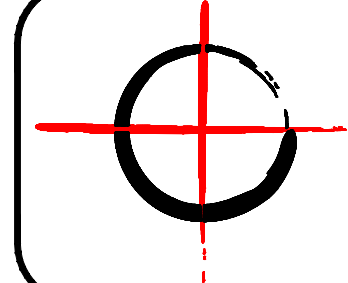
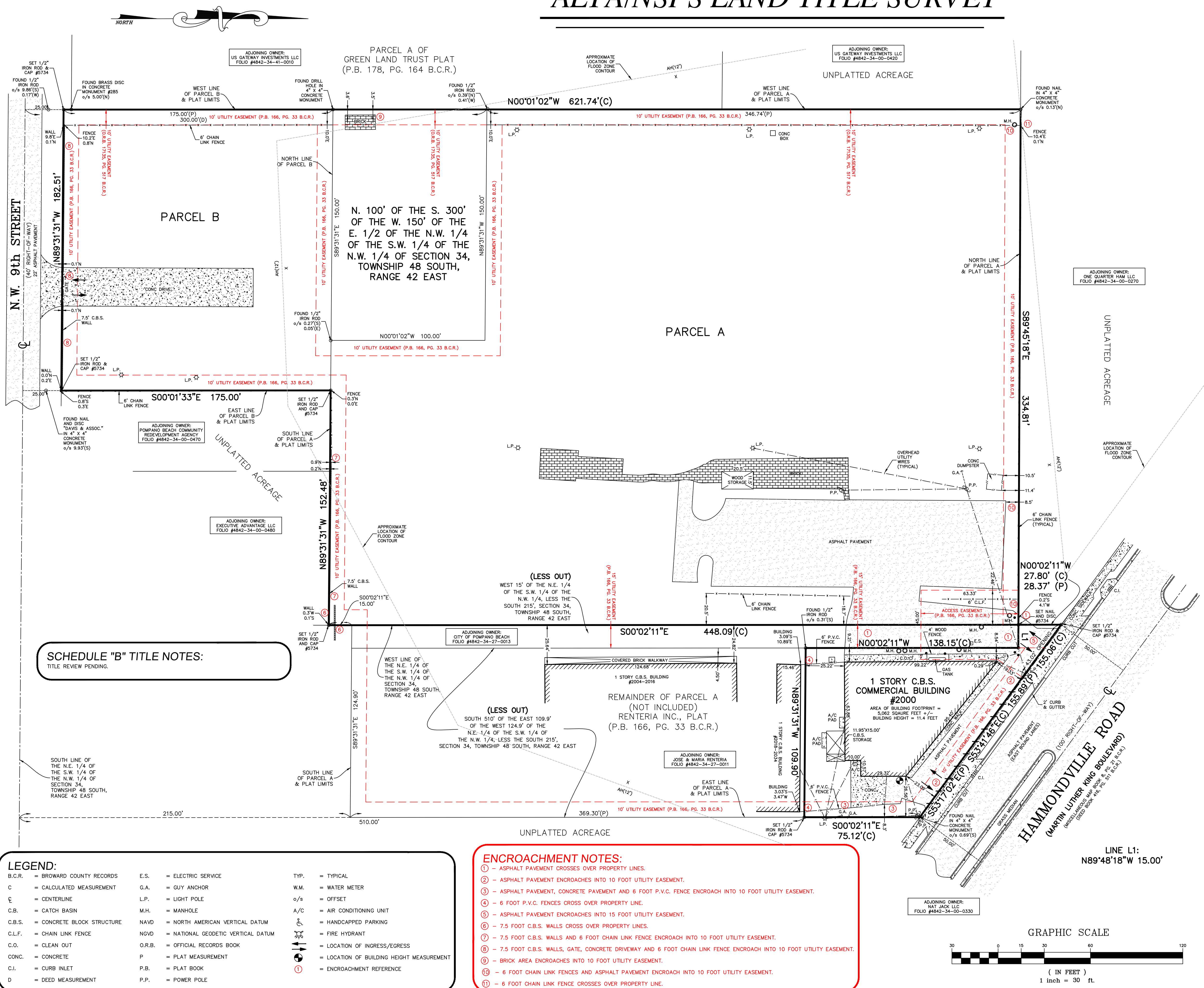


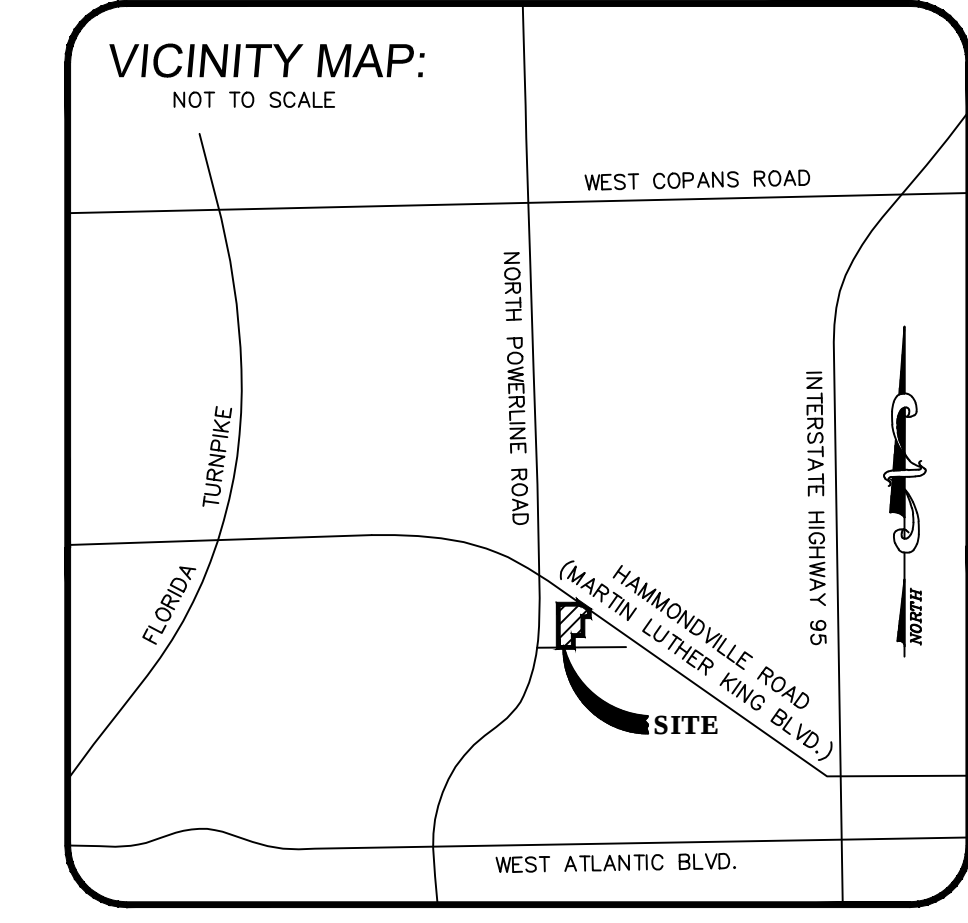
ALTA/NSPS LAND TITLE SURVEY



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 2000 HAMMONDVILLE ROAD
POMPAHO BEACH, FL 33066

LEGAL DESCRIPTION:
PARCELS 1A AND 1B OF RENTERIA INC., PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH:
THE NORTH 100 FEET OF THE SOUTH 300 FEET OF THE WEST 150 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
LESS AND EXCEPT:
THE SOUTH 510 FEET OF THE EAST 109.9 FEET OF THE WEST 124.9 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 215 FEET IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
LESS AND EXCEPT:
THE WEST 15 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 215 FEET IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST.



GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THE BROWARD COUNTY TAX I.D. NUMBERS FOR THE PROPERTY SHOWN HEREON IS 48-42-34-27-0010 AND 48-42-34-00-0440 AND IS CURRENTLY OWNED BY RAUL QUINTANA.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 194,745 SQUARE FEET (4.4708 ACRES) MORE OR LESS.
- 5) THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 00°01'02" WEST ALONG THE WEST LINE OF PARCEL A, RENTERIA INC., PLAT, PLAT BOOK 166, PAGE 33 BROWARD COUNTY RECORDS.
- 6) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 7) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 8) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 12 FEET AND FLOOD ZONE "Y" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 120055-0357-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14.
- 9) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 10) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 11) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
- 12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 13) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 14) DATE FIELDWORK PERFORMED: 01/19/19 (FIELD BOOK 591, PAGE 32)
- 15) DRAWN BY: J.H.P. & Q.D.J. CHECKED BY: J.H.P.

CERTIFICATION:

TO:

CITY OF POMPAHO BEACH
RAUL QUINTANA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 (LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 11 (LOCATION OF UTILITIES PER VISIBLE ABOVE-GROUND, ON-SITE OBSERVATION), 13, 14 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2019.

01/16/19
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISION	DATE	CHECKED BY

PROJECT NAME: POMPAHO / HAMMANDVILLE **JOB NO.:** 19-0029