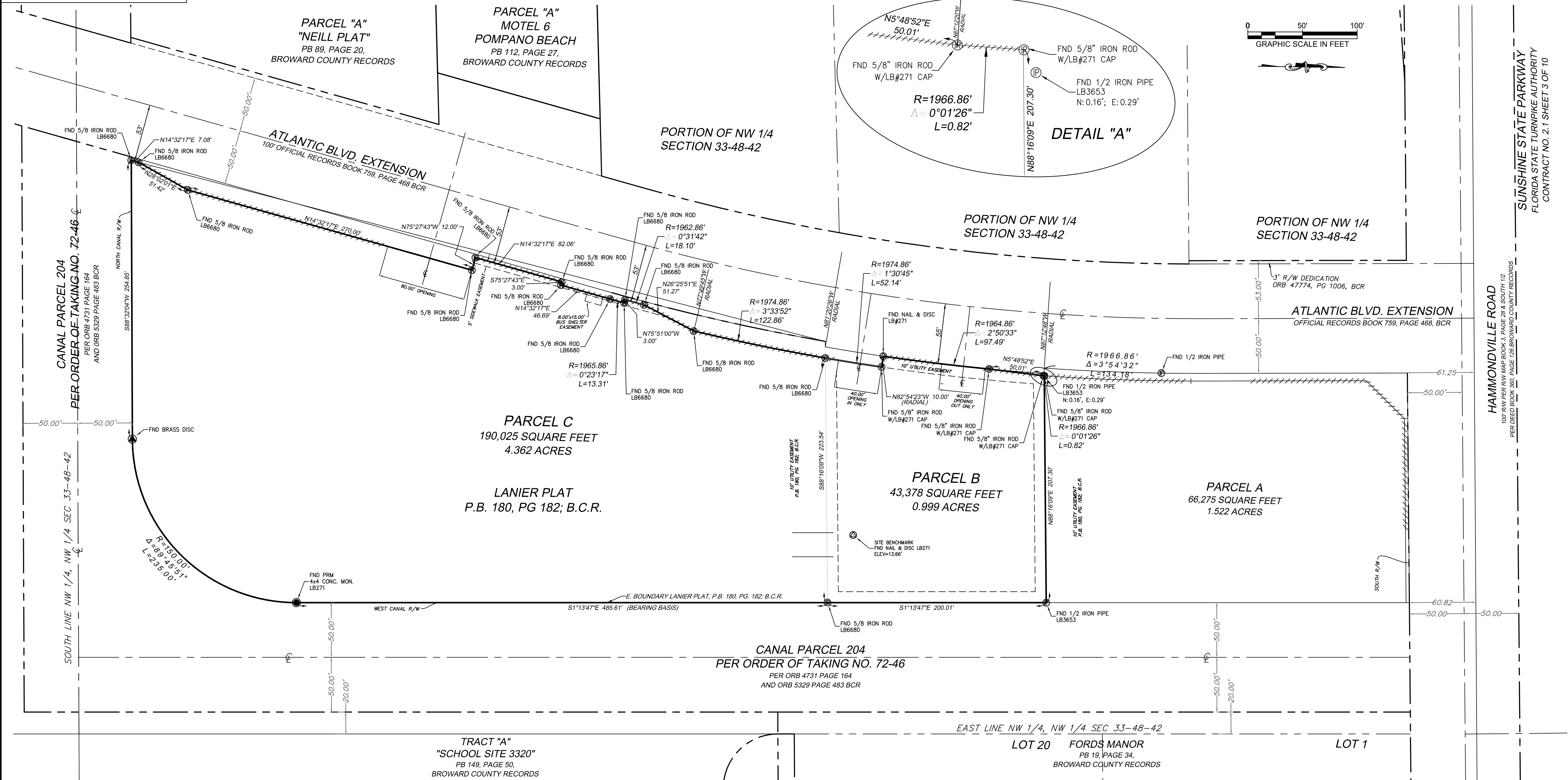


SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET V-2 FOR SITE IMPROVEMENT LOCATIONS & SYMBOL LEGEND
SEE SHEET V-3 FOR CANAL CROSS SECTION INFORMATION.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



NUMBER	DESCRIPTION
TR1096	6" YELLOW TABEBUIA
TR1315	12" YELLOW TABEBUIA
TR1326	18" OAK
TR1345	20" YELLOW TABEBUIA
TR1409	12" PINK TABEBUIA
TR1414	14" MAHOGANY
TR1415	20" PINK TABEBUIA
TR1418	14" MAHOGANY
TR1419	24" PINK TABEBUIA
TR1420	14" MAHOGANY
TR1421	14" YELLOW TABEBUIA
TR1422	30" ACACIA (EAR LEAF)
TR1423	8" YELLOW TABEBUIA
TR1424	12" YELLOW TABEBUIA
TR1426	26" ACACIA (EAR LEAF)
TR1427	18" BANYAN TREE
TR1428	12" YELLOW TABEBUIA
TR1480	14" MAHOGANY
TR2162	15" BUTTWOOD
TR2163	15" BUTTWOOD
TR2164	8" ROYAL POINCIANA
TR2207	20" BUTTWOOD
TR2223	14" BUTTWOOD
TR2224	14" BUTTWOOD
TR2401	30" BUTTWOOD
TR2404	12" SABAL PALM BH=3'
TR2405	18" SABAL PALM BH=10'
TR2414	10" SABAL PALM BH=22'
TR2432	10" ROYAL POINCIANA
TR2433	18" ROYAL POINCIANA
TR2434	18" ROYAL POINCIANA
TR2435	18" SABAL PALM BH=4'
TR2436	18" SABAL PALM BH=12'
TR2452	24" OAK
TR2453	18" OAK
TR2491	20" SLASH PINE
TR2504	SHAD.ACACIA 30
TR2505	12" SABAL PALM BH=3'
TR2560	4" SILVER BUTTWOOD
TR2561	6" SILVER BUTTWOOD
TR2562	6" SILVER BUTTWOOD
TR2642	8" SILVER BUTTWOOD
TR2643	4" SILVER BUTTWOOD
TR2758	20" SABAL PALM BH=12'
TR2759	16" SABAL PALM BH=8'
TR2767	12" SABAL PALM BH=4'
TR2768	3" GUMBO LIMBO
TR2769	3" OAK
TR2770	3" OAK
TR2771	10" SABAL PALM BH=2'
TR2772	10" OAK
TR2789	4" WOMANS TONGUE
TR2846	14" PINK TABEBUIA
TR2847	4" OAK
TR2848	6" OAK
TR2849	6" OAK
TR2850	SHAD.ACACIA 12
TR2851	6" OAK
TR2852	8" OAK
TR2853	8" OAK
TR2854	6" OAK
TR2855	8" OAK
TR2856	8" OAK

SURVEYOR'S NOTES:

- ADDITIONS OR DELETIONS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THIS SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER FOR SHEET V-1 AND A SCALE OF 1"=40' OR SMALLER FOR SHEET V-2. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THE BEARINGS REFERENCED HEREIN ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°13'47" EAST, ALONG THE EAST BOUNDARY OF THE LANIER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, PAGE 182 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISC IN CONCRETE, STAMPED 849-86-08 C-03 LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ATLANTIC BOULEVARD EXTENSION AND HAMMONDVILLE ROAD, 45 FEET EAST OF THE CENTERLINE OF ATLANTIC BOULEVARD EXTENSION, 75 FEET SOUTH OF THE CENTERLINE OF HAMMONDVILLE ROAD. ELEVATION = 12.20 FEET NAVD '88.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5-1-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN FEBRUARY 2022 AND UPDATED UNDER OUR DIRECTION IN NOVEMBER, 2022.

LAST DATE OF FIELD WORK: NOVEMBER 21, 2022

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

Raymond Young
Digitally signed by Raymond Young
Date: 2023.02.24 08:52:56 -05'00'

RAYMOND YOUNG-FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 5799

THIS SURVEY MAP AND REPORT OR OTHER DATA ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF THE SURVEYOR AND MAPPER UNDER CHAPTER 5-1-17, FLORIDA STATUTES AND ADMINISTRATIVE CODE.

LEGAL DESCRIPTION

PARCEL B & PARCEL C, LANIER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, PAGE 182, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 233,403 SQUARE FEET OR (5.358 ACRES MORE OR LESS).

ABBREVIATION LEGEND:

ALUM. ALUMINUM
BCR BROWARD COUNTY RECORDS
BOS BOTTOM OF STRUCTURE
CATV CABLE TELEVISION
C&G CONCRETE CURB AND GUTTER
CMP CORRUGATED METAL PIPE
CONC. CONCRETE
CLF CHAIN LINK
CB CATCH BASIN
DIA. DIAMETER
DMH DRAINAGE MANHOLE
ELEC. ELECTRICAL
F.F. FINISHED FLOOR
FND. FOUND
HDPE HIGH DENSITY POLYETHYLENE PIPE
I.E. INVERT ELEVATION
I.P. IRON PIPE
I.R. IRON ROD
L ARC LENGTH

ABBREVIATION LEGEND (CONT):

LB LICENSED BUSINESS
LP LIGHT POLE
LS LIFT STATION
N&D NAIL & DISC
OHW OVER HEAD WIRES
ORB OFFICIAL RECORDS BOOKS
PB PLAT BOOK
PG PAGE
PRM PERMANENT REFERENCE MONUMENT
PVC POLY VINYL CHLORIDE PIPE
R RADIUS
R/W RIGHT-OF-WAY
SMH STORM SEWER MANHOLE
SL CROSS SECTION LINE
STA STATION
VERT VERTICAL
YD YARD DRAIN
Δ CENTRAL ANGLE

DESCRIPTION:	BY:	DATE:	DESCRIPTION:	BY:	DATE:
UPDATE SURVEY	RY	11/21/22			
PLOT RIGHT OF WAY DIMENSIONS	RY	02/06/23			

DATE:	03-01-22	CHECKED BY:	R.Y.
SCALE:	1"=50'	FIELDBOOK:	3153
DRAWN BY:	M.B.	PAGE(S):	10-55

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6409 FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
MAG Real Estate & Development, Inc.

PROJECT NO. 22-008-00
SHEET NAME V
1 OF 3

PZ23-05000056
06/21/2023