

LEGEND:

- B.C.R

CATV

C.B.S.

CCCL

CLF

CONC.

ELEV.

ENG.

FDOT

F.F.E.

FP&L

FND.

GIS

INV.

LB

M.M.B.

O.R.B.

P.B.

PG.

STY.

TYP.

WF

R

Δ

L

BROWARD COUNTY RECORDS

CABLE TELEVISION

CONCRETE BLOCK STRUCTURE

COASTAL CONSTRUCTION CONTROL LINE

CHAIN LINK FENCE

CONCRETE

ELEVATION

ENGINEERING

FLORIDA DEPARTMENT OF TRANSPORTATION

FINISHED FLOOR ELEVATION

FLORIDA POWER & LIGHT COMPANY

FOUND

GEOGRAPHIC INFORMATION SYSTEMS

INVERT

FLORIDA LICENSED BUSINESS NUMBER

MISCELLANEOUS MAP BOOK

OFFICIAL RECORDS BOOK

PLAT BOOK

PAGE

STORY

TYPICAL

WOOD FENCE

RADIUS

CENTRAL ANGLE

ARC LENGTH

AIR CONDITIONER

BACK FLOW PREVENTER

BENCH

BENCHMARK

BOLLARD

CATCH BASIN

CATV PEDESTAL

CONCRETE UTILITY POLE

CURB INLET

ELECTRIC HAND HOLE

ELECTRIC OUTLET

FIRE HYDRANT

FLAG POLE

FLOOD LIGHT

GUY ANCHOR

IRRIGATION CONTROL VALVE

METAL LID

METAL LIGHT POLE

NATURAL GAS METER

CIRCULAR LITE
- PALM TREE

SANITARY SEWER CLEAN-OUT

SANITARY SEWER MANHOLE

SHOWER

SINGLE SIDED SINGLE POST SIGN

STORM DRAIN MANHOLE

TELEPHONE RISER

TRAFFIC ARROW

TRASH CAN

UNKNOWN TREE

WATER METER

WATER VALVE

YARD DRAIN

CHAIN LINK FENCE

METAL FENCE

WOOD FENCE

OVERHEAD WIRES

EDGE OF BEACH VEGETATION

SEA GRAPE LINE

UNDERGROUND SANITARY SEWER

UNDERGROUND FORM

BRICK PAVEMENT

CONCRETE

DETECTABLE SURFACE

SURVEY NOTES:

1.

THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3.

LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY PARAMOUNT TITLE SERVICES, INC. , SEARCH NO. 20-817-9, DATED DECEMBER 11, 2020 @ 11:00 PM.
4.

OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5.

THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND BEARS SOUTH 89°00'29" WEST.
7.

UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8.

IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9.

THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10.

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 14.745 IS A SURVEY DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A; ELEVATION=13.17' AND BENCHMARK Y-311 IS A BRASS DISC SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE THE COAST GUARD STATION LIGHTHOUSE ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPANO BEACH, 10 FEET SOUTH OF THE SOUTHEAST CORNER OF THE STEPS LEADING UP TO LIGHTHOUSE, 14.6 FEET WEST OF THE SOUTHEAST LEG OF THE LIGHTHOUSE AND ABOUT LEVEL WITH THE GROUND; ELEVATION=9.63'.
11.

FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
12.

THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
13.

THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
14.

THE FEATURES SHOWN HEREON WERE LOCATED FROM PROJECT CONTROL POINTS THAT ACHIEVED A HORIZONTAL RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET. THAT RELATIVE DISTANCE ACCURACY WAS OBTAINED BY REDUNDANT ANGLE AND DISTANCE MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE (TRAVERSE).
15.

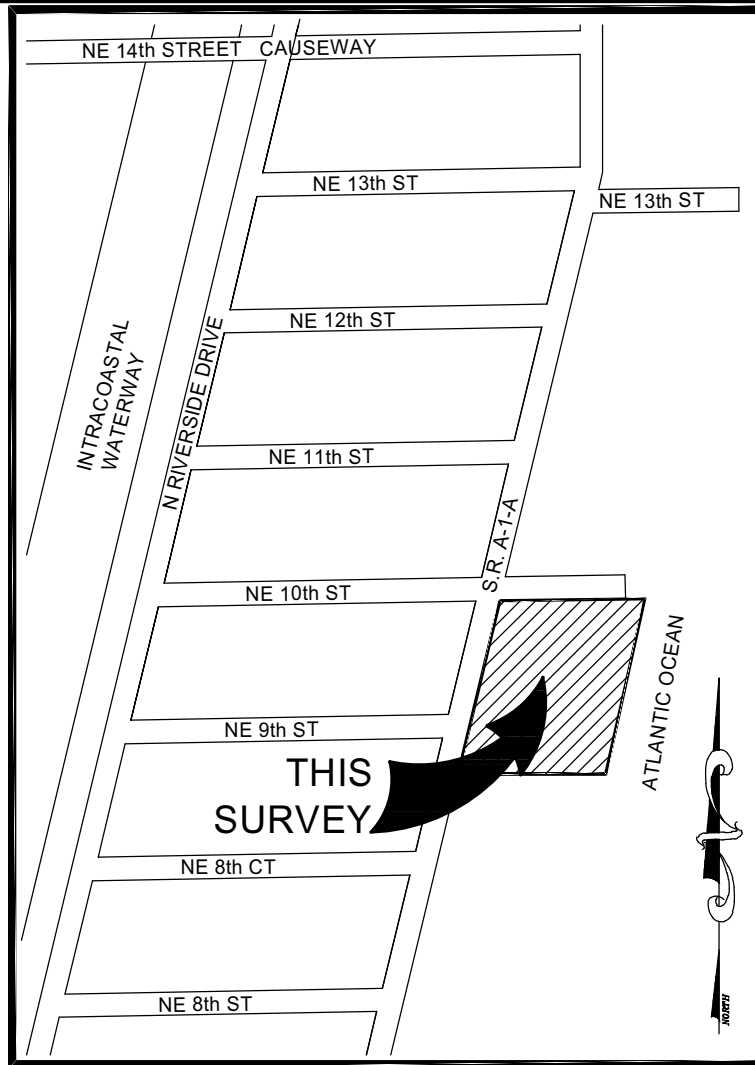
THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
16.

ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
17.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0377H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION (7.0), ZONE VE, BASE FLOOD ELEVATION (9.0), AND ZONE VE, BASE FLOOD ELEVATION (12.0). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET
1206	UNKNOWN	10	20
1217	PALM	14	20
1230	PALM	8	15
1231	PALM	8	15
1232	PALM	10	20
1241	UNKNOWN	12	40
1242	UNKNOWN	10	20
1243	UNKNOWN	10	20
1249	UNKNOWN	12	40
1410	GUMBO LIMBO	2	10
1417	PALM	12	20
1437	UNKNOWN	24	50
1438	PALM	4	10
1440	PALM	14	20
1441	PALM	12	15
1442	PALM	(4)-4	15
1867	PALM	12	25
1949	PALM	14	20
2224	SEA GRAPE	18	50
2225	SEA GRAPE	10	50
2226	PALM	4	20
2238	PALM	4	10
2239	PALM	4	10
2391	PALM	12	15
2392	PALM	10	15
2393	PALM	10	15
2600	PALM	8	15
2601	PALM	10	15
2602	PALM	10	15
2966	PALM	(3)-5	10
2967	PALM	(3)-5	10
2968	PALM	(3)-5	10
2980	UNKNOWN	12	30
2981	UNKNOWN	12	30
3096	GUMBO LIMBO	4	10
3097	GUMBO LIMBO	4	10
3116	PALM	(3)-5	10
3117	PALM	(2)-6	10



LOCATION SKETCH
(NOT TO SCALE)

DATE	REVISION	BY
3/17/21	ADDED TITLE WORK	DOB

DATE	01/18/21
SCALE	1"=20'
FIELD BOOK	948
DRAWN BY	DOB
CHECKED BY	MMM

KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY SURVEY
900 N. OCEAN BOULEVARD

LOT 1, BLOCK 1, ATLANTIC VIEW NO. 2, PLAT BOOK 27, PAGE 21, B.C.R.
TOGETHER WITH:
A PORTION OF THE NORTH 300 FEET OF GOVERNMENT LOT 1, SECTION 31-48-43
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 508.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 508.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING EAST OF THE CENTERLINE OF STATE ROAD A-1-A, COMMONLY KNOWN AS OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CENTERLINE OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 133,596 SQUARE FEET OR 3.067 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON JANUARY 18, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

WILLIAM ARATA
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5082
STATE OF FLORIDA

William A Arata

Digitally signed by William A Arata
Date: 2021.03.18 10:35:15 -0500

SHEET	1	OF	2
PROJECT NUMBER	11963.00		

PZ21-13000002
7/28/2021