

RECORD LAND SURVEY
PORTION OF NW 1/4 SECTION 18-48-43

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

A hand-drawn map of a neighborhood in Miami, Florida. The map is oriented with North at the top. On the left side, there is a decorative scroll. The map shows several streets: S.E. 10th STREET at the top, N.E. 48th STREET in the middle, and E. SAMPLE ROAD at the bottom. A vertical street on the right is labeled 36th STREET. A diagonal street running from the bottom left towards the top right is labeled N. DIXIE HIGHWAY. Another diagonal street running from the bottom right towards the top left is labeled N. FEDERAL HIGHWAY (U.S. #1). A street running parallel to the highway on the right is labeled WATERWAY. At the far right, there is a label for SOUTH OCEAN BOULEVARD and ATLANTIC OCEAN. A shaded square is located at the intersection of N.E. 48th STREET and N. FEDERAL HIGHWAY, with an arrow pointing to it and the text "THIS SURVEY".

Location Sketch
Not To Scale

LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
A.L.T.A. = AMERICAN LAND TITLE ASSOCIATION
A.L.R. = LAND RECORDS
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
B. = BASE LINE
B.G.S. = BOTTOM OF STRUCTURE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.A.S. = CONCRETE, ASK AND STUCCO
C.C.C. = COASTAL CONSTRUCTION CONTROL LINE
C.E.P. = CENTRAL ENERGY PLANT
CH = CHORD
CH.B.R.G. = CHORD BEARING
C.L. = CENTERLINE OF RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE
C.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C.O. = CLEAN OUT
D.B. = DEED BOOK
D.S. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRICAL
ELEV. = ELEVATION
FL. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.K.A. = FORMERLY KNOWN AS
F.L.P. = FLORIDA POWER AND LIGHT CO.
G.V. = GAS VALVE
B.T.M. = GREASE TRAP MANHOLE
H.H. = 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.(O) = METAL LIGHT POLE
M.W. = MORE
M.W. = MONITORING WELL
N.G.S. = NATIONAL GEODETIC SURVEY
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD83 = NORTH AMERICAN VERTICAL DATUM (1983)
N.S.B. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
OVS. = OFFSET
O.W. = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = PLAT BOOK
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATING VALVE
P.L. = PROPERTY LINE
P.O. = 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.O.W. = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
S.W. = SEWER WAVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P. = STATE PLANE
SQ.F.T. = SQUARE FEET
S.T.L. = SURVEY THE LINE
TAN. = TANGENT
TAN.B.R.G. = TANGENT BEARING
W.M. = WATER METER
W.S. = WATER VALVE
W.B.F. = WET FACE OF BULKHEAD
W.F. = WET FACE OF GAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P. = WOOD POWER POLE
W/M.C. PALM WITH MCLAUGHLIN ENGINEERING CO. CAP
W/M.C. WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
= PARKING SPACES
= NON-VEHICULAR ACCESS LINE

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plot(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 authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: Broward County Engineering Department, BM # 1644, Elevation= 7.730 (NGVD29) converted to 6.130 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: g.p.° , Elev. = 9.87
- 7) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Flood Insurance Rate Map No. 120710C0166 H, Dated: August 18, 2014, Community Panel No. 120055.
- 8) Underground Utility locations shown hereon, if any, are based upon paint marks or 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.
- 9) 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.
- 10) 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 (Corpcasn 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:

DRAWN BY: KT, RDR, JMMjr

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(PLAT)

LEGAL DESCRIPTION:

A portion of the Northwest one-quarter (NW 1/4) of Section 18, Township 48 South, Range 43 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 18; thence South 89°59'06" East, on the North line of said Section 18, a distance of 974.52 feet; thence South 00°31'06" East, a distance of 35.00 feet to the Point of Beginning; thence South 89°59'06" East, on a line 35.00 feet South of and parallel with the North line of said Section 18, being the South right-of-way line of N.E. 48th Street, a distance of 208.45 feet; thence South 40°34'11" East, on said South right-of-way line, a distance of 30.38 feet to a point on a curve; thence Southerly on said curve to the left, being on the West right-of-way line of North Federal Highway - U.S. #1 (120.00 feet right-of-way), whose radius point bears South 81°08'29" East, with a radius of 43,004.80 feet, a central angle of 00°12'59", an arc distance of 162.41 feet; thence North 89°59'06" West, on a line 218.60 feet South of and parallel with the North line of said Section 18, being a boundary of Parcel "A", VANTAGE POINT ANNEX, according to the plat thereof, as recorded in Plat Book 130, Page 32, of the public records of Broward County, Florida, a distance of 201.84 feet; thence North 00°31'06" West, on a boundary of said Parcel "A", VANTAGE POINT ANNEX, a distance of 183.61 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, containing 39,527 square feet or 0.9074 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.
Revised Legal Description this 4th day of March, 2024.
Resurveyed this 8th day of July, 2024.

James
McLaughlin Jr.

Digitally signed by
James McLaughlin Jr.
DN: c=US, o=CONTROL
POINT ASSOCIATES FL,
dnQualifier=A01410D0
0000190E463B7BC0002
778F, cn=James
McLaughlin Jr.
• Date: 2024.10.04
09:12:33 -04'00'

CONTROL POINT ASSOCIATES, FL, LLC

James M. McLaughlin, Jr.
Registered Land Surveyor No. 1544
State of Florida.

PZ24-14000006
11/06/2024