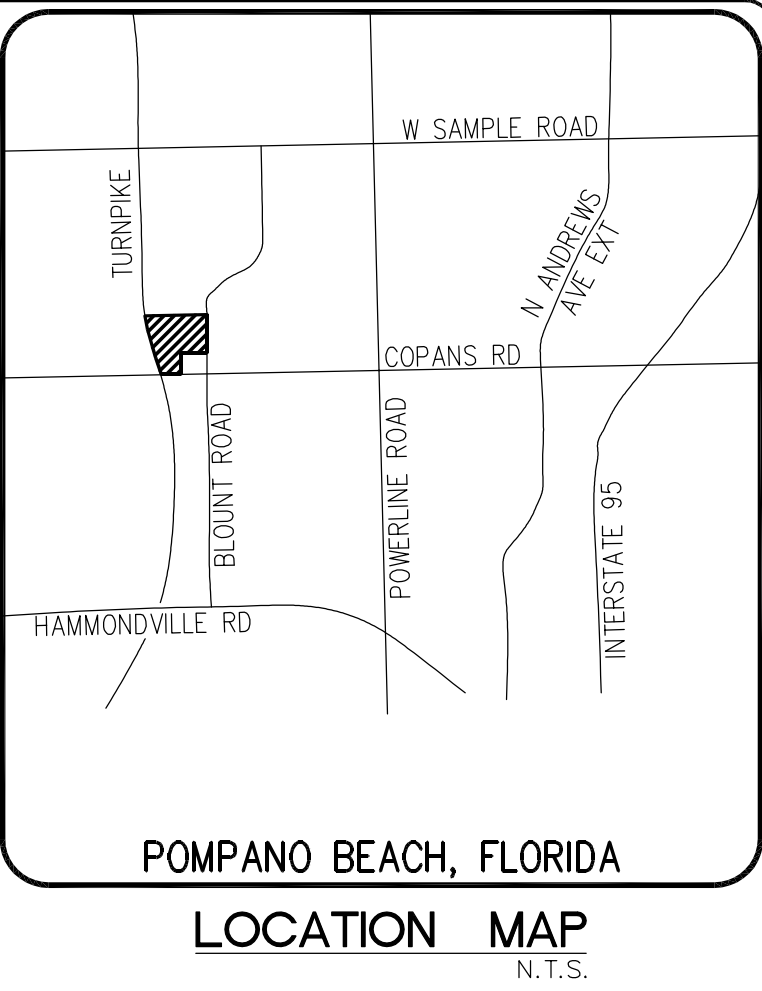
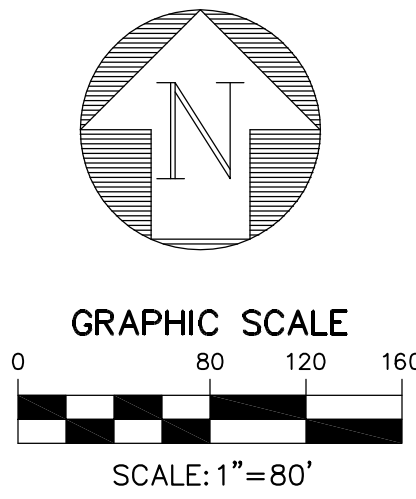


FLOOD ZONES LEGEND

	ZONE AE (ELEVATION 12)
	ZONE AH (ELEVATION 12)
	ZONE AH (ELEVATION 13)
	ZONE AH (ELEVATION 14)
	ZONE X
	ZONE X & ZONE D

	MEASURED ELEVATION
	CONCRETE
	NUMBER OF PARKING SPACES
	HANDICAPPED PARKING
	INFORMATION SIGN (DOUBLE POST)
	INFORMATION SIGN (SINGLE POST)
	CHAIN LINK FENCE
	TEMPORARY BENCHMARK
	IRRIGATION CONTROL VALVE
	ROUND CATCH BASIN
	YARD DRAIN
	CATCH BASIN
	STORM MANHOLE
	CURB INLET
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	SANITARY MANHOLE
	WIRE PULL BOX- ELECTRIC
	WIRE PULL BOX- COMMUNICATIONS
	WIRE PULL BOX- FIBER OPTIC
	GUY WIRE
	ELECTRIC PANEL
	STREET LIGHT
	CONCRETE UTILITY POLE
	CONCRETE UTILITY POLE WITH LIGHT
	UNKNOWN MANHOLE
	GREASE MANHOLE
	ELECTRIC MANHOLE
	WELL
	BACKFLOW PREVENTOR
	SET 5/8" IRON ROD & CAP LB #6603
	SET PK NAIL & DISK LB #6603
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATION
	UNDERGROUND SANITARY
	UNDERGROUND WATER
	UNDERGROUND DRAINAGE
	ELECTRIC
	OFFICIAL RECORD BOOK
	PLAT BOOK
	PAGE(S)
	CENTERLINE
	PLASTIC PIPE
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	CONCRETE BLOCK STRUCTURE
	AIR CONDITIONING
	TYPICAL
	INVERT
	LICENSED BUSINESS
	PERMANENT REFERENCE MONUMENT
	AMERICANS WITH DISABILITIES ACT
	INSTRUMENT NUMBER
	ORNAMENTAL TREE AND SIZE
	ROYAL POINCIANA AND SIZE
	CABBAGE PALM AND SIZE
	PALM TREE AND SIZE
	GUMBO LIMBO TREE AND SIZE
	OAK TREE AND SIZE

LEGEND



LEGAL DESCRIPTION

PARCEL 1  
A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ADJACENT TO PARCEL "D", BROWARD COUNTY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°29'19" WEST, ALONG A WEST LINE OF SAID PARCEL "D", 325.27 FEET; THENCE NORTH 89°57'54" WEST, ALONG THE NORTH LINE OF SAID PARCEL "D"; 540.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, RADIAL LINE THROUGH SAID POINT BEARS NORTH 70°25'19" EAST); THENCE NORTHERLY ALONG SAID CURVE, BEIGN CONCAVE TO THE EAST, HAVING A RADIUS OF 7489.44 FEET, A DELTA OF 0°23'12", AN ARC DISTANCE OF 329.84 FEET; THENCE SOUTH 89°56'54" EAST, 596.29 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING AND SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 4.253 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2  
PARCEL "D" OF BROWARD COUNTY PLAT NO 1 AS RECORDED IN PLAT BOOK 107, PAGE 47, LESS RD RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 28932, PAGE 1870.

TOGETHER WITH

PARCEL 3  
THE NORTH 224.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST; LESS THEREFROM ALL THAT PORTION LYING WITHIN 30 FEET WEST OF AND PARALLEL WITH THE EATS LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF TEH SOUTHWEST ONE-WAURTER (SW 1/4) OF SAID SECTION 21.

CONTAINING A TOTAL OF 26.979 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY, TOPOGRAPHIC AND TREE SURVEY AND IS IN COMPLIANCE WITH CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

2. ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

3. UNDER GROUND UTILITIES WERE SEARCHED FOR IN SPECIFIC LOCATIONS AS SHOWN HEREON BY ENGENUITY GROUP, INC.

4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

5. LAST DATE OF FIELD SURVEY: 5/31/2024

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.

9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER.

10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

11. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

12. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF N88°22'30"E ALONG THE NORTH LINE OF PARCEL D, OF BROWARD COUNTY PLAT NO. 1 AS RECORDED IN PLAT BOOK 107, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND REFERENCE THE FOLLOWING BENCHMARK: ELEVATION=13.558 (NGVD 1929)  
BROWARD COUNTY BENCHMARK 2474 ELEVATION=12.05 (NAVD 88)

S.B.C. STAMPED BM #220 TOP OF CONCRETE CURB AT SOUTH EDGE OF PAVEMENT OF COPANS ROAD UNDER TURNPIKE OVERPASS, 37'+OR-EAST OF WEST EDGE OF TURNPIKE BRIDGE. B.M.

14. THE FOLLOWING CONVERSION MAY BE USED TO CONVERT FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (PER U.S ARMY CORPS OF ENGINEERS CORPSCON VERSION 6.0.1).  
NGVD 29 - 1.50 = NAVD 88.

15. THIS SURVEY IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR, FLORIDA EAST ZONE 901, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

16. CATCH BASINS WITHIN 5 FEET OF A MANHOLE THAT DO NOT HAVE INVERTS APPEAR TO BE ONE LARGE STRUCTURE WITH A V CUT IN THE DIVIDING WALL.

17. WETLANDS HAVE NOT BEEN FLAGGED IN THE FIELD AS OF THE DATE OF THIS SURVEY.

18. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "AE" (BASE FLOOD ELEVATION 12 FEET, NAVD 1988), "AH" (BASE FLOOD ELEVATION 13 FEET OR 14 FEET, NAVD 1988), AND "X". THE MAJORITY OF THE BUILDINGS LOCATED ON THIS PROPERTY LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER 1201IC 0170H, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2017. FLOOD ZONE AREAS WITH NO HATCHING OR LABELS ARE CONSIDERED AS ZONES "X" AND "D" AS SHOWN ON SAID FIRM MAP COMMUNITY PANEL.

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C. ANDRE RAYMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4938  
STATE OF FLORIDA LB#6603

ELEVATIONS ARE BASED ON NAVD 88

REVISIONS			
2	6-6-24	SURVEY UPDATED	MKA
1	2-5-24	FLOOD ZONES ADDED	MKA
NO	DATE		REMARKS

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BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:  
**BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS**  
**3201 W COPANS ROAD**  
**POMPAHO BEACH, FLORIDA 33066**

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DATE		7/18/2022	
SCALE		1"=80'	
CAD FILE		21166.01	
SICK PROJECT		21166.01	
DRAWN		JCM	
CHECKED		CAR	
1		9	
JOB NO.			
21166.01			