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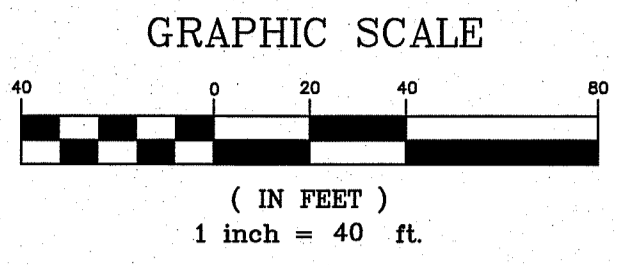
PZ23-12000032
08/07/2024

PZ23-12000032
09/18/2024

RECORD LAND SURVEY

PARCEL "A" BONSAI AMERICAN PLAT, PLAT BOOK 179, PAGE 3, B.C.R.

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 6th STREET, SUITE 400 FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615



- NOTES:**
- 1) 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.
 - 2) Underground improvements if any not located.
 - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
 - 4) Boundary survey information does not infer Title or Ownership.
 - 5) All iron rods 5/8", unless otherwise noted.
 - 6) Reference Bench Mark = Broward County Benchmark #0833, Elev.=13.745(NGVD 29) or 12.145(NAVD 88).
 - 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: NAVD.
 - 8) This property lies in Flood Zones "AH", Elev.=12.0, "X" 0.2% Annual Chance of Flood Hazard & "X" Outside 0.2% Annual Chance of Flood Hazard, Per Flood Insurance Rate Map No. 12011C0170 H & 12011C0357 H Dated: August 18, 2014, Community Panel No. 120055.
 - 9) Bearings shown refer to an assumed meridian, and assume the North line of the SE 1/4 of said Section 27-48-42, as North 89°50'34" East, as referenced by found monuments as shown hereon.

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PZ23-12000032
02/19/2025

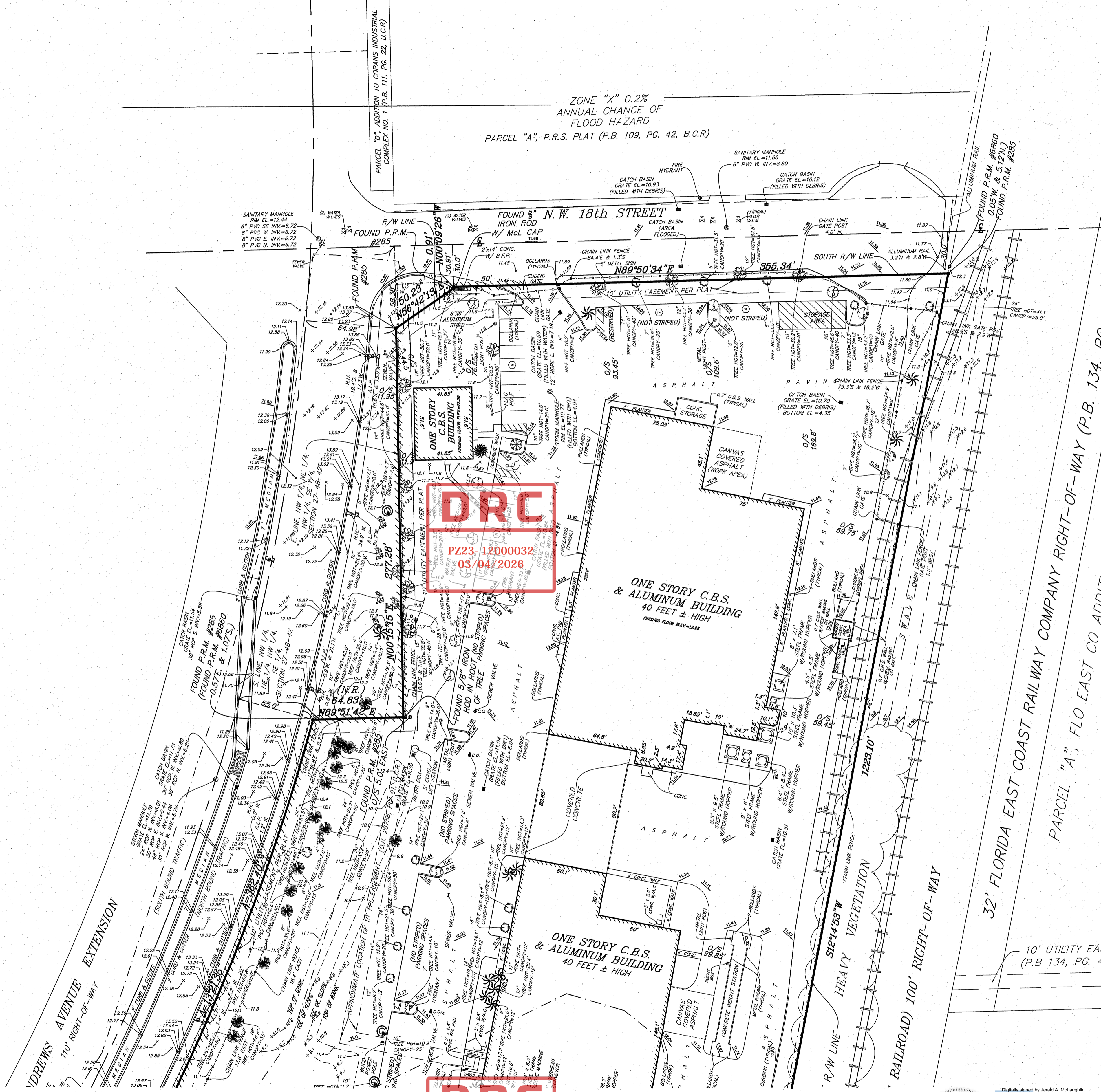
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PZ23-12000032
04/17/2024

LEGEND

- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- ∠ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- OR L = ARC LENGTH
- MB = CHORD BEARING
- T.B. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W.M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- C.M.C. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM

MATCH LINE
SEE SHEET 2



DRC
PZ23-12000032
03/04/2026

DRC
95-3-70(23)
PZ23-12000032
07/01/2026

SHEET 1 OF 2

Legal Description

Parcel "A" BONSAI AMERICAN PLAT, according to the plat thereof, as recorded in Plat Book 179, Page 3, of the Public Records of Broward County, Florida.

Said land situated, lying and being in the City of Pompano Beach, Broward County, Florida, containing 59,902 square feet or 13.671 acres, more or less.

PZ23-12000032
12/04/2024

TREE SYMBOLS

- ∅ INDICATES DIAMETER± (D.B.H.)
- ACACIA
- BLACK OLIVE
- BUTTERNUT
- FIGUS TREE
- CUMBO LIMBO
- OAK TREE
- PALM TREE
- PINE TREE
- SILK TREE
- UNKNOWN TREE

NOTES:

1. Trees shown are not to scale for clarity purposes.
2. Width of tree canopies as noted are approximate.
3. Heights are noted from adjacent ground and are approximate.

10' UTILITY EASEMENT

(P.B. 134, PG. 42, B.C.R.)

CERTIFICATION

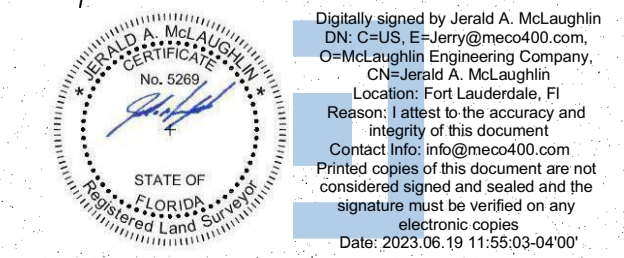
We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 15th day of May, 2008.
Resurveyed this 16th day of July, 2009.
Resurveyed this 27th day of June, 2018.
Additional location and topography added this 12th day of July, 2019.
General Revisions added this 6th day of December, 2019.
Resurveyed this 5th day of June, 2022.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Professional Surveyor No. 169
State of Florida.

PZ23-12000032
10/04/2023



Digitally signed by Jerald A. McLaughlin
DN: cn=Jerald A. McLaughlin, o=McLaughlin Engineering Company, ou=Professional Land Surveyors, email=jmclaughlin@meccad.com, c=FL
Reason: I have signed the document electronically.
Copyright © 2008 by McLaughlin Engineering Company
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2023.06.19 11:55:03-0400

LOCATION MAP
Section 27-48-42
Not to Scale

32' FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY (P.B. 134, PG. 42, B.C.R.)
PARCEL "A", FLO EAST CO ADDITION (P.B. 134, PG. 42, B.C.R.)