







PZ24-12000014
09/04/2024

NUMBER	COMMON NAME	D.B.H
1502	UNKNOWN	14
1503	MANGO	18
1504	PINE	18
1505	UNKNOWN	10
1506	PALM	11
1507	PALM	11
1508	PALM	6
1509	PALM	8
1510	PALM	9
1511	PALM	9
1512	PALM	11
1513	PALM	10
1514	PALM	5
1515	PALM	10
1516	PALM	8
1517	PALM	6
1518	PALM	12
1519	PALM	12
1520	UNKNOWN	(2) 5
1573	GUMBO LIMBO	6
1586	MANGO	10
1587	MANGO	7
1588	MANGO	9
1589	MANGO	7
1590	MANGO	11
1591	MANGO	6
1592	MANGO	10
1593	MANGO	18
1594	MANGO	18
1595	PALM	12
1596	UNKNOWN	40
1647	UNKNOWN	18
1648	BLACK OLIVE	14
1649	UNKNOWN	8
1650	BLACK OLIVE	12
1651	UNKNOWN	30
1652	UNKNOWN	18
1808	UNKNOWN	30
2233	PALM	12
2234	PALM	12

MISC. LINETYPES

	CHAINLINK FENCE
	HEDGE
	METAL FENCE
	OVERHEAD WIRE
	TOE OF SLOPE
	TOP OF BANK

	ABBREVIATIONS
BM	BENCHMARK
B.C.R.	BROWARD COUNTY RECORDS
BTM.	BOTTOM OF STRUCTURE
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
DWS.	DETECTABLE WARNING SURFACE
E	EAST
ELEV.	ELEVATION
ESMT.	EASEMENT
F.F.	FINISHED FLOOR
GIS	GEOGRAPHIC INFORMATION SYSTEM
ID	IDENTIFICATION
INV.	INVERT
L	ARC LENGTH
LB	LICENSED BUSINESS NUMBER
N	NORTH
NAD 83/11	NORTH AMERICAN HORIZONTAL DATUM OF 1983, 2011 ADJUSTMENT
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SE	SOUTHEAST
SW	SOUTHWEST
TYP.	TYPICAL
VERT.	VERTICAL
W	WEST
W/	WITH

LEGEND

	AIR CONDITIONER
	ACCESSIBILITY SYMBOL
	BACK FLOW PREVENTER
	BOLLARD
	CATCH BASIN
	CLEAN OUT
	CONCRETE LIGHT POLE
	CURB INLET
	DOUBLE FACE SIGN
	ELECTRIC HANDHOLE
	FIRE HYDRANT
	IRRIGATION CHECK VALVE
	MAILBOX
	MAST ARM
	METAL LIGHT POLE
	POST
	SANITARY MANHOLE
	SHRUB
	SIGN POST, SINGLE
	STREETLIGHT HANDHOLE
	PALM TREE (SEE TREE CHART)
	TREE (SEE TREE CHART)
	WATER METER
	WATER VALVE
	WATER SPIGOT
	WOOD UTILITY POLE

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. PROPERTY LINES AND RIGHT OF WAY LINES SHOWN HEREON ARE REFERENCE FROM THE BROWARD COUNTY PROPERTY APPRAISER'S GIS DATABASE, AND WERE NOT SURVEYED.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
5. 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.
6. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THESE ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
7. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION BENCHMARK #1259, AN "X" CUT ON STORM DRAIN SLAB IN SOUTHWEST CORNER OF INTERSECTION OF HAMMONDVILLE ROAD AND SOUTHBOWN POWERLINE ROAD, ELEVATION 13.19' (NAVD88), 14.76' (NGVD29), AND #0168, A S.R.D. BRASS DISC AT NORTH END OF RETAINING WALL FOR CONTROL GATES, ELEVATION 10.18' (NAVD88), 11.75' (NGVD29). ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 UTILIZING VERTCON SOFTWARE.
8. 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.
9. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.03'$ FOR HARD SURFACE ELEVATIONS AND $\pm 0.10'$ FOR SOFT SURFACE ELEVATIONS.
10. 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 $\pm 0.10'$.
11. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
12. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY. LIMITS OF TOPOGRAPHIC DATA / IMPROVEMENT LOCATIONS IS AS DELINEATED BY THE CLIENT.

LAND DESCRIPTION:

PORTIONS OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF PARCEL "A", WALTON SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY
FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED 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 JULY 17, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

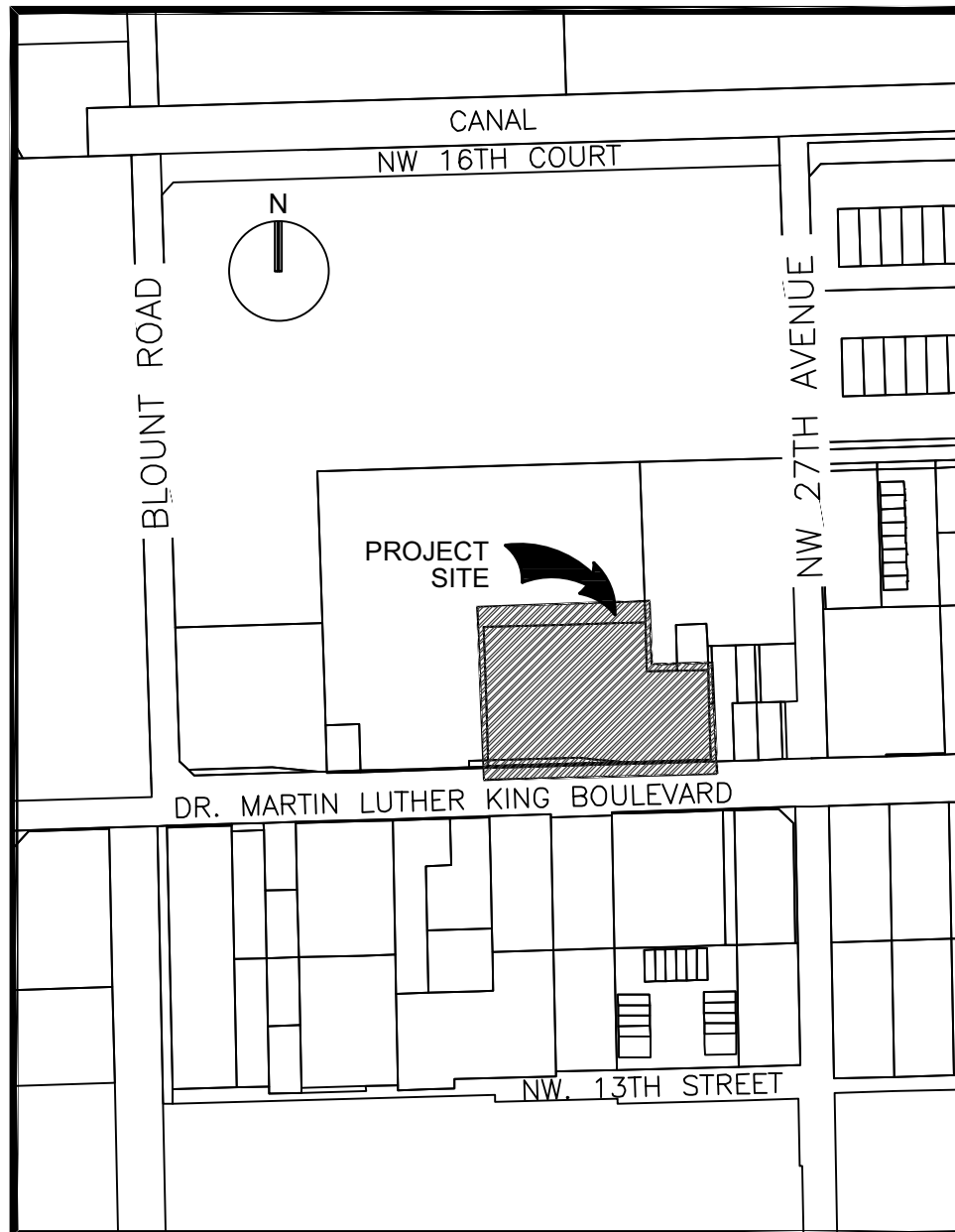
This item has been electronically signed by Donald A Spicer dated 07/30/2024 below using a Digital Signature.

DONALD A. SPICER
LICENSE # 4677
STATE OF FLORIDA
REGISTERED SURVEYOR AND APPRAISER

PAPER

Printed copies of documents are not considered signed and sealed and the signature must be attested on any electronic copies.

Digitally signed
by DONALD A.
SPICER
Date:
2024.07.30
16:48:10-04'00'



LOCATION SKETCH (NOT TO SCALE)



301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

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

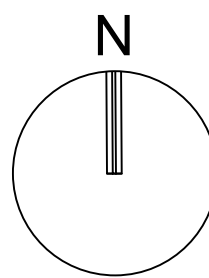
REVISIONS

[illegible]

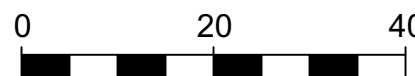
DATE: 07/17/24

DRAWN BY: ZH

CHECKED BY: DAS



GRAPHIC SCALE



SCALE: 1" = 20'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

2851 DR. MARTIN
LUTHER KING BLVD.

PORTIONS OF THE SE 1/4 OF
THE SE 1/4 OF THE SW 1/4
OF SECTION 28, TOWNSHIP
48 SOUTH, RANGE 42 EAST
AND
A PORTION OF PARCEL "A",
WALTON SITE
P.B. 138, PG. 42, B.C.R.

CITY OF POMPANO BEACH,
BROWARD COUNTY,
FLORIDA

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET 1 OF 2

PROJECT NUMBER	14232.00
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Plotted by: dspicer On 7/29/2024 11:44 AM

Drawing name: H:\14232.00 - 2851 Dr. MLK Jr. Blvd. - 2851 Dr. MLK Jr. Blvd. Trust\Survey\DWG\14232.00-Topic Survey.dwg