

SPECIAL PURPOSE BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

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|-----------------------|---|
| R/W = RIGHT OF WAY | X 7.00' = ELEVATIONS BASED ON N.A.V.D. |
| N = NORTH | (AE) = APPARENT ENCROACHMENT |
| 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 | D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| P.B. = PLAT BOOK | D.N.R. = DEPARTMENT OF NATURAL RESOURCES |
| A/C = AIR CONDITIONER | P.R.M. = PERMANENT REFERENCE MONUMENT |
| P = PLAT | N.A.V.D. = NORTH AMERICAN VERTICAL DATUM |

| | | |
|-------------------|-------------------|--------------------------|
| ⊗ VALVE | ⊠ UTILITY BOX | — PARKING STRIPE |
| ⊙ MANHOLE | ⊕ HYDRANT | — OVERHEAD UTILITY LINES |
| ⊞ BASIN | ⊗ UTILITY POLE | ▬ 6" CONCRETE WALL |
| ⊚ WELL | ⊠ VAULT | ▬ COVERED AREA |
| ⊛ WATER METER | ⊛ LIGHT | ▬ CONCRETE |
| ⊜ MONITORING WELL | ⊛ BOLLARD | ▬ BRICK PAVERS |
| ⊝ PROPERTY CORNER | ⊠ AIR CONDITIONER | ▬ TILE |
| | | ▬ ASPHALT |

STREET ADDRESS:
1314 E. Atlantic Boulevard Pompano Beach, Florida 33060
Folio # 4942-01-05-0190 & 4942-01-05-0200

1313 S.E. 1st Street Pompano Beach, Florida 33060
Folio # 4942-01-05-0270

S.E. 1st Street Pompano Beach, Florida 33060
Folio # 4942-01-05-0280 & 4942-01-05-0290

1401 S.E. 1st Street Pompano Beach, Florida 33060
Folio # 4942-01-05-0300

1405 S.E. 1st Street Pompano Beach, Florida 33060
Folio # 4942-01-05-0310

1409 S.E. 1st Street Pompano Beach, Florida 33060
Folio # 4942-01-05-0320

LEGAL DESCRIPTION:

Lots 4, 5, 6, 7, 14, 15, 16, 17, 18, 19 and 20 of Block 2, CYPRESS CREEK ESTATES, SECTION "A", according to the Plat thereof, recorded in Plat Book 23, Page 47, of the Public Records of Broward County, Florida.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are based on Plat Book 23, Page 47, of the Public Records of Broward County, Florida.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- 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.
- Any and all underground features such as foundations, utility lines, etc. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- 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.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
- Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
- Perimeter area of the subject property is 82,190 square feet, or 1.8868 acres, more or less.

FLOOD INFORMATION:

Community name and number: Pompano Beach 120055
Map and panel number: 12011C0376J
Panel date: 07-31-24
Index date: 07-31-24
Flood zone: "X"
Base flood elevation: N/A

BENCHMARK INFORMATION:

Broward County Benchmark #1926
Elevation = 10.759' NAVD1988

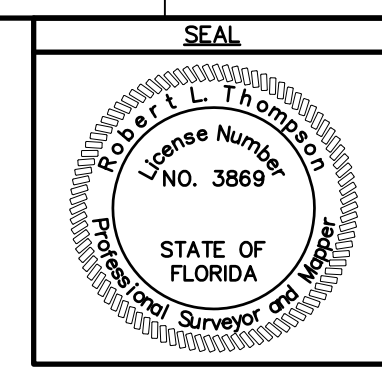
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|---|----------------------------|
| ORIGINAL DATE OF FIELD SURVEY: 08-15-2024 | DRAWN BY: MLW |
| FIELD BOOK: ALS-SU-24-1110 | CHECKED BY: MLW |
| REVISIONS & SURVEY UPDATES | DATE OF SURVEY & REVISIONS |
| | BY |

CERTIFY TO:

1314 E. Atlantic Boulevard, LLC

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 51-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



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

