

LOCATION SKETCH (NOT TO SCALE)

- LEGEND (SYMBOLS)**
- ☐ CENTERLINE
 - ☐ CATCH BASIN
 - ☐ COLUMN
 - ☐ M
 - ☐ FUEL PIT
 - ☐ MAINTENANCE SANITARY STRUCTURE
 - ☐ TREE (DBH OR TREE NUMBER)
 - ☐ PALM TREE (DBH OR TREE NUMBER)
 - ☐ POST
 - ☐ SIGN
 - ☐ UTILITY POLE CONCRETE
 - ☐ UTILITY POLE WOOD
 - ☐ VAULT
 - ☐ WATER METER
 - ☐ WATER VALVE

LAND DESCRIPTION:

THE WEST 300 FEET OF LOT 20, OF THE EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

LESS THE FOLLOWING

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29; THENCE ON AN ASSUMED BEARING, SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29, A DISTANCE OF 700.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 100.00 FEET THENCE NORTH 89°37' 56" EAST A DISTANCE OF 29.84 FEET; THENCE NORTH 00°20'27" WEST 99.99 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, SAID LINE ALSO BEING THE EXISTING SOUTH R/W LINE OF N.E. 16TH STREET; THENCE SOUTH 89°37'19" WEST A DISTANCE OF 29.20 TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 10, 2021 MEETS THE STANDARDS OF PRACTICE RULE SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
 Digitally signed by Timothy H Gray
 Date: 2021.11.22 11:24:36-05'00'

TIMOTHY H. GRAY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION, PSM 6604
 (FOR THE FIRM)

LEGEND (ABBREVIATIONS)

- B.C.R. BROWARD COUNTY RECORDS
- BFP BACK FLOW PREVENTER
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- COR. CORNER
- EL. ELEVATION
- (F) FOUND
- INV. INVERT
- LB LICENSED BUSINESS
- MF METAL FENCE
- NAVD 88 NORTH AMERICAN DATUM OF 1988
- O.R.B. OFFICIAL RECORD BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- P.G. PAGE
- PK PARKER KALON
- (R) RECORD
- UNK UNKNOWN
- WI WITH

LEGEND (LINETYPE)

- BREAK LINE
- HARD SURFACE ELEVATION
- SOFT SURFACE ELEVATION
- CONCRETE
- OHW OVERHEAD WIRE
- HEDGE/SHRUB LINE
- X CHAIN LINK FENCE
- WOOD FENCE

TREE TABLE:

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HT (FEET)	CANOPY SPREAD (FEET)
001	PYGMY DATE PALM	"Phoenix roebelenii"	5	10	5
002	PYGMY DATE PALM	"Phoenix roebelenii"	5	10	5
003	PYGMY DATE PALM	"Phoenix roebelenii"	5	12	5
004	COCONUT PALM	"Cocos nucifera"	12	24	10
005	COCONUT PALM	"Cocos nucifera"	10	22	12
006	COCONUT PALM	"Cocos nucifera"	10	22	12
007	COCONUT PALM	"Cocos nucifera"	10	18	15
008	WASHINGTONIA PALM	"Washingtonia robusta"	10	5	8
009	COCONUT PALM	"Cocos nucifera"	9	28	12
010	TRAVELER'S PALM	"Ravenala madagascariensis"	13	6	10
011	SCREW PINE	"Pandanus spp."	7	22	20
012	CABBAGE PALM	"Sabal palmetto"	15	12	12
013	CABBAGE PALM	"Sabal palmetto"	9	18	10
014	CABBAGE PALM	"Sabal palmetto"	10	20	8
017	COCONUT PALM	"Cocos nucifera"	10	28	10
018	CABBAGE PALM	"Sabal palmetto"	9	20	10
019	CABBAGE PALM	"Sabal palmetto"	10	20	10
020	TRAVELER'S PALM	"Ravenala madagascariensis"	9	18	12
021	CABBAGE PALM	"Sabal palmetto"	10	20	10
022	SOLITAIRE PALM	"Ptychosperma elegans"	4	25	6
023	CABBAGE PALM	"Sabal palmetto"	12	14	10
024	QUEEN PALM	"Arecastrum romanzoffianum"	N/A	N/A	N/A
025	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8	28	20
026	BRAZILIAN BEAUTYLEAF	"Calophyllum brasiliense"	6	15	10
027	CHRISTMAS PALM	"Adonidia merrillii"	4	14	10
028	PYGMY DATE PALM	"Phoenix roebelenii"	6	14	10
029	FISHTAIL PALM	"Caryota mitis"	N/A	15	10
030	PYGMY DATE PALM	"Phoenix roebelenii"	6	15	10
031	TRAVELER'S PALM	"Ravenala madagascariensis"	9	15	12
032	FICUS	"Ficus spp."	14	30	30
033	BRAZILIAN PEPPER	"Schinus terebinthifolius"	5	20	12
034	CHRISTMAS PALM	"Adonidia merrillii"	2	8	6
035	BRAZILIAN BEAUTYLEAF	"Calophyllum brasiliense"	5	30	15
036	MADAGASCAR OLIVE	"Noronhia emarginata"	7	28	15
037	FICUS	"Ficus spp."	16	30	30

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED BY A TITLE CERTIFICATE FURNISHED BY THE CLIENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0189H EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE VE. BASE FLOOD ELEVATION 9.0 (NAVD88) AND ZONE AE BASE FLOOD ELEVATION OF 7.0 (NAVD88), NO BASE FLOOD ELEVATION. FLOOD ZONE LINES SHOWN HEREON WERE PROVIDED BY BROWARD COUNTY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON COAST & GEODETIC SURVEY BENCH MARK DISK "W 311, PID AD2603", 1.7 MI N FROM POMPANO BEACH, ABOUT 1.7 MILES NORTH ALONG STATE HIGHWAY A1A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPANO BEACH, SET ON THE TOP OF THE SOUTHWEST CORNER OF A CATCH BASIN, ABOUT 0.35 MILE NORTH OF THE JUNCTION OF STATE HIGHWAY 844. NEAR THE JUNCTION OF BARTON ROAD, 22.5 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, 29 FEET SOUTH OF THE APPROXIMATE CENTER LINE OF BARTON ROAD AND ABOUT LEVEL WITH THE HIGHWAY. ELEVATION = 1.77 FEET (NAVD88); AND TIDAL STATION DISK "872 2859 3, PID A05848", IN POMPANO BEACH AT THE STATE HIGHWAY A1A BRIDGE OVER HILLSBORO INLET IN POMPANO BEACH. THE MARK IS SET IN THE CONCRETE CURBING NEAR A DRAIN AND BEARS 222 FEET SOUTH OF THE SOUTH END OF THE BRIDGE, 18 FEET WEST OF A1A CENTERLINE, AND RECOVERED AS DESCRIBED IN NOS TIDAL DATA, QUAD 260802. THE MARK IS ABOVE LEVEL WITH CURBING. ELEVATION = 2.03 FEET (NAVD88).
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY. TREES SHOWN HEREON LIMITED TO THOSE GREATER THAN 5" DBH (DIAMETER AT BREAST HEIGHT). NUMBERED TREE INFORMATION PROVIDED BY KEITH ARBORIST. TREES NOT WITHIN THE SUBJECT PARCEL SHOWN HEREON ARE SHOWN WITH DBH ONLY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE NORTH LINE OF LOT 20, "EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3", PLAT BOOK 1, PAGE 25, BROWARD COUNTY RECORDS, BEING NORTH 88°53'37" EAST.

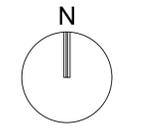
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Florida Engineering Business License: CA7928
 Florida Surveyor and Mapper Business License: LB6860
 Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	ADD PARCEL AREA	11/22/21

DATE: 09/10/2021
 DRAWN BY: AC
 CHECKED BY: TG
 FIELD BOOK: 1001



GRAPHIC SCALE
 0 20 40,000'

SCALE: 1" = 20'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

OCEAN PARK
 1508 NORTH OCEAN BLVD.
 POMPANO BEACH

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY

SHEET NUMBER 1
 PROJECT NUMBER 0922022

PZ21-14000021
 1/26/2022

Plotted by: Igru On 11/22/2021 11:21 AM
 Drawing name: P:\0922022 - Ocean Park Pompano Beach - Mount Vernon Property Holdings, LLC\Survey\DWG\0922022 BOUNDARY AND TOPOGRAPHIC SURVEY.dwg