# BOUNDARY SURVEY
# 3850 & 3860 N. POWERLINE RD, POMPANO BEACH, FLORIDA 33073

LOCATION MAP

SCALE = 1" = 30'

GRAPHIC SCALE (In Feet)
1 inch = 200 ft.

**CERTIFIED TO:**

**FLOOD ZONE:**
12011C0170H
ZONE: X500
EFF: 08/18/2014

## LEGAL DESCRIPTION:

ALL OF PARCEL "A", SUMCOT EXECUTIVE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: A PORTION OF PARCEL "A", SUMCOT EXECUTIVE PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL A, THENCE S. 90°00'00" W. ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF SAMPLE ROAD FOR A DISTANCE OF 434.49 FEET; THENCE N. 00°15'58" E. FOR A DISTANCE OF 153.01 FEET; THENCE N. 47°08'12" E. FOR A DISTANCE OF 596.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE S. 00°21'19" W. ALONG THE EAST LINE OF SAID PARCEL A FOR A DISTANCE OF 558.81 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:
ALL THAT PART OF PARCEL "A", SUMCOT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 119, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE S 00°15'56" WEST ALONG THE WEST LINE OF SAID PARCEL "A", 35.94 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 00°15'56" WEST ALONG THE SAID WEST LINE, 266.25 FEET; THENCE EAST ON A BEARING OF EAST 223.07 FEET; THENCE N 47°08'12" EAST 42.15 FEET; THENCE N 44°56'58" WEST 261.55 FEET; THENCE N 07°12'42" WEST 51.63 FEET; THENCE N 88°50'07" WEST 61.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:
ALL THAT PART OF PARCEL "A", SUMCOT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 119, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE S 00°15'56" W, ALONG THE WEST LINE OF SAID PARCEL "A", 302.19 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 00°15'56" W ALONG THE SAID WEST LINE, 104.53 FEET; THENCE EAST ON A BEARING OF EAST, 155.00 FEET; THENCE N 47°08'12" E, 164.59 FEET; THENCE N 44°56'58"W, 30.00 FEET; THENCE S 47°08'12" W, 42.15 FEET; THENCE WEST ON A BEARING OF WEST, 223.07 FEET TO THE POINT OF BEGINNING.

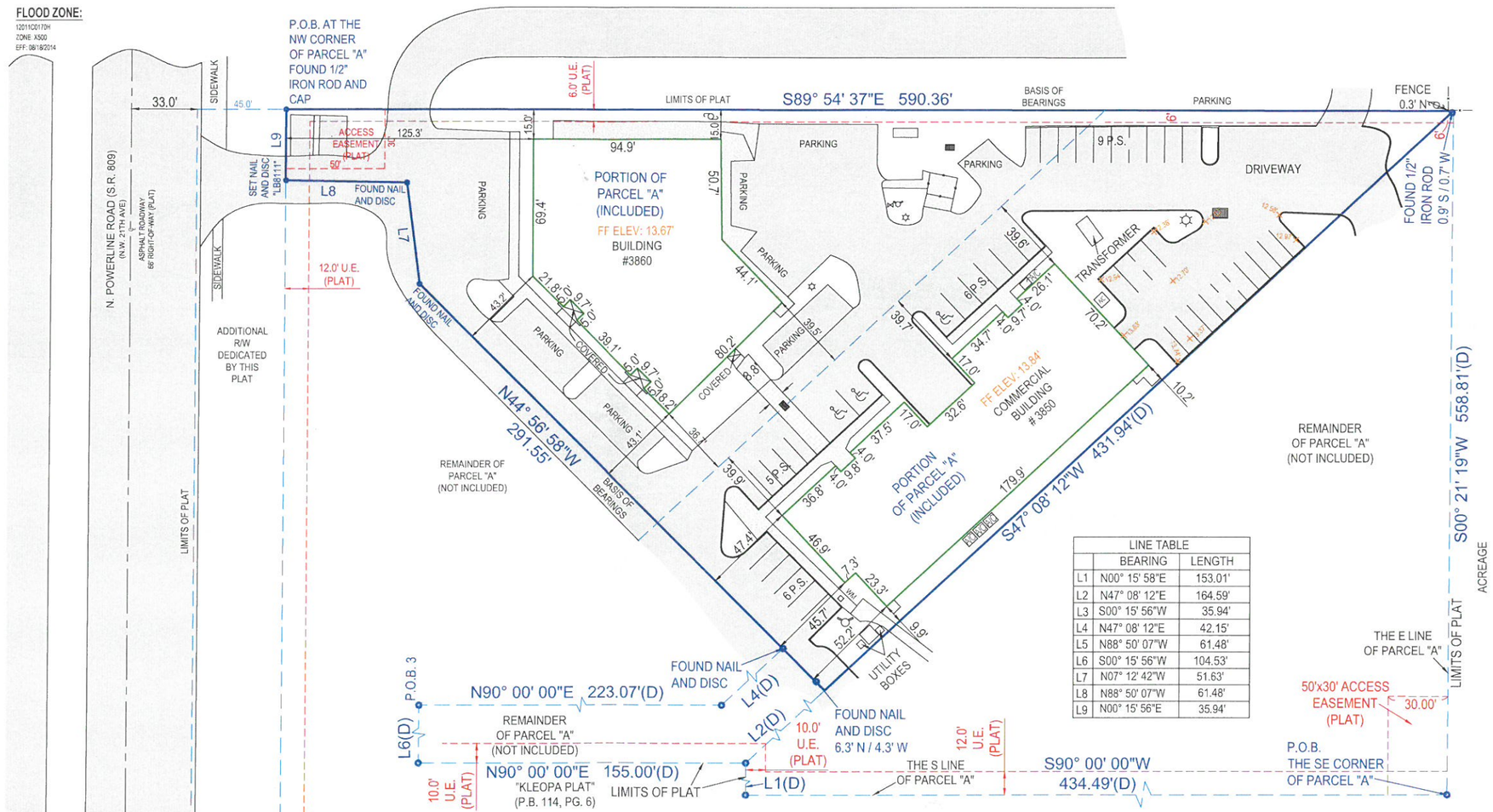
ALSO LESS AND EXCEPT:
ALL THAT PART OF PARCEL "A", SUMCOT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 119, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID PARCEL "A"; THENCE S 89°54'37"E ALONG THE NORTH LINE OF SAID PARCEL "A", 414.25 FEET; THENCE S 47°08'12" W, 307.41 FEET; THENCE N 44°56'58"W, 171.47 FEET; THENCE N 07°12'42" W, 51.63 FEET; THENCE N 88°50'07" W 61.48 FEET; THENCE N 00°15'56" E, 35.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
ALL THAT PART OF PARCEL "A", SUMCOT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 119, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID PARCEL "A"; THENCE SOUTH 89°54'37" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 414.25 FEET; THENCE SOUTH 47°08'12" WEST, 307.41 FEET; THENCE NORTH 44°56'58" WEST, 171.47 FEET; THENCE NORTH 07°12'42" WEST, 51.63 FEET; THENCE NORTH 88°50'07" WEST 61.48 FEET; THENCE NORTH 00°15'56" EAST, 35.94 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)




| LINE TABLE | | |
|---|---|---|
| | BEARING | LENGTH |
| L1 | N00° 15' 58"E | 153.01' |
| L2 | N47° 08' 12"E | 164.59' |
| L3 | S00° 15' 56"W | 35.94' |
| L4 | N47° 08' 12"E | 42.15' |
| L5 | N88° 50' 07"W | 61.48' |
| L6 | S00° 15' 56"W | 104.53' |
| L7 | N07° 12' 42"W | 51.63' |
| L8 | N88° 50' 07"W | 61.48' |
| L9 | N00° 15' 56"E | 35.94' |

TOPO BASED ON N.A.V.D. 1988 SURVEY FOOT

PARENT BENCHMARK
NAME= HOLMBERG AD8907
ELEV= 12.15' IN N.A.V.D. 1988
BROWARD COUNTY

LEGEND: (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER
WM-WATER METER
AL- ARC LENGTH
(C)-CALCULATED
(M)-MEASURED
P.O.B.-POINT OF BEGINNING
P.O.C.-POINT OF COMMENCEMENT
P.B.-PLAT BOOK
PG-PAGE
U.E.-UTILITY EASEMENT
D.E.-DRAINAGE EASEMENT
P.U.E.- PUBLIC UTILITY EASEMENT
L.A.E.-LIMITED ACCESS EASEMENT
L.M.E.-LAKE MAINTENANCE EASEMENT
O.H.E-OVERHEAD EASEMENT
R-RADIUS(R)
O.R.B.-OFFICIAL RECORDS BOOK
SQ.FT.-SQUARE FEET
AC.-ACRES
DB-DEED BOOK(D)-DEED
(P)-PLAT
EOW-EDGE OF WATER
TOB-TOP OF BANK
OHL-OVERHEAD LINE
C/O-CLEAN OUT
ELEV-ELEVATION
FF-FINISHED FLOOR
LS-LICENSED SURVEYOR
LB-LICENSED BUSINESS
PSM-PROFESSIONAL SURVEYOR & MAPPER
-FENCE
# -NUMBER
-ASPHALT
-CONCRETE
-PAVER/BRICK
-WOOD
-LIGHT POLE
-WELL
-WATER VALVE
-CENTER LINE
-CATCH BASIN
-FIRE HYDRANT
± -PLUS OR MINUS
-POLE
-MANHOLE
-TOPOGRAPHIC ELEVATION

**- SURVEY NOTES:**
- ASPHALT PARKING EXTENDS THROUGH UTILITY EASEMENT ALONG NORTHWESTERN BOUNDARY LINE AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

**REVISIONS:**

ORDER NO: 190593
FIELD DATE: 08/01/2022
DRAWN BY: KG
Sheet 1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Clyde McNeal PSM 2883
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER


NEXGEN SURVEYING, LLC.
1421 OGLETHORPE RD
West Palm Beach, FL 33405
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
FAX: 561.508.6309