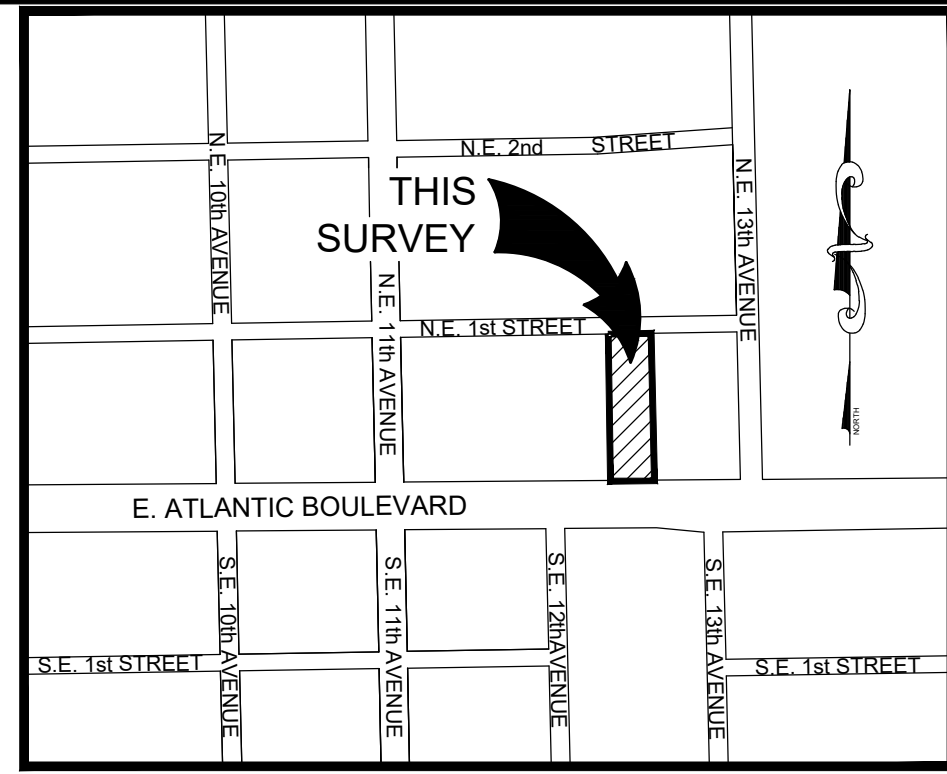
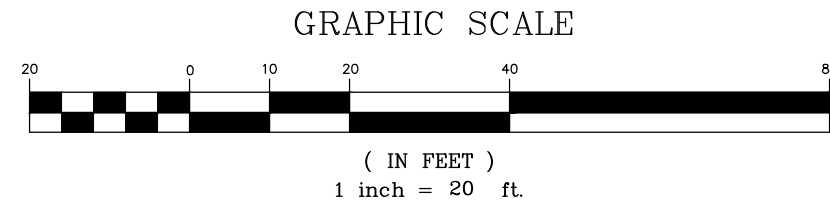
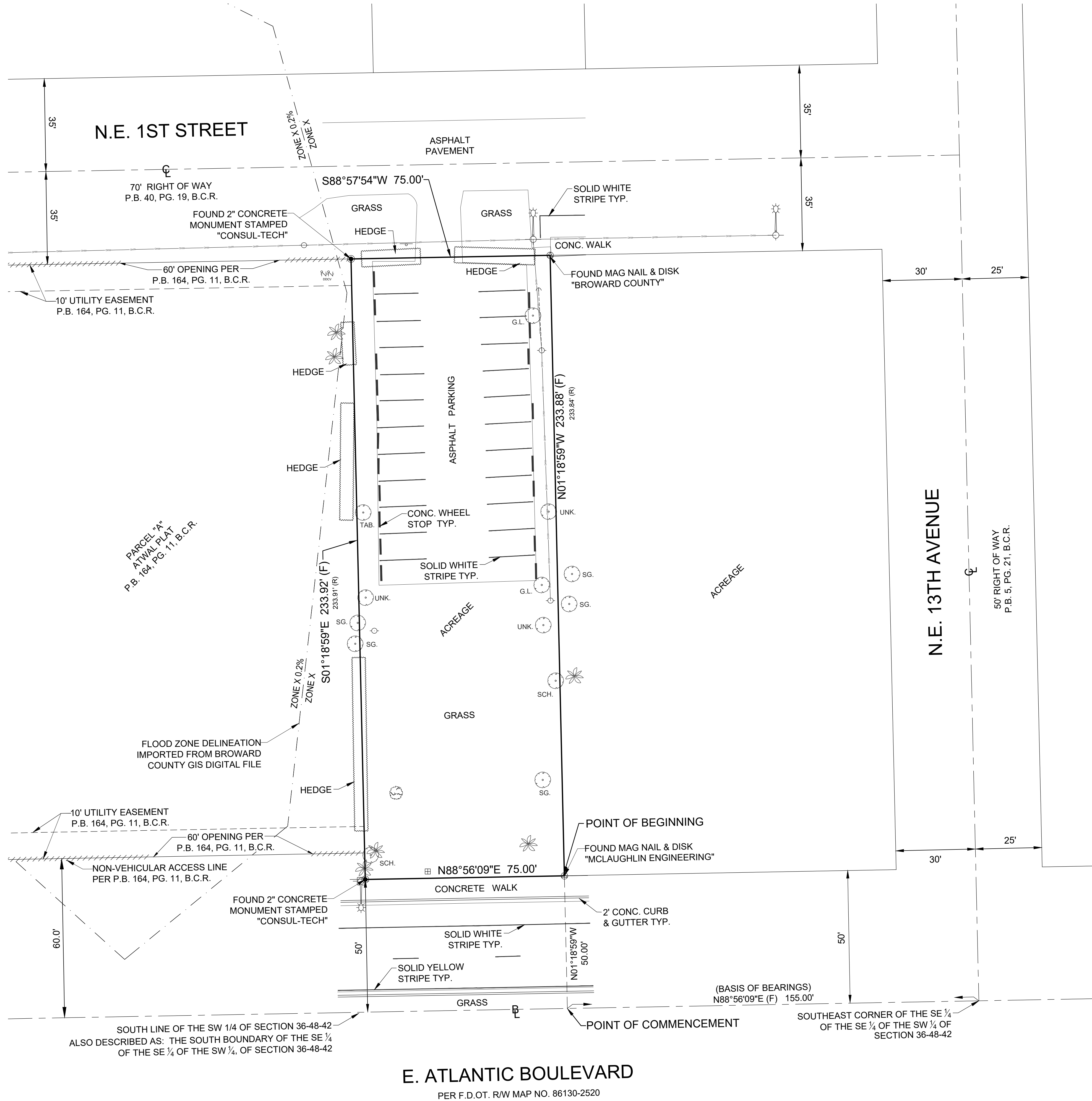


X:\10100025 - East Atlantic Boundary Survey - City of Pompano Beach\10025-127-Atlantic Boundary Survey.dwg



LEGEND:

B.C.R. CONC. F.D.O.T. G.L. L.B. PG. P.B. R/W SCH. SG. TAB. TYP. UNK. (F) (R)	BROWARD COUNTY RECORDS CONCRETE FLORIDA DEPARTMENT OF TRANSPORTATION GUMBO LIMBO TREE LICENSED BUSINESS PAGE PLAT BOOK RIGHT OF WAYS SCHEFFLERA TREE SEAGRAPE TREE TABEBUIA TREE TYPICAL UNKNOWN TREE CENTER LINE BASE LINE FIELD MEASUREMENT RECORD MEASUREMENT WOOD LIGHT POLE WATER METER GUY ANCHOR	 	METAL LIGHT POLE SHRUB PALM TREE SHADE TREE SINGLE POST SIGN WOOD UTILITY POLE DOUBLE DETECTOR CHECK VALVE NON-VEHICULAR ACCESS LINE OVERHEAD LINES HEDGE LINE
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SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON IS PER THE INSTRUMENT OF RECORD AS RECORDED IN OFFICIAL RECORDS BOOK 40518, PAGE 1366 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE 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.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING NORTH 88°56'09" EAST.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- 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.
- 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. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0376H EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE X, NO BASE FLOOD ELEVATION. LINES SHOWN HEREON HAVE BEEN IMPORTED FROM THE BROWARD COUNTY GIS FILE.

LEGAL DESCRIPTION:

THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, SAID POINT BEING 155 FEET WEST OF THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, A DISTANCE OF 50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH AND PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 233.84 FEET TO THE SOUTH LINE OF NORTHEAST FIRST STREET; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 75 FEET; THENCE SOUTH AND PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 233.91 FEET TO A POINT 50 FEET NORTH OF SAID SOUTH BOUNDARY OF SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH SAID SOUTH BOUNDARY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 17,543 SQUARE FEET (0.403 ACRES), MORE OR LESS.

CERTIFICATION:

CERTIFIED TO:
CITY OF POMPANO BEACH
TITLE PARTNERS OF SOUTH FLORIDA, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

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 MARCH 12, 2018 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.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

DATE	REVISION	BY

1/29/19	1"= 20'	863	DDB	LP
DATE	SCALE	FIELD BOOK	DRAWN BY	CHECKED BY

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY SURVEY
1207 EAST ATLANTIC BOULEVARD
A PORTION OF THE SE 1/4 OF SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA