

A PORTION OF LOT 1 DEVCON OFFICE SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LAND LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

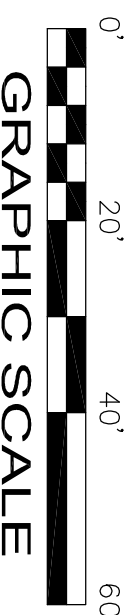
RIGHT OF WAY PARCEL No. 120 AS RECORDED IN OFFICIAL RECORD BOOK 47916, PAGE 1936, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1 "DEVCON OFFICE SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR ANDREWS AVENUE EXTENSION; AND THE POINT OF BEGINNING THERE SOUTH 89°28'17" WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING THERE SOUTH 0°06'00" WEST THROUGH A CURVE HAVING A RADIUS OF 2,045.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,045.00 FEET, THROUGH A CURVE HAVING A CENTRAL ANGLE OF 0°47'49", AN ARC DISTANCE OF 149.21 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°28'21" EAST, A DISTANCE OF 3.88 FEET TO SAID WESTERLY EXISTING RIGHT-OF-WAY LINE, AND A POINT ON SAID CURVE, HAVING A RADIUS OF 2,045.00 FEET, THENCE NORTH 0°06'00" WEST, THROUGH A CURVE HAVING A RADIUS OF 2,045.00 FEET, THROUGH A CURVE HAVING A CENTRAL ANGLE OF NORTH 0°50'47" EAST; THENCE NORTHEAST ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1,962.86 FEET, THROUGH A CENTRAL ANGLE OF 0°42'10", AN ARC DISTANCE OF 149.03 FEET TO THE END OF SAID CURVE, AND THE POINT OF BEGINNING.

- 1) THIS SITE CONTAINS 48,738 SQUARE FEET (1.1189 ACRES) MORE OR LESS
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

- ELEVATION: 1293FEET  
FLOOD ZONE: A; BASE FLOOD ELEVATION: NONE; COUNTY: #12005; PANEL: 1201C0170H; MAP DATE: 08/18/14.  
ROADS: US HIGHWAY 48; STATE ROAD 17; BROWARD COUNTY, FLORIDA.  
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 BEING BEARING S89°02'31"W.  
REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THESE  
FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION  
CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.  
THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL  
ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.  
THIS SITE CONTAINS NO PARKING SPACES.  
ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.  
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN  
EASEMENTS ARE DEPICTED HEREON.



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CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D.

**SURVEY DATE:** 10/23/19

ORDER NO.: 66502

LEGEND	
	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	OFFICIAL RECORDS BOOK
	TRAPEZE POINT (FOR FIELD INFORMATION ONLY)
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	RIGHT-OF-WAY
	CHORD BEARING
	BLACK OLIVE TREE
	OAK TREE
	PALM TREE
	UNDIFFERENTIATED TREE

TO : BOWMAN CONSULTING GROUP, LTD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SUREY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURETYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(o), 8, 9, & 11 OF SCHEDULE A THEREOF.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☐ JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6272  
STATE OF FLORIDA