

# SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected herein pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.  
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



## DESCRIPTION:

### PARCEL "A" (2.192 ACRES)

A PARCEL OF LAND LYING WEST OF THE F.E.C. RAILROAD RIGHT-OF-WAY IN THE SOUTH HALF (S 1/2) OF THE NORTHEAST 1/4 (NE 1/4) OF THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY, SAID POINT BEING 2050.72 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY, THENCE NORTH 78 DEGREES 02 MINUTES 40 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 209.19 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 351.64 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 88 DEGREES 55 SECONDS EAST, A DISTANCE OF 270.68 FEET; THENCE SOUTH 13 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 59.19 FEET; THENCE SOUTH 76 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, LESS THEREFROM THAT CERTAIN RIGHT-OF-WAY FOR NORTH DIXIE HIGHWAY (STATE ROAD 811) TAKEN BY ORDER OF TAKING IN O.R. BOOK 21796, PAGE 903, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING WEST OF THE F.E.C.R.R. IN THE SOUTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS DESCRIBED IN THE CERTAIN QUIT CLAIM DEED, RECORDED IN INSTRUMENT NUMBER 114014535 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY, SAID POINT BEING 2163.84 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY, THENCE SOUTHERLY WITH A BEARING OF SOUTH 14°20'51" WEST ALONG THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY, 113.12 FEET; THENCE WESTERLY AT RIGHT ANGLES WITH A BEARING OF NORTH 75°39'09" WEST, FOR 195.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 75°39'09" WEST, FOR 13.05 FEET; THENCE NORTH 10°17'58" EAST, FOR 54.68 FEET; THENCE NORTH 88°53'28" EAST, FOR 17.54 FEET; THENCE SOUTH 14°20'51" WEST, FOR 59.20 FEET TO THE POINT OF BEGINNING.

### PARCEL "B" (0.794 ACRES)

A PORTION OF THE SOUTH 1/2 (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 26, AND THE WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY, THENCE NORTHERLY ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1730.80 FEET TO THE POINT OF BEGINNING; THENCE WEST MAKING AN ANGLE OF 74 DEGREES 32 MINUTES 35 SECONDS AT THE SOUTHWEST QUADRANT, A DISTANCE OF 361.80 FEET; THENCE NORTH MAKING AN INCLUDED ANGLE OF 89 DEGREES 24 MINUTES 30 SECONDS, A DISTANCE OF 117.80 FEET; THENCE EAST MAKING AN INCLUDED ANGLE OF 90 DEGREES 35 MINUTES 30 SECONDS, A DISTANCE OF 393.14 FEET TO A POINT OF THE SAID WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY, THENCE SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 122.22 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT-OF-WAY OF OLD DIXIE HIGHWAY.

SAID LANDS SITUATE IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 130,034 SQUARE FEET OR 2.985 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SURVEYOR'S NOTES

## ABBREVIATIONS:

ALUM	ALUMINUM
BCED	BROWARD COUNTY ENGINEERING DEPARTMENT
BCR	BROWARD COUNTY RECORDS
BLDG	BUILDING
(C)	CALCULATED
CLF	CHAIN LINK FENCE
COR	CORNER
(D)	BASED ON DEED DESCRIPTION
(F)	BASED ON CALCULATED FIELD CONTROL
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEC RR	FLORIDA EAST COAST RAILROAD
FND	FOUND
IRC	IRON ROD WITH CAP
LB	LICENSED BUSINESS
OR	OFFICIAL RECORDS
(P)	PLAT DIMENSION
PL	PROPERTY LINE
R/W	RIGHT OF WAY
UE	UTILITY EASEMENT
C&G	CURB AND GUTTER
VC	VALLEY CURB

## SYMBOL LEGEND:

ANCHOR
BACK FLOW PREVENTER
CATCH BASIN
CONCRETE LIGHT POLE
CONCRETE POWER POLE
FIRE HYDRANT
IRRIGATION CONTROL VALVE
MONITORING WELL
SANITARY CLEAN OUT
SANITARY MANHOLE
SIGN
STORM MANHOLE
TRAFFIC PULL BOX
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD TELEPHONE POLE
YARD DRAIN
PALM TREE
SHADE TREE
CHAIN LINK FENCE
METAL FENCE
OVER HEAD WIRES

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 6A-17.051 AND 6A-17.052 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN NOVEMBER, 2015.

LAST DATE OF FIELD WORK: MARCH 28, 2017. (SET NEW CORNERS ONLY)

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB271

RICHARD D. PRYCE  
PROFESSIONAL SURVEYOR & MAPPER NO. 4038  
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed  
Richard D. Pryce  
No. 4038  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR

SEAL  
NO. 15-0000-001

ELEVATIONS ARE IN NAVD 1988 DATUM

P220-13000005  
7/28/2021

TREE #	DESCRIPTION:	TREE#	DESCRIPTION:
1170	6" OAK	1231	8" OAK
1171	10" MAPLE	1232	10" OAK
1172	8" OAK	1233	4" OAK
1173	12" SABAL PALM BH=14'	1234	96" BANYAN TREE
1174	12" SABAL PALM BH=14'	1355	10" BUTTWOOD
1175	10" SABAL PALM BH=16'	1356	3" BUTTWOOD
1176	18" ARECA BAMBOO PALM BH=2'	1357	10" BUTTWOOD
1177	3" ALEXANDER PALM BH=10'	1358	3" PALM BH=3'
1178	3" ALEXANDER PALM BH=10'	1359	4" PALM BH=9'
1225	14" SABAL PALM BH=16'	1360	4" BUTTWOOD
1226	6" OAK	1361	4" PALM BH=6'
1227	4" OAK	1362	4" PALM BH=6'
1228	10" OAK	1363	8" BUTTWOOD
1229	4" OAK	1365	3" ALEXANDER PALM BH=22'
1230	8" OAK	1366	3" ALEXANDER PALM BH=16'

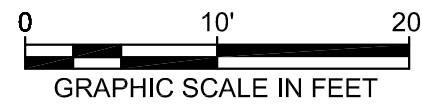
G:\2015\15-0005-001-01 KROME V. STEFANCO Drawings\15-0005 SDS LESS INSTR 114014535.dwg [5-1 (24X36)] Mar 30, 2017 4:55pm DDNAME



SKETCH OF SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY

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NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



SURVEYOR'S NOTES:

- THIS SKETCH OF SURVEY OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES SJ-17.061 & SJ-17.062 FLORIDA ADMINISTRATIVE CODE (F.A.C.)
- THIS SKETCH OF SURVEY CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF H. COLLINS FORMAN P.A. AND DOUGLAS MANAGEMENT AND REALTY FOR THE EXPRESS PURPOSE STATED HEREIN AND/OR CONTAINED IN THE CONTRACT AND AFOREMENTIONED CLIENT FOR THIS PROJECT.
- THE INTENT OF THIS SURVEY IS TO SHOW THE RELATIONSHIP BETWEEN THE SITE IMPROVEMENTS IN REFERENCE TO THE PROPERTY BOUNDARY FOR DETERMINING OCCUPATION, LINES OF POSSESSION AND TOPOGRAPHY FOR DESIGN PURPOSES. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT THE WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/HIGH RISK, THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK LINEAR AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA STANDARDS OF PRACTICE (SJ-17-6, F.A.C.).
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AS STATED UNDER RULE SJ-17-6.003(3)(H) F.A.C.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER FOR SHEET S-1 AND 1"=10' OR SMALLER FOR SHEET S-2.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF NORTH DIXIE HIGHWAY (STATE ROAD 811 SECTION 86170-2508) AS MONUMENTED AND DEPICTED ON THIS SURVEY, ACCORDING TO THE RIGHT OF WAY MAP BOOK THEREOF AS RECORDED IN RIGHT OF WAY MAP BOOK 13, PAGE 39, OF THE PUBLIC RECORDED OF BROWARD COUNTY, FLORIDA. SAID EAST LINE BEARS NORTH 13°58'08" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. THE FOLLOWING MONUMENTS WERE FOUND DURING THE PREPARATION OF THIS SURVEY:  
STATION 148+12.32 12.12' RIGHT - FOUND FDOT IRON ROD WITH CAP STAMPED "FDOT 5/8 T"  
STATION 161+96.84 12.26' RIGHT - FOUND FDOT IRON ROD WITH CAP STAMPED "FDOT 5/8 T"  
STATION 175+80.96 12.39' RIGHT - FOUND FDOT IRON ROD WITH CAP STAMPED "FDOT 5/8 T"
- HORIZONTAL IMPROVEMENT LOCATIONS SHOWN HEREON WERE OBTAINED USING A "TRIMBLE 56" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WAS PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST. THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
- THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON THAT CERTAIN SPECIAL WARRANTY DEED DATED SEPTEMBER 25TH, 2013 RECORDED IN OFFICIAL RECORDS BOOK 50205, PAGE 796, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS PROVIDED BY THE CLIENT.
- BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
- THE HORIZONTAL CONTROL SURVEY DATA SHOWN HEREON WAS OBTAINED BY UTILIZING "TRIMBLE RS OR R10 GNSS" ROVER, AS OPERATED BY CRAVEN THOMPSON & ASSOCIATES BASED ON REAL TIME KINEMATIC (RTK) CORRECTIONS, PROVIDED BY "TRIMBLE VRS RTK" BASE REFERENCE STATIONS, AS OPERATED BY TRIMBLE NAVIGATION LIMITED.

THE GPS DATA HAS BEEN PROCESSED AND SITE CALIBRATED USING A LEAST SQUARE ADJUSTMENT IS BASED ON A HORIZONTAL BEST FIT MODEL USING TRIMBLE BUSINESS CENTER (TBC) SOFTWARE TO THE FOLLOWING EASTERN BROWARD COUNTY HORIZONTAL GPS COUNTY NETWORK CONTROL POINTS, AS ESTABLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT (BCED), SURVEY SECTION. TOGETHER WITH FOOT RIGHT OF WAY MONUMENTS AS NOTED ABOVE.

BROWARD COUNTY PT#	NORTHING	EASTING	DESCRIPTION
J12	696042.325	942290.542	BCED GPS WASHER/PK
K12	696121.566	944956.000	COPPER WELD IN CONCRETE

FDOT MONUMENTS: (AS SHOWN ON R/W MAP BOOK 13, PAGE 39 BCR)		
STATION 148+12.32	696092.272	943982.711 FDOT IRON ROD WITH CAP
STATION 161+96.84	697435.851	944316.930 FDOT IRON ROD WITH CAP
STATION 175+80.96	698779.043	944651.053 FDOT IRON ROD WITH CAP

CALIBRATION IS BASED ON A HORIZONTAL ADJUSTMENT SCALE VALUE OF 0.99999014, A MAXIMUM HORIZONTAL RESIDUAL ERROR OF 0.102 +/-, AND MEETS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK CLASSIFICATION, AS REQUIRED BY THE FLORIDA STANDARDS OF PRACTICE (SJ-17-6.003(3)(B)15.8.III, F.A.C.). AFTER CALIBRATION, LOCAL FDOT MONUMENTATION AND NORTHWEST CORNER OF BLOCK 8, KENDALL GREEN (PLAT BOOK 43, PAGE 49 BROWARD COUNTY RECORDS) WAS HELD TO DETERMINE THE PROPERTY BOUNDARIES THE DIFFERENCES BETWEEN CALCULATED POSITIONS AND FIELD POSITIONS OF THE FOUND PROPERTY MONUMENTS.

THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY BENCH MARK 023. CONCRETE MONUMENT STAMPED 023 2011 LOCATED 73' WEST OF CENTERLINE OF NW 3RD AVENUE AND 35 NORTH OF CENTERLINE OF NW 15TH STREET. ELEVATION = 15.230.

THE MAJORITY OF THE SUBJECT PROPERTY IS IN FLOOD ZONE X (OUTSIDE 0.2% ANNUAL CHANCE FLOOD) WITH A SMALL PORTION BEING IN FLOOD ZONE X (WITHIN THE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED HEREON. ZONES ARE BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 12011C0188H, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.

DATE:	10/26/15
SCALE:	1"=10'
DRAWN BY:	DMD
CHECKED BY:	RDP
FIELDBOOK:	26992700
PAGE(S):	78/27-40

**CRAVEN • THOMPSON AND ASSOCIATES, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS**

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309  
TEL.: (954) 739-6409  
FAX: (954) 739-6409

FLORIDA LICENSED ENGINEERS, SURVEYORS & PLANNERS NO. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**KROME vs STEFANCO**

**1616 NORTH DIXIE HIGHWAY POMPANO BEACH, FL**

PREPARED FOR:  
**H. COLLINS FORMAN P.A.**

**BOUNDARY & TOPOGRAPHIC SURVEY**

SEAL

NO. 15-0000001

S-2

SHEET 2 OF 2

ELEVATIONS ARE IN NAVD 1988 DATUM

P&Z

P220-13000005

7/28/2021