



RECORD LAND SURVEY

PORTION OF SECTION 18-48-43

LEGEND

- A = CENTRAL ANGLE (DELTA)
- A/C = AIR CONDITIONING
- A.K.A. = ALSO KNOWN AS
- A.L.P. = ALUMINUM LIGHT POLE
- A.L.T. = AMERICAN LAND TILE ASSOCIATION
- A OR L = ARC LENGTH
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BLACK FLOW PREVENTOR
- B.H. = BULKHEAD
- B.S. = BASE LINE
- B.O.S. = BOTTOM OF STRUCTURE
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- C.C. = CALCULATED
- C.C.S. = CONCRETE, BLOCK AND STUCCO
- C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- C.E.P. = CENTRAL ENERGY PLANT
- C.H. = CHORD
- C.H.B.R. = CHORD BEARING
- C.L.P. = CENTERLINE OF RIGHT-OF-WAY
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- C.P. = COMPANY
- C.O. = CLEAN OUT
- C.B. = CEMENT BLOCK
- D.S.C. = DESCRIPTION FROM FORMER DESCRIPTION
- D.I.A. = DIAMETER
- D.B.H. = DIAMETER AT BREAST HEIGHT
- E.L.C. = ELEVATION
- ELEV. OR EL. = ELEVATION
- F.I. = FIRE HYDRANT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.N.A. = FORMERLY KNOWN AS
- F.P. = FLORIDA POWER AND LIGHT CO.
- G.V. = GAS VALVE
- G.T.M. = GREASE TRAP MANHOLE
- H.W. = HAND HIGH WATER
- I.C.V. = IRRIGATION CONTROL VALVE
- I.V. = INVERT
- L.B. = LICENSED BUSINESS
- L.P.G. = LIQUID PROPANE GAS
- M.A.G. = MAGNETIC
- M.O.C.R. = MIAMI DADE COUNTY RECORDS
- M.E.S. = FIELD MEASURE
- M.W. = MEAN HIGH WATER
- M.S.C. = MISCELLANEOUS
- M.L.P. (X) = METAL LIGHT POLE
- M.O. = MORE OR LESS
- M.W. = MONITORING WELL
- N.G.S. = NATIONAL GEODETIC SURVEY
- N.S.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- N.O.V.D.29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- N.A.V.D.88 = NORTH AMERICA VERTICAL DATUM (1988)
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- N.O. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- O/W = OVERHEAD UTILITY LINES
- P. = PAGE
- P.B. = 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. = POST INDICATOR VALVE
- P.A. = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.R. = 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
- S.O. = SQUARE
- S.T.L. = SURVEY TIE LINE
- T.A.N. = TANGENT
- T.A.N.B. = TANGENT BEARING
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.F. = WET FACE OF BULKHEAD
- W.P. = WET FACE OF CAP
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W.M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
- W.W.C. = WITH WITNESS CAP # 285
- W.C. = HANDICAPPED PARKING SPACE
- W. = PARKING SPACES
- W. = NON-VEHICULAR ACCESS 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.
- Reference Bench Mark: Broward County Engineering Department, BM # 1644, Elevation= 7.730 (NGVD29) converted to 6.130 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: δ , Elev. = 9.87
- This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0188 H, Dated: August 18, 2014. Community Panel No. 120065.
- 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.
- Bearings shown hereon refer to an assumed datum and assume the South R/W line of N.E. 48th Street as North 89°59'06" West.
- 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. EFB w/Worksheets, Print, LB# 400/78, GPS
JOB ORDER NO. V-6990, 15-230337-00
CHECKED BY: KT, RDR
DRAWN BY: KT, RDR

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- FIG TREE
- OAK TREE
- CLUSTER OF PALM TREES
- PALM TREE
- UMBRELLA
- UNKNOWN TREE

FILE NO: 22-3-039(23)

THIS
SURVEY

Location Sketch
Not To Scale

Legal Description:

Parcel "A"
(Parcel A-1) A Parcel of land in the NW 1/4 of Section 18, Township 48 South, Range 43 East, more particularly described as follows:
Commencing at the Northeast corner of said NW 1/4; thence run North 89°59'06" West, 134.21 feet along the North line of said NW 1/4; thence run South 00°00'54" West, 35.00 feet to the Point of Beginning, said point being the intersection of a line 35 feet South and parallel to the North line of said NW 1/4 with the West right-of-way line of the Federal Highway, (State Road No.5); thence run Southwesterly 136.00 feet along said West right of way line being the arc of a curve to the left, having a radius of 43,004.80 feet and a long chord bearing of South 08°47'56" West, thence run North 89°59'06" West, 151.74 feet to a point of intersection with the arc of a circular curve running Northwesterly to the right, said curve being parallel to 150 feet from and concentric with, the aforementioned curve to the left; thence run Northwesterly 135.99 feet along the arc of said curve to the right, having a radius of 43,154.80 feet to a point on intersection with a line 35 feet South and parallel to said North line of N.W. 1/4; thence run South 89°59'06" East, along said parallel line to the Point of Beginning.
Said lands situate in Broward County, Florida.
Also known as: All that part of the following described property beginning at the Northeast corner, South of the South right-of-way line of the Northeast 48th Street and West of the West right-of-way line of Federal Highway (State Road No. 5) and running in a Southerly direction along the adjacent to the West right-of-way line of Federal Highway (State Road No. 5) and a distance of 136 feet; thence West and parallel to the South right-of-way line of the Northeast 48th Street, a distance of 150 feet; thence North to the South right-of-way line of the Northeast 48th Street and continue Easterly along said right-of-way line a distance of 150 feet to a Point of Beginning. The above-described property being that part of Section 18, Township 48 South, Range 43 East, Broward County records, Broward County, Florida.
(Parcel A-2) Less that part of the NE 1/4 of the NW 1/4 of Section 18, Township 48 South, Range 43 East, said part being more particularly described as follows:
Commence at the Northeast corner of said NW 1/4; thence West along the North line of said Section 18, a distance of 134.21 feet; thence Southerly to a point of intersection of a line 35.00 feet South of and parallel with the North line of said Section 18 with the West right-of-way line of State Road 5 (Federal Highway), to the Point of Beginning; said point being a point on a curve concave Easterly, having a radius of 43,004.80 feet and a central angle of 01°16'24" and having a tangent bearing of South 07°54'56" West, through said point; thence Southerly along said curve through an angle of 00°01'52" an arc distance of 23.35 feet; thence North 41°32'16" West, a distance of 30.38 feet to a point on the South line of NE 48th Street; thence Easterly along the South line of said NE 48th Street, a distance of 23.36 feet to the Point of Beginning.
Parcel "B"
A parcel of land in the N 1/2 of the NE 1/4 of the NW 1/4 of Section 18, Township 48 South, Range 43 East, being more particularly described as follows:
Commencing at the Northwest corner of said North 1/2 of the NE 1/4 of the NW 1/4 of said Section 18; thence run South 89°59'06" East (on an assumed bearing) 1212.14 feet, more or less, along the North line of said North 1/2 of the NE 1/4 of the NW 1/4 to a point of intersection with the West right-of-way line of Federal Highway (State Road No. 5) as now located and constructed said West right-of-way line being on the arc of a curve running Southwesterly to the left, a radial at said point on intersection bearing South 81°03'47.5" East; thence along said West right-of-way line on the arc on said curve to the left, having a radius of 43,004.8 feet and the central angle of 00°13'42.3" run, Southwesterly 171.44 feet to the Point of Beginning; thence continue Southwesterly 49.75 feet along West right-of-way line on the arc of said curve to the left, having a radius of 43,004.8 feet and a central angle of 00°03'58.6" to an intersection with a line 218.60 feet South of and parallel to said North line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4; thence run North 89°59'06" West, 151.71 feet along said parallel line to a point of intersection with a line 150 feet West and parallel to said West right-of-way line if the Federal Highway said line being on the arc of a curve running Northwesterly to the right, a radial at said point of intersection bearing South 81°23'17.2" East; thence along the arc of said curve to the right having a radius of 43,154.80 feet and a central angle of 00°03'57.7", run Northwesterly 49.73 feet to an intersection with a line 169.40 feet South of and parallel to said North line of the North 1/2 of the NE 1/4 of the NW 1/4; thence run South 89°59'06" East, 151.74 feet along said parallel line to the Point of Beginning.
Said lands situate in Broward County, Florida
Parcel "C"
That portion of the North 218.6 feet of the NE 1/4 of Section 18, Township 48 South, Range 43 East, Broward County, Florida, described as follows:
Beginning at point in the Southerly right-of-way line of NE 48 Street, said point being 975.29 feet East of the West line of the NE 1/4 of the NW 1/4 of Section 18, Township 48 South, Range 43 East, as measured along the said Southerly right-of-way line of NE 48 Street; thence Southerly forming an included angle of 89°28', a distance of 183.57 feet; thence Easterly forming an included angle of 90°34' a distance of 50 feet to a point being 150 feet West of the West right-of-way line of US Highway No. 1 (Federal Highway) measured at right angles; thence Northwesterly along a line parallel to and 150 feet West of the West right-of-way line of said Highway, a distance of 185.58 feet to the Southerly right-of-way line of NE 48 Street; thence West along said Southerly right-of-way line of NE 48 Street, a distance of 80 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 39,542 square feet or 0.9078 acres, more or less.

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 24th day of May, 2022.
Revised to add power pole this 23rd day of March, 2023.
Resurveyed and trees added this 11th day of September, 2023.

McLAUGHLIN ENGINEERING COMPANY

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

Digitally signed
by Jerald A
McLaughlin
Date:
2023.10.30
15:52:48 -04'00'



PZ23-12000049
02/21/2024