

- LEGEND**
- A = CENTRAL ANGLE (DELTA)
 - A/C = AIR CONDITIONING
 - A.K.A. = ALSO KNOWN AS
 - A.L.P. = ALUMINUM LIGHT POLE
 - ALTA = AMERICAN LAND TITLE ASSOCIATION
 - A OR L = ARC LENGTH
 - B.C.R. = BROWARD COUNTY RECORDS
 - B.F.P. = BACK FLOW PREVENTOR
 - B.H. = BULKHEAD
 - B = BASE LINE
 - C.A.T.V. = CABLE TV TERMINAL OR BOX
 - CALC. = CALCULATED
 - C.B.S. = CONCRETE, BLOCK AND STUCCO
 - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 - C.E.P. = CENTRAL ENERGY PLANT
 - CH = CHORD
 - CH.B.R. = CHORD BEARING
 - C.L.P. = CENTERLINE OF RIGHT-OF-WAY
 - C.L.P. = CHAIN LINK FENCE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.L.P. = CONCRETE POWER LIGHT POLE
 - C.P.P. = CONCRETE POWER POLE
 - CO. = COMPANY
 - CONC. = CONCRETE
 - C/O = CLEAN OUT
 - D.B. = DEED BOOK
 - DESC. = DESCRIPTION FROM FORMER DESCRIPTION
 - DIA. = DIAMETER
 - D.B.H. = DIAMETER AT BREAST HEIGHT
 - ELEC. = ELECTRIC
 - ELEV. OR EL. = ELEVATION
 - FT. = FEET
 - F.H. = FIRE HYDRANT
 - F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - F.K.A. = FORMERLY KNOWN AS
 - F.P.L. = FLORIDA POWER AND LIGHT CO.
 - GA. = GAS VALVE
 - G.T.M. = GREASE TRAP MANHOLE
 - H.W. = HAND HOLE
 - I.C.V. = IRRIGATION CONTROL VALVE
 - INV. = INVERT
 - L.B. = LICENSED BUSINESS
 - L.P.G. = LIQUID PROPANE GAS
 - MAG. = MAGNETIC
 - M.D.C.R. = MIAMI DADE COUNTY RECORDS
 - MEAS. = FIELD MEASURE
 - M.H.W. = MEAN HIGH WATER
 - MISC. = MISCELLANEOUS
 - M.L.P. = METAL LIGHT POLE
 - N. = MORE OR LESS
 - N.W. = MONITORING WELL
 - N.S.S. = NATIONAL GEODETIC SURVEY
 - N.S.P.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - NOVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - NOVD88 = NORTH AMERICAN VERTICAL DATUM (1988)
 - N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
 - NO. = NUMBER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - O/S. = OFFSET
 - O/W. = OVERHEAD UTILITY LINES
 - P.C. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.C. = POINT OF CURVE
 - P.C.D. = POLLUTION CONTROL DEVICE
 - P.I. = POINT OF INTERSECTION
 - P.I.V. = POINT INDICATOR VALVE
 - P.A. = PROPERTY LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R. = RADIUS
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R.W. = RIGHT-OF-WAY
 - S.B.T. = SOUTHERN BELL TELEPHONE
 - S.V. = SEWER VALVE
 - S.H.W. = SEASONAL HIGH WATER LINE
 - S.P. = STATE PLANE
 - SQ.FT. = SQUARE FEET
 - S.T.L. = SURVEY TIE LINE
 - TAK. = TANGENT
 - TAN.BE. = TANGENT BEARING
 - W.M. = WATER METER
 - W.V. = WATER VALVE
 - W.B.H. = WET FACE OF BULKHEAD
 - W.F. = WET FACE OF CAP
 - W.L.P. = WOOD STREET LIGHT POLE
 - W.P.L.P. = WOOD POWER STREET LIGHT POLE
 - W.P. = WOOD POWER POLE
 - W/MC. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
 - W/W.C. = WITH WITNESS CAP # 285
 - W. = HANDICAPPED PARKING SPACE
 - W. = PARKING SPACES
 - W. = NON-VEHICULAR ACCESS LINE
- FLOOD ZONE LEGEND**
- ZONE "AH" = (EL=12.0)
 - ZONE "X" = AREA OF MINIMAL FLOOD HAZARD
- UNDERGROUND LINE LEGEND**
- UNDERGROUND COMMUNICATIONS LINE
 - UNDERGROUND DRAINAGE LINE
 - UNDERGROUND WATER LINE

- NOTES:**
- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - Underground Improvements if any not located.
 - This drawing is not valid unless sealed with an authorized surveyors seal.
 - Boundary survey information does not infer Title or Ownership.
 - All iron rods 5/8", unless otherwise noted.
 - Reference Bench Mark: Broward County Engineering Department, BM # 1259, Elevation= 14.760 (NOVD29) converted to 13.170 (NAV88).
 - Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. or Elev. , Elev. = 9.87.
 - This property lies in Flood Zones "AH", Elev.=12.0 and "X" Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0357 H, Dated: August 18, 2014, Community Panel No. 120055.
 - Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
 - 10) Bearings shown refer to record plat, and assume the North line of Parcel "A", as South 89°50'41" East.
 - 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. LB# 294/71, 72, 73, & 74, TDS, REF. DWG (V-5160) (07-3-048), PRINT, GPS

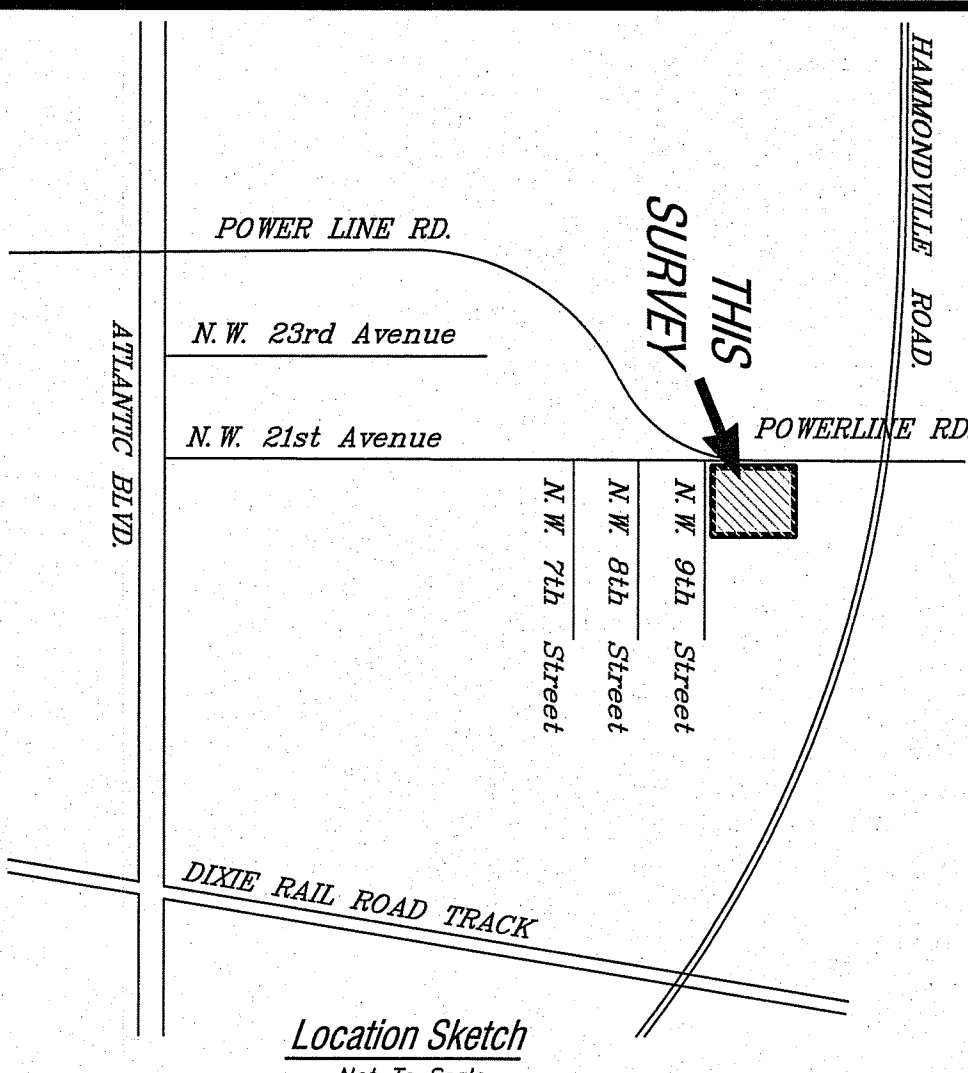
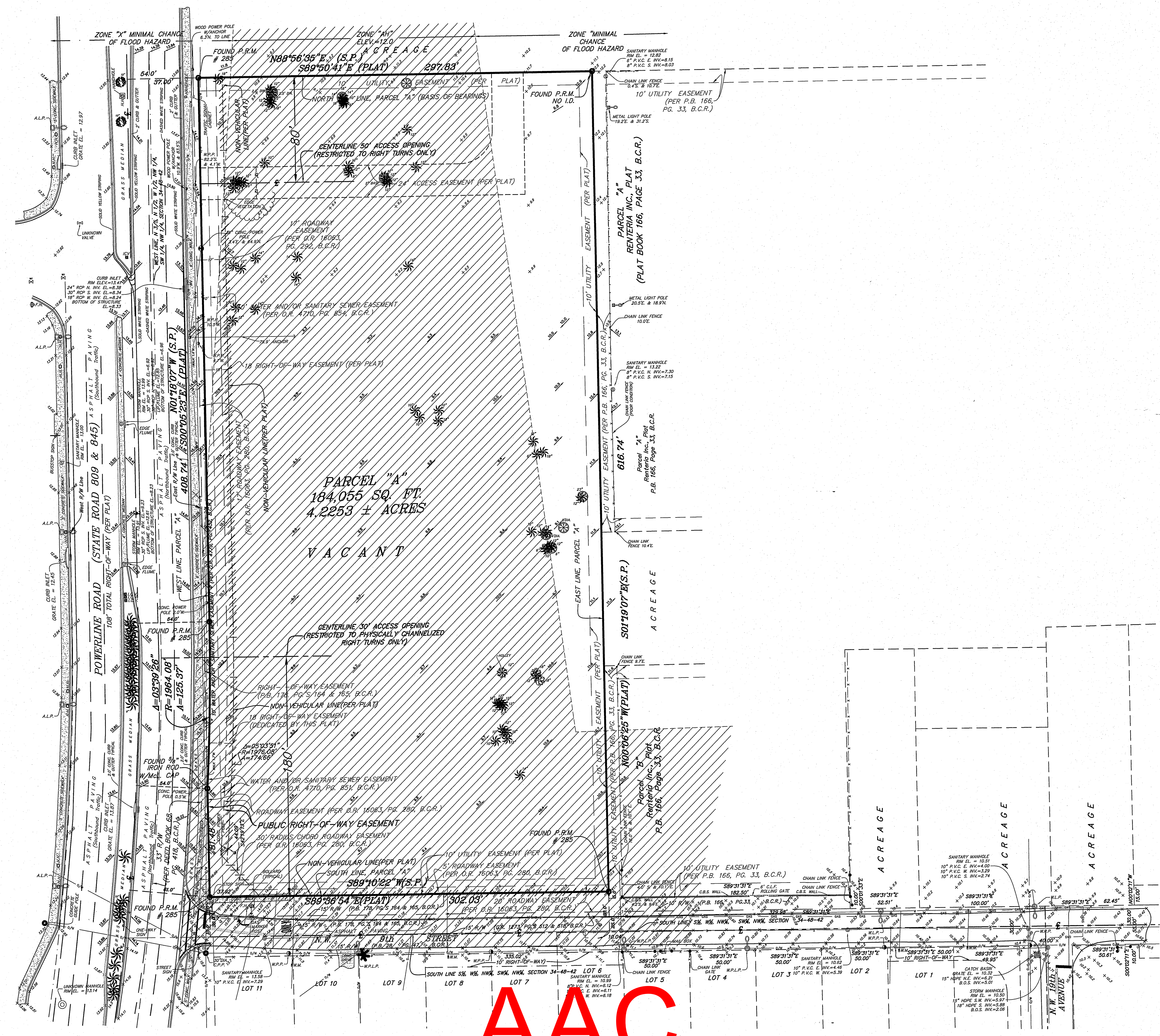
JOB ORDER NO. V-2742(PLAT), V-5498, V-6802

CHECKED BY: _____

DRAWN BY: KT, RT, RDR, KT

RECORD LAND SURVEY

PARCEL "A", HUOK, PAGE BOOK 183, PAGES 446 & 447, B.C.R., AND A PORTION OF THE NW¹/₄, N.W. 9th STREET - N.W. 19th AVENUE, OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



Legal Description:

Parcel "A", HUOK, according to the plat thereof, as recorded in Plat Book 183, Pages 446 and 447, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 184,055 square feet or 4.2253 acres more or less.

TITLE NOTES:

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Old Republic National Title Insurance Company Commitment No. 17037839, effective date April 6, 2017 at 8:00AM.

- Matters per Plat Book 178, Page 164 of the Public Records of Broward County, Florida and Agreement per O.R. Book 50207, Page 1021 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 4779, Page 452 of the Public Records of Broward County, Florida affects this property as shown.
- Easement per O.R. Book 18063, Page 280 of the Public Records of Broward County, Florida affects this property and as shown.
- Resolution per O.R. Book 18063, Page 310 of the Public Records of Broward County, Florida, now vacated.

Digitally signed
by Jerald A
McLaughlin:A0
1410C0000017
7F88B6A11000
174C4
Date:
2022.06.20
14:20:59 -04'00'

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 07th day of October, 2020.
Topography & Inverts added this 22nd day of October, 2020.
Revised to show new plat information this 4th day of November, 2020. (NOT RESURVEYED)
Revised this 10th day of November, 2020.
Revised utility lines this 19th day of January, 2021.
Additional information added this 16th day of March, 2022.
Resurveyed this 28th day of March, 2022.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

AAC

FILE NO. 07-3-48122
P222-12000006
11/01/2022