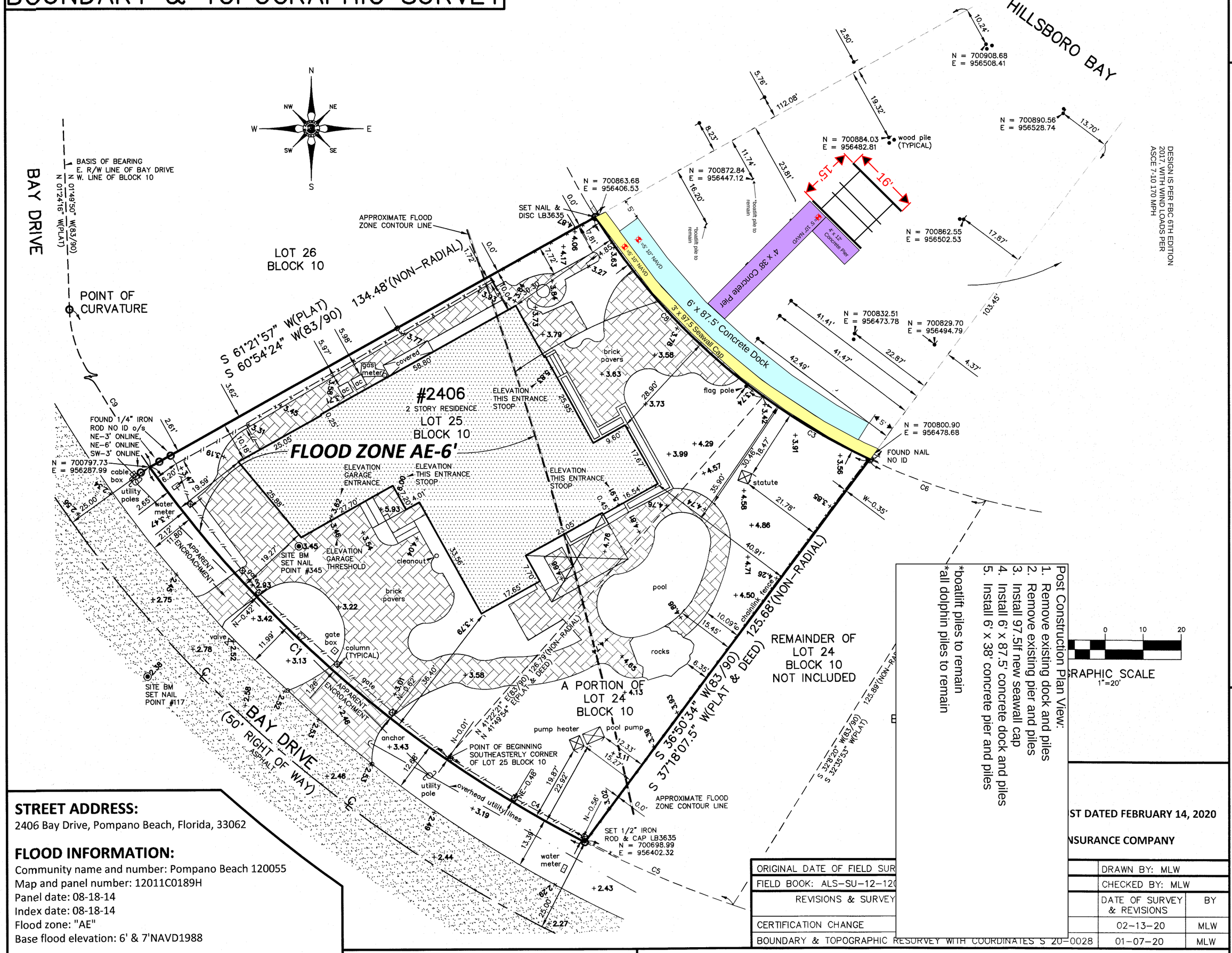
BOUNDARY & TOPOGRAPHIC SURVEY



DESIGN IS PER FBC 6TH EDITION 2017, WITH WIND LOADS PER ASCE 7-10 170 MPH

Post Construction Plan View:
1. Remove existing dock and piles
2. Remove existing pier and piles
3. Install 97.5lf new seawall cap
4. Install 6' x 87.5' concrete dock and piles
5. Install 6' x 38' concrete pier and piles

*boatlift piles to remain
*all dolphin piles to remain

0 10 20
GRAPHIC SCALE
1"=20'

ST DATED FEBRUARY 14, 2020

NSURANCE COMPANY

ORIGINAL DATE OF FIELD SUR	
FIELD BOOK: ALS-SU-12-120	
REVISIONS & SURVEY	
CERTIFICATION CHANGE	
BOUNDARY & TOPOGRAPHIC RESURVEY WITH COORDINATES S 20-0028	

DRAWN BY: MLW	
CHECKED BY: MLW	
DATE OF SURVEY & REVISIONS	BY
02-13-20	MLW
01-07-20	MLW

STREET ADDRESS:

2406 Bay Drive, Pompano Beach, Florida, 33062

FLOOD INFORMATION:

Community name and number: Pompano Beach 120055
Map and panel number: 12011C0189H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "AE"
Base flood elevation: 6' & 7'NAVD1988

LEGAL DESCRIPTION:

THE NW ½ OF LOT 24, BLOCK 10 OF HILLSBORO SHORES SECTION A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 25 OF SAID BLOCK 10; THENCE NORTHEASTERLY ON A BEARING OF NORTH 41°49'54" EAST, A DISTANCE OF 126.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE ON A CIRCULAR CURVE TO THE LEFT WHICH RADIUS IS 170.00 FEET WITH DELTA OF 10°57'13" AND AN ARC DISTANCE OF 32.50 FEET TO A POINT; THENCE ON A BEARING OF SOUTH 37°18'07.5" WEST, A DISTANCE OF 125.68 FET TO A POINT; THENCE ON A CIRCULAR CURVE TO THE RIGHT WHICH RADIUS IS 320 FEET; WITH DELTA OF 07°36'35" AND AN ARC DISTANCE OF 42.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND ALL OF LOT 25, BLOCK 10 OF HILLSBORO SHORES, SECTION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

BENCHMARK INFORMATION:

National Geodetic Survey Benchmark X 311
Brass disc Stamped X 311 1970
Elevation = 13.02'NAVD1988

City of Pompano Beach Benchmark #102
Aluminum disc stampes 102 Elevation = 3.722'NAVD1988

HORIZONTAL CONTROL:

Broward County Highway Construction and Engineering Division Eastern Broward Horizontal Control Network
POINT PO4
Florida Department of Natural Resources brass disc
N-717087.751 E-958273.05384

Broward County Highway Construction and Engineering Division Eastern Broward Horizontal Control Network
POINT O15
Florida Department of Natural Resources brass disc
N-689346.480 E-954055.57192

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	= RIGHT OF WAY	×7.00'	= ELEVATIONS BASED ON N.A.V.D.
N	= NORTH	SQ. FT.	= SQUARE FEET
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.	= ENCROACH	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
(M)	= MEASURED	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM OF 1988
P.B.	= PLAT BOOK		
A/C	= AIR CONDITIONER		
P	= PLAT		

VALVE		UTILITY BOX	
MANHOLE		HYDRANT	
BASIN		UTILITY POLE	
WELL		VAULT	
WATER METER		LIGHT	
PROPERTY CORNER		AIR CONDITIONER	

OVERHEAD UTILITY LINES	
CONCRETE	
BRICK PAVERS	
ASPHALT	
CHAIN LINK FENCE	=
WOOD FENCE	=
METAL FENCE	=
PVC FENCE	=
CONCRETE FENCE	=

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

C1:
Radius: 320.00'
Delta: 27°18'27"
Arc Length: 152.51'
Tangent: 77.73'
Chord: 151.07'
Course: S 49°10'59" E(83/90)
Course: S 48°43'26" E(PLAT)

C2:
Radius: 170.00'
Delta: 32°51'39"
Arc Length: 97.50'
Tangent: 50.13'
Chord: 96.17'
Course: S 48°37'34" E(83/90)
Course: S 48°10'00" E(PLAT)

C3:
Radius: 170.00'
Delta: 10°57'13"
Arc Length: 32.50'
Tangent: 16.30'
Chord: 32.45'
Course: S 59°34'47" E(83/90)
Course: S 59°07'14" E(DEED)

C4:
Radius: 320.00'
Delta: 07°36'35"
Arc Length: 42.50'
Tangent: 21.28'
Chord: 42.47'
Course: N 59°01'46" W(83/90)
Course: N 58°34'03" E(DEED)

C5:
Radius: 320.00'
Delta: 07°36'32"
Arc Length: 42.50'
Tangent: 21.28'
Chord: 42.46'
Course: N 66°38'28" W(83/90)

C6:
Radius: 170.00'
Delta: 10°57'13"
Arc Length: 32.50'
Tangent: 16.30'
Chord: 32.45'
Course: N 70°32'00" W(83/90)

C7:
Radius: 320.00'
Delta: 19°41'43"
Arc Length: 110.00'
Tangent: 55.55'
Chord: 109.46'
Course: N 45°22'37" W(83/90)

C8:
Radius: 170.00'
Delta: 21°54'26"
Arc Length: 65.00'
Tangent: 32.90'
Chord: 64.60'
Course: S 43°08'57" E(83/90)

C9:
Radius: 320.00'
Delta: 33°41'54"
Arc Length: 188.21'
Tangent: 96.91'
Chord: 185.51'
Course: N 18°40'49" W

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a plat bearing accompanied by a grid bearing, both referenced to the East right of way line of Bay Drive also being the West line of Block 10, Plat Book 21, Page 14, Broward County Records. Plat Bearing = North 01°24'16" West. Grid Bearing = North 01°49'50 West.
3. Grid bearings and coordinates shown hereon are based on the North American Datum of 1983, 1990 adjustment.
4. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
5. Ownership of fences and walls if any are not determined.
6. 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.
7. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
8. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
9. 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.

EASEMENTS ACCORDING TO THE AFOREMENTIONED PLAT:

None

APPARENT ENCROACHMENTS:

Driveways in road right of way along the Southwest boundary.
Dock, piles and boat lift in Hillsboro Bay along the Northeast boundary.

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 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

SEAL
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

2-13-20
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-12-1207