

MAP OF BOUNDARY SURVEY

FOR: GCA CREATEURS IMMOBILIER

DESCRIPTION:
LOTS 5, 6, 7, 8, AND 9, LESS THE SOUTH 5.0 FEET THEREOF; ALSO LESS THE WEST 5.0 FEET OF LOT 9, TOGETHER WITH LOTS 10, 11, 12 AND 13, LESS THE NORTH 5.0 FEET THEREOF; ALSO LESS THE WEST 5.0 FEET OF LOT 10, ALL IN BLOCK 8 OF POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 3300 SE 1st STREET, POMPANO BEACH, FLORIDA

- SURVEY NOTES:
1. ALL PROPERTY CORNERS ARE SET IRON ROD & CAP #3240 UNLESS NOTED OTHERWISE.
 2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED.
 3. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE CERTIFYING SURVEYOR.
 4. BENCHMARK OF ORIGIN: BROWARD COUNTY ENGINEERING BENCHMARK #506 (ELEV.=13.178 NAVD 88) PER THE VERTICAL CONVERSION OF -1.572'.
 5. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF BLOCK 8, POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION (PB. 2, PG. 43 B.C.R.) AS SURVEYED IN THE FIELD 10/23/15.
 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THE N.F.I.P. FLOOD MAP # 12011C0377H
HAS DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONES
"AE"-BASE ELEV. 5 AND 0.2% ANNUAL CHANCE FLOOD-ELEV. N/A
COMMUNITY NO. 120055 PANEL # 0377H
EFFECTIVE DATE: 8/18/14
FLOOD ZONE INFO. SHOWN HEREON IS BASED ON THE (NAVD88)
NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND:

A/C	AIR CONDITIONING	FT.	FOOT	P.A.	POLE ANCHOR
ASPH.	ASPHALT	FND.	FOUND	PLTR.	PLANTER
A.E.	ANCHOR EASEMENT	GAR.	GARAGE	PROP.	PROPOSED
APPROX.	APPROXIMATE	G.T.	GREASE TRAP	P.V.C.	POLYVINYL CHLORIDE
BOC	BACK OF CURB	HH.	HAND HOLE	P.K.	PARKER KALON
BM.	BENCHMARK	HYD.	HYDRANT	RET.	RETENTION
BOL.	BOLLARD	I.R.	IRON ROD	R	RADIUS
BBQ.	BARBECUE	I.P.	IRON PIPE	(RAD)	RADIAL
B.F.P.	BACKFLOW PREVENTER	IRRIG.	IRRIGATION	RES.	RESIDENCE
BUL.	BLOCK	I.E.	INGRESS/EGRESS	REF.	REFERENCE
B.C.R.	BROWARD COUNTY RECORDS	I.G.V.	IN GROUND VAULT	R/W	RIGHT OF WAY
COR.	CORNER	I.D.	IDENTIFICATION	RNG.	RANGE
CONST.	CONSTRUCTION	L	ARC LENGTH	SEC.	SECTION
CONC.	CONCRETE	L.P.	LIGHT POLE	SAN.	SANITARY
C&G	CURB AND GUTTER	LQP.	LIQUID PROPANE	STA.	STATION
CATV	CABLE TELEVISION	L.M.E.	LAKE MAINTENANCE EASEMENT	S.B.	SOUTHERN BELL
C.B.	CATCH BASIN	MON.	MONUMENT	STY.	STORY
C.L.F.	CHAIN LINK FENCE	M	MEASURED	SEW.	SEWER
C	CALCULATED	M.H.	MANHOLE	SERV.	SERVICE
CVRD.	COVERED	M.B.	METAL BOLLARD	S.F.	SQUARE FEET
COL.	COLUMN	M.W.	MONITORING WELL	TWP.	TOWNSHIP
C.P.P.	CONCRETE POWER POLE	M.R.F.	METAL RAIL FENCE	(TYP)	TYPICAL
C.O.	CLEANOUT	(N.R.)	NON-RADIAL	TAN.	TANGENT
(CFT)	CALCULATED FROM FIELD TRAVERSE	NID.	NAIL IN DISC	TOB	TOP OF BANK
DESC.	DESCRIPTION	NT.	NAIL IN TAB	U.E.	UTILITY EASEMENT
D	DRAINAGE EASEMENT	O.H.W.	OVERHEAD WIRES	V.G.	VALLEY GUTTER
D.E.	DRAINAGE EASEMENT	ORB.	OFFICIAL RECORD BOOK	W.F.	WOOD FENCE
DIA.	DIAMETER	O/S	OFFSET	W.P.P.	WOOD POWER POLE
EL	ELEVATION	P.O.B.	POINT OF BEGINNING	W.V.	WATER VALVE
E.H.H.	ELECTRIC HANDHOLE	P.O.C.	POINT OF COMMENCEMENT	W.M.	WATER METER
EXIST.	EXISTING	P.O.T.	POINT OF TERMINATION	W.S.	WATER SERVICE
EW	EDGE OF WATER	P.B.	PLATBOOK	Y.D.	YARD DRAIN
EOP	EDGE OF PAVEMENT	P.C.P.	PERMANENT CONTROL POINT		
ESMT.	EASEMENT	P.C.	POINT OF CURVATURE	+3.10	EXISTING ELEVATION
EQUIP.	EQUIPMENT	P.R.C.	POINT OF REVERSE CURVATURE	CL	CENTERLINE
ELEC.	ELECTRIC	P.C.C.	POINT OF COMPOUND CURVATURE	*	L.P., LIGHT POLE
FIN. FL.	FINISHED FLOOR	P.I.	POINT OF INTERSECTION	W.Q.S.S.	WATER QUALITY SAMPLE STATION
F.C.	FENCE CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	C/LIGHT	CONCRETE LIGHT POLE
F.H.	FIRE HYDRANT	(P)	PLAT	POLE	
FPL	FLORIDA POWER & LIGHT	P.V.M.T.	PAVEMENT		
		PG.	PAGE		
		10	REGULAR PARKING SPACE COUNT		

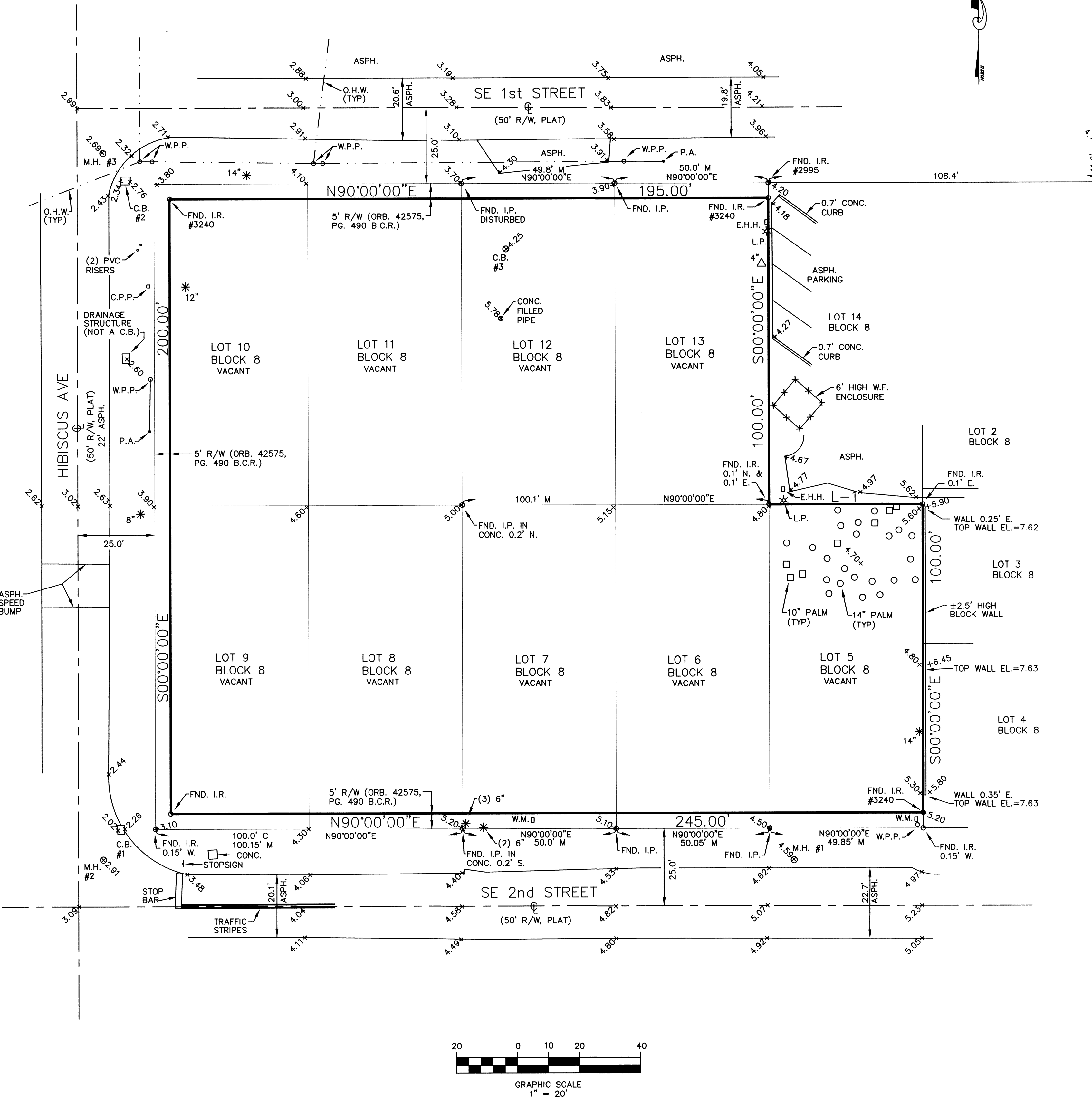
SANITARY SEWER ASBUILTS

M.H. #1
RIM=4.59
E. INV.= -0.79, 8" PIPE
W. INV.= -0.81, 8" PIPE
M.H. #2
RIM=2.91
E. INV.= -1.89, 8" PIPE
S. INV.= -2.87, 15" PIPE
N. INV.= -2.89, 15" PIPE
M.H. #3
RIM=2.69
E. INV.= -1.25, 8" PIPE
S. INV.= -3.18, 15" PIPE
N. INV.= -3.21, 15" PIPE
M.H. #4
RIM=4.73
W. INV.= 0.16, 8" PIPE

DRAINAGE ASBUILTS

C.B. #1
W. RIM=2.02, E. RIM=2.26
N. INV.= 0.17, 12" PIPE
W. INV.= 0.54, 12" PIPE
BOTTOM STRUCTURE=0.17
C.B. #2
W. RIM=2.34, E. RIM=2.76
N. INV.= 1.02, 12" PIPE
S. INV.= 0.90, 12" PIPE
BOTTOM STRUCTURE=0.82
C.B. #3
RIM=4.25
UNABLE TO ASCERTAIN ANY INVERTS DUE TO STRUCTURE FULL OF DIRT (NOTE THIS STRUCTURE HAS A ROUND C.B. LID)

DRAINAGE STRUCTURE WEST OF LOT 10 (NOT A C.B.)
RIM=2.60
N. INV.= 0.47, 12" PIPE
W. INV.= 0.21, 12" PIPE
S. INV.= 0.52, 12" PIPE
BOTTOM STRUCTURE=0.01
(NOTE THIS STRUCTURE APPEARS TO HAVE A BOTTOM ONLY AROUND THE INSIDE EDGES, THERE IS NO BOTTOM IN THE CENTER. THIS STRUCTURE HAS A SOLID RECTANGULAR LID)

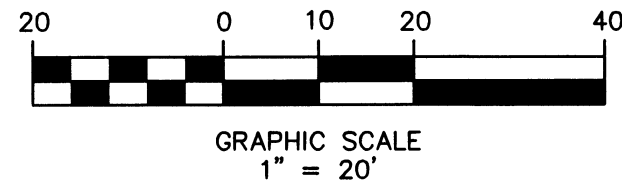


LINE TABLE

L-1
N90°00'00"E
50.00'

TREE LEGEND

- △ OAK
- * HONEY LOCUST
- 14" PALM
- 10" PALM
- 6" TRUNK DIAMETER



REVISIONS	DATE	BY	CKD	FB/PG
UPDATE SURVEY	11/9/18	W.D.K.	A.F.F.	FILE
REVISE SURVEY NOTE #4 PER BLDG. DIV. COMMENT	5/18/16	W.D.K.	A.F.F.	FILE

CERTIFICATION:
I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
DATED: 10/23/15
UPDATED: 11/9/18
PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

LOTS 5 THROUGH 13, BLOCK 8
POMPANO BEACH BLOUNT BROS. REALTY
CO.'S SUBDIVISION
(PB. 2, PG. 43 B.C.R.)

NOTE:
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD
SCALE: 1" = 20'
ELECTRONIC FILE
FB/PG: 762/11
DRAWN BY: W.D.K.
CKD BY: A.F.F.
JOB NO: 15-95

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