

DRC

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.	=	ENCLOSURE	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
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
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
•	=	100'	—	=	TREE
—	=	PARKING STRIPE	—	=	OVERHEAD UTILITY LINES
—	=	6" CONCRETE WALL	—	=	COVERED AREA
—	=	CONCRETE	—	=	BRICK PAVERS
—	=	TILE	—	=	ASPHALT

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BOUNDARY & TOPOGRAPHIC SURVEY

N.W. 18th STREET
(65' RIGHT OF WAY)

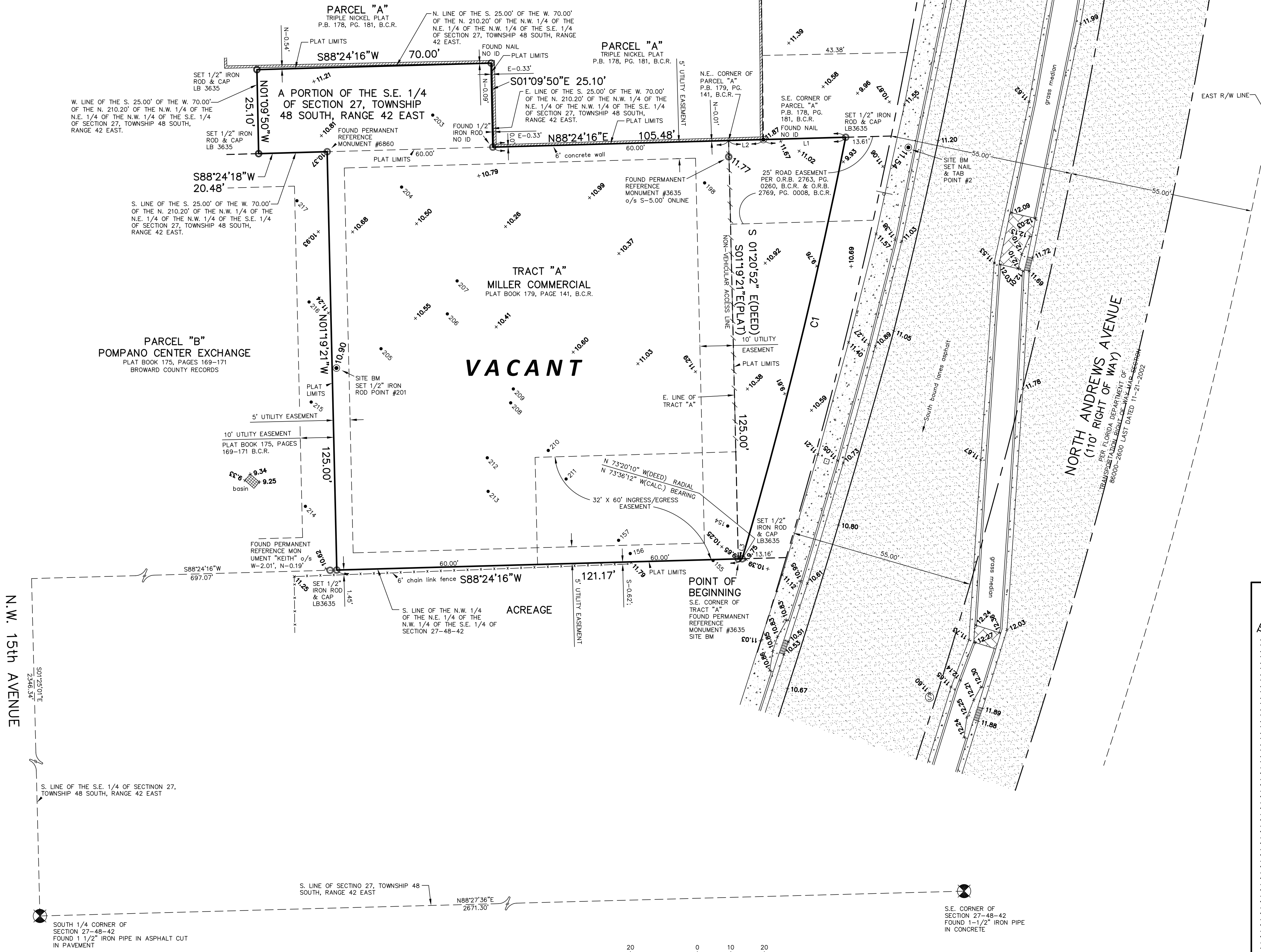
AS SHOWN ON FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT OF WAY MAP
SECTION 86000-2600 APPROVED 04-21-00

C1:
Radius: 1432.23'
Delta: 05°11'42"(D)
Delta: 05°11'18"(M)
Arc Length: 129.86'(D)
Arc Length: 129.70'(M)
Tangent: 64.89'
Chord: 129.65'
Chord Bearing: S 13°48'09" W

L1:
S 88°49'45" W(DEED)
S 88°24'16" W(PLAT)
24.66'

L2:
S 88°49'45" W(DEED)
S 88°24'16" W(PLAT)
10.34'(DEED)
10.39'(MEASURED)

L3:
N 88°24'27" E(DEED)
N 88°24'16" E(PLAT)
1.17'



TREE NUMBER	DIMETER IN FEET	NAME
117	1.0	PALM
118	1.0	PALM
119	1.0	PALM
120	1.0	PALM
121	1.0	PALM
122	1.0	PALM
154	1.0	PALM
155	1.0	PALM
156	1.0	PALM
157	1.3	PALM
198	1.0	TREE
203	1.0	TREE
204	0.4	TREE
205	0.5	PALM
206	0.5	PALM
207	0.5	PALM
208	1.0	PALM
209	0.5	TREE
210	0.5	PALM
211	0.5	PALM
212	0.5	PALM
213	0.5	PALM
214	1.0	TREE
215	1.0	TREE
216	1.0	TREE
217	0.7	CYPRESS
31	1.0	PALM

TREE TABLE

STREET ADDRESS:

1777 N. Andrews Avenue
Pompano Beach, Florida 33069

BENCHMARK INFORMATION:

Broward County Benchmark #1259
Elevation = 12.59 NAVD1988

FLOOD INFORMATION:

Community name and number:
City of Pompano Beach 120055
Map and panel number: 12011C0170H
Panel date: 08-18-2014
Index date: 08-18-2014
Flood zone: X(0.2%)
Base flood elevation: N/A

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a bearing of N.88°27'36"E. along the S. line of Section 27, Township 48 South, Range 42 East.
- 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 dwelable 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 COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
- Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
- Printed copies of this survey are not valid without the signature and the 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.

LEGAL DESCRIPTION:

Tract "A", MILLER COMMERCIAL, according to the Plat thereof, as recorded in Plat Book 179, page 142, of the Public Records of Broward County, Florida.

TOGETHER WITH;

The South 25.00 feet of the West 70.00 feet of the North 210.20 feet of the N.W. 1/4 of the N.E. 1/4 of the N.W. 1/4 of the S.E. 1/4 of Section 27, Township 48 South, Range 42 East, Broward County, Florida.

TOGETHER WITH;

A portion of the Southeast One-Quarter (S.E. 1/4) of Section 27, Township 48 South, Range 42 East, more particularly described as follows:

Begin at the southeast corner of Tract "A" of MILLER COMMERCIAL, as recorded in Plat Book 179, Page 141, of the Public Records of Broward County, Florida; thence on an easterly extension of said Tract "A" an assumed bearing of North 88°24'27" East, a distance of 1.17 feet to a point on the arc of a curve having a radius of 1,432.23 feet, whose center bears North 73°20'10" West from said point; thence northerly along said curve, being 12.00 feet west of and concentric with the westerly right-of-way line of Andrews Avenue Extension (a 110-foot right-of-way), a central angle of 05°11'42", an arc distance of 129.86 feet; thence South 88°49'45" West, a distance of 24.66 feet to the southeast corner of Parcel "A" of TRIPLE NICKEL, as recorded in Plat Book 178, Page 181, of the Public Records of Broward County, Florida; thence South 88°49'45" West, a distance of 10.34 feet to the northeast corner of said Tract "A" of said MILLER COMMERCIAL; thence South 01°20'52" East along the easterly boundary of said Tract "A", a distance of 125.00 feet to the Point of Beginning.

ORIGINAL DATE OF FIELD SURVEY: 11-20-2006	DRAWN BY: MLW		
FIELD BOOK: 2499-25	CHECKED BY: MLW		
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY	
UPDATE SURVEY 25-1289	10-31-2025	MLW	
BOUNDARY, TOPOGRAPHIC & TREE RESURVEY 23-0138	02-06-2023	MLW	
REVISE CORNERS	08-15-11	MLW	
ADD PARCEL TO N.W. SIDE REF:11-1880	08-01-11	MLW	
UPDATE AND TOPO NORTH TO INTERSECTION 10-2312	09-12-10	MLW	
UPDATE SURVEY SU-08-2514	10-06-08	AL/MLW	

CERTIFY TO:

Mikhail Volodarsky

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 51-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-06-5988