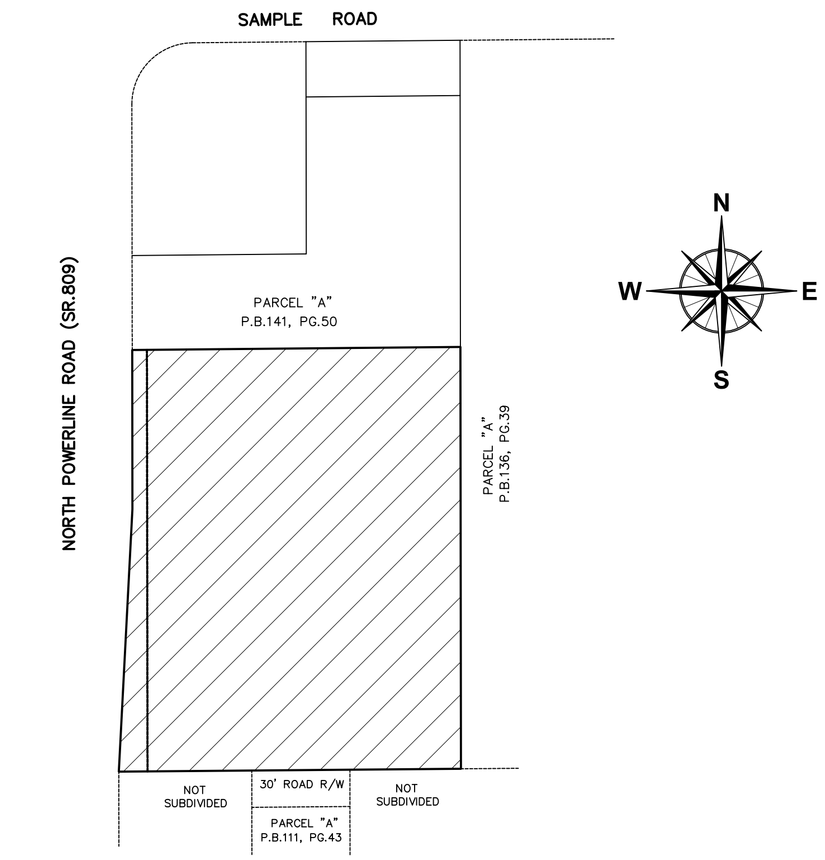
BOUNDARY SURVEY

PROPERTY ADDRESS: 3500–3530 NORTH POWERLINE ROAD, POMPANO BEACH, FLORIDA 33064

LEGAL DESCRIPTION

THOSE PORTIONS OF TRINITY ACRES AND PARCEL A OF TRINITY ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL A FOR A POINT OF BEGINNING AND RUN THENCE SOUTH 89°31'29" WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 278.93 FEET; THENCE NORTH 02°58'24" EAST, A DISTANCE OF 214.28 FEET; THENCE NORTH 00°04'46" WEST PARALLEL WITH AND 66.00 FEET EAST OF THE WEST BOUNDARY OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST, A DISTANCE OF 129.72 FEET; THENCE NORTH 89°27'54" EAST PARALLEL WITH AND 305.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 267.58 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF SAID PARCEL A; THENCE SOUTH 00°04'10" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 343.89 FEET TO THE POINT OF BEGINNING.



LOCATION SKETCH
N.T.S.

No.	TOP OF CASING ELEVATION
MH–1	15.03'
MH–2	15.35'
MH–3	15.40'
MH–4	14.88'
MH–5	14.48'
MH–6	14.42'
MH–7	14.02'
MH–8	13.96'
MH–9A	13.91'
MH–9B	13.80'
MH–9C	13.97'
MH–9D	13.77'
MH–10A	14.01'
MH–10B	14.00'
MH–10C	13.93'
MH–10D	13.91'
MH–12A	13.97'
MH–12B	14.03'
MH–12C	13.99'
MH–12D	14.00'
MH–13A	14.39'
MH–13B	14.44'
MH–13C	14.42'
MH–13D	14.36'
MH–14B	13.82'
MH–15A	13.48'
MH–15B	13.44'
MH–15C	13.56'
MH–16A	14.29'
MH–16B	14.26'
MH–16C	14.34'
MH–16D	14.34'
MH–17A	15.05'
MH–17B	15.13'
MH–17C	15.23'
MH–17D	15.16'
MH–18A	14.70'
MH–18B	14.63'
MH–18C	14.71'
MH–19A	14.49'
MH–19B	14.59'
MH–19C	14.67'
MH–20	15.31'
MH–21C	13.93'
MH–22	15.32'
MH–23C	14.79'
MH–24A	14.02'
MH–24B	14.10'
MH–24C	13.76'
MH–25C	13.61'

NOTES:
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17–6FAC), IS "COMMERCIAL", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASURMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO A ANY UNNAMED PARTY.
- BEARINGS ARE REFERRED TO AN ASSUMED VALUE OF N01°26'14"W ALONG THE WEST LINE OF SECTION 22–48–42
- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929) BROWARD COUNTY BENCHMARK No.2612; ELEVATION=12.96'

FLOOD ELEVATION INFORMATION:
DATE OF FIRM: 10–02–97
COMMUNITY No: 120055
PANEL: 0120 SUFFIX: F
ZONE: AH BASE FLOOD ELEVATION: 14'

A B B R E V I A T I O N S A N D L E G E N D

A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S.= CONCRETE BLOCK STRUCTURE
C.G. = CURB & GUTTER
CH. = CHORD DISTANCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB
E.T.P.= ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P.= FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D.= FOUND NAIL & DISK
F.R. = FOUND REBAR
L.P. = LIGHT POLE
M.D.E.= MAINTENANCE & DRAINAGE EASEMENT
MEAS. = MEASURED
M.S. = METAL SHED ON CONCRETE
N.T.S.= NOT TO SCALE
NO ID.= NO IDENTIFICATION NUMBER
O.E.L.= OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCEMENT
PL. = PLANTER
R. = RADIUS
RES. = RESIDENCE
S.I.P.= SET IRON PIPE No. LS. 5184
S.R. = SET ROD No. LS. 5184
STY. = STORY
SWK. = SIDEWALK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
V.G. = VALLEY GUTTER
℄ = CENTER LINE
M = MONUMENT LINE
Δ = CENTRAL ANGLE
WOOD FENCE
CHAIN LINK FENCE
C.B.S. WALL
EXISTING ELEVATION
Ø = DIAMETER

ANTONIO FIORE, PSM
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I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

ANTONIO FIORE
PROFESSIONAL SURVEYOR AND MAPPER No.5184
STATE OF FLORIDA

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR

SCALE: 1"=20'	DRAWN BY: F.A.L.	REFERENCE:	FIELD BOOK: 12–0042	DATE: 01–24–12