

DRC

PZ23-12000032  
08/07/2024

# RECORD LAND SURVEY

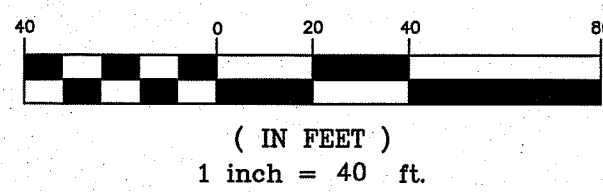
## PARCEL "A" BONSAI AMERICAN PLAT, PLAT BOOK 179, PAGE 3, B.C.R.

DRC

PZ23-12000032  
09/18/2024

prepared by:  
McLAUGHLIN ENGINEERING COMPANY (LB#285)  
1725 N.W. 6th STREET, SUITE 400 FORT LAUDERDALE, FLORIDA  
PHONE: (954) 763-7611  
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GRAPHIC SCALE



MATCH LINE  
SEE SHEET 1

### 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 (1989), and are indicated thus:  $N.A.V.D. 89$ .
- 8) This property lies in Flood Zones "AH", Elev.=12.0, "X" 0.2% Annual Chance of Flood Hazard and "Y" 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.

ZONE "X" OUTSIDE 0.2%  
ANNUAL CHANCE OF  
FLOOD HAZARD

ACREAGE

PARCEL  
588,995 SQUARE FEET  
13.5215 ± ACRES

WEST R/W LINE  
C.S.X. RAILROAD (FORMERLY SEABOARD SYSTEMS RAILROAD)  
PARCEL "A", FLO. EAST CO. PLAT (P.B. 77, PG. 5, B.C.R.)

### Legal Description

Parcel "A" BONSAI AMERICAN PLAT, as shown on the plat thereof, as recorded in Plat Book 179, Page 3, of the Public Records of Broward County, Florida, and containing 594,902 square feet or 13.6571 acres, more or less.

- TREE SYMBOLS  
INDICATES DIAMETER (D.B.H.)
- ACACIA
  - BLACK OLIVE
  - BUTTERNUT
  - FICUS TREE
  - GUMBO 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.

### 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, 2024.

McLAUGHLIN ENGINEERING COMPANY

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

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10/04/2023

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### LEGEND

- Δ = CENTRAL ANGLE (DELTA)  
R = RADIUS  
A OR L = ARC LENGTH  
CH.BRG. = CHORD BEARING  
TAN.BRG. = TANGENT BEARING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP  
P.R.M. = PERMANENT REFERENCE MONUMENT  
CONC. = CONCRETE  
C.B.S. = CONCRETE, BLOCK AND STUCCO  
I.C.V. = IRRIGATION CONTROL VALVE  
W.M. = WATER METER  
B.F.P. = BACK FLOW PREVENTOR  
D.O.T. = DEPARTMENT OF TRANSPORTATION
- ELEV. = ELEVATION  
O/S = OFFSET  
A/C = AIR CONDITIONING  
C = CENTERLINE OF RIGHT-OF-WAY  
F.P.L. = FLORIDA POWER AND LIGHT CO.  
S.B.T. = SOUTHERN BELL TELEPHONE  
B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = DADE COUNTY RECORDS  
P.B.R. = PALM BEACH COUNTY RECORDS  
O.R. = OFFICIAL RECORDS BOOK  
P.C. = PAGE  
R/W = RIGHT-OF-WAY  
C.O. = CLEAN OUT  
C.L.F. = CHAIN LINK FENCE  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
NAVD = NORTH AMERICAN VERTICAL DATUM

95 - 3 - 70(23)

SHEET 2 OF 2



Digitally signed by Jerald A. McLaughlin, DN: cn=Jerald A. McLaughlin, o=McLaughlin Engineering Company, ou=Fort Lauderdale, st=FL, email=jmclaughlin@mcclaughlin.com, c=US, Reason: I, the undersigned, hereby certify that this document and the signature(s) thereon are true and correct copies of the original document and the signature(s) thereon.

DRC

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04/17/2024