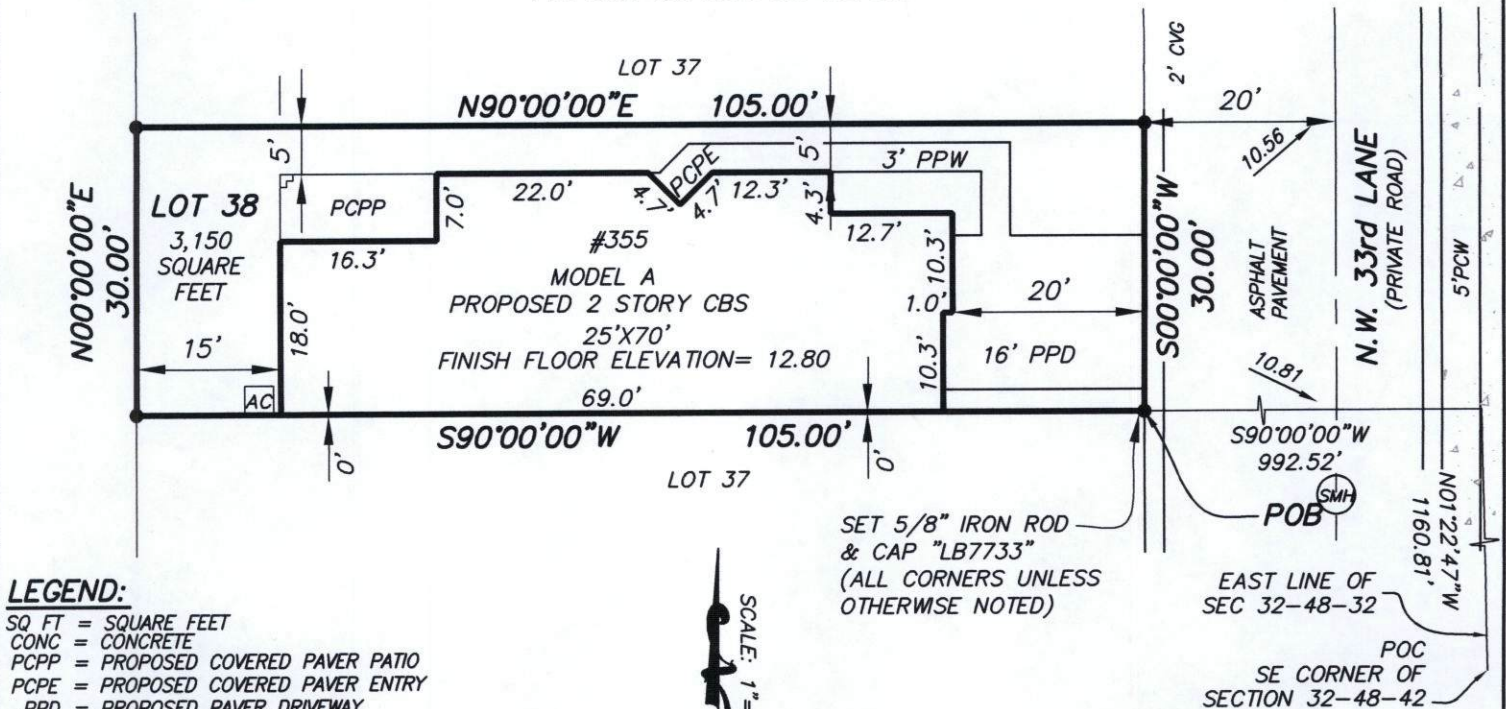


BOUNDARY SURVEY

LOT 38

A PORTION OF PARCEL "B"
"RESIDENCES AT PALM AIRE"
PLAT BOOK 181, PAGES 178-182, BCR



LEGEND:

SQ. FT. = SQUARE FEET
CONC = CONCRETE
PCPP = PROPOSED COVERED PAVER PATIO
PCPE = PROPOSED COVERED PAVER ENTRY
PPD = PROPOSED PAVER DRIVEWAY
PPW = PROPOSED PAVER WALKWAY
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
LME = LAKE MAINTENANCE EASEMENT
PCW = PROPOSED CONCRETE WALK
CVG = CONCRETE VALLEY GUTTER
CBS = CONCRETE BLOCK STRUCTURE
BCR = BROWARD COUNTY RECORDS
CVG = CONC VALLEY GUTTER
WM = WATER METER
CO = CLEANOUT
AC = CONCRETE AIR CONDITIONER SLAB
PB = PLAT BOOK
PG = PAGE
CD = CHORD
CB = CHORD BEARING
DE = DRAINAGE EASEMENT
BE = BUFFER EASEMENT
R = RADIUS
A = ARC DISTANCE
CL = CENTERLINE
11.0 = PROPOSED ELEVATION

PERVIOUS AREA:
974 SQUARE FEET

ADDRESS:

355 NW 33RD LANE
POMPAHO BEACH, FLORIDA 33069

FLOOD INFORMATION:

NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY PANEL No.: 12011C0356H
EFFECTIVE DATE: 8/18/14
BASE FLOOD ELEVATION N/A
ZONE: X

LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", "RESIDENCES AT PALM AIRE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 178-182, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 32, N1°22'47"W, 1160.81 FEET; THENCE S90°00'00"W, 992.52 FEET TO THE POINT OF BEGINNING; THENCE S90°00'00"W, 105.00 FEET; THENCE N00°00'00"E, 30.00 FEET; THENCE N90°00'00"E, 105.00 FEET; THENCE S00°00'00"W, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 3,150 SQUARE FEET (0.072 ACRES) MORE OR LESS.

ALSO KNOWN AS LOT 38 OF THE "RESIDENCES AT PALM AIRE".

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY RADIUS PROFESSIONAL SURVEYOR & MAPPER, LLC
- BEARINGS SHOWN HEREON ARE RELATIVE TO "RESIDENCES AT PALM AIRE" AS RECORDED IN PLAT BOOK 181, PAGES 178-182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #2622, ELEVATION=11.75-1.568=10.182 FOR NORTH AMERICAN VERTICAL DATUM OF 1988.
- UNDERGROUND FOUNDATIONS AND INSTALLATIONS WERE NOT LOCATED. ONLY SURFACE EVIDENCE OF SUBTERRANEAN USE IS SHOWN WHEN VISIBLE.
- ALL BEARINGS & AND DISTANCES SHOWN PER PLAT. (PLAT = MEASURED)

DATE SIGNED: 6-28-19



ORIGINAL

MICHAEL D. KLIMKIEWICZ
FLORIDA REGISTERED SURVEYOR & MAPPER
REGISTRATION NUMBER LS6611

PROJECT No.: 16424

Radius

PROFESSIONAL SURVEYOR & MAPPER, LLC
30 PINEHURST LANE
BOCA RATON, FL 33431
(561)244-5153 (561)961-4066
LICENSED BUSINESS No. LB7733

REVISION	DWN	DATE	FB/Pg.	CKD
BOUNDARY SURVEY	MS	2-4-19		MDK
PLOT PLAN	W	2-25-19		MDK