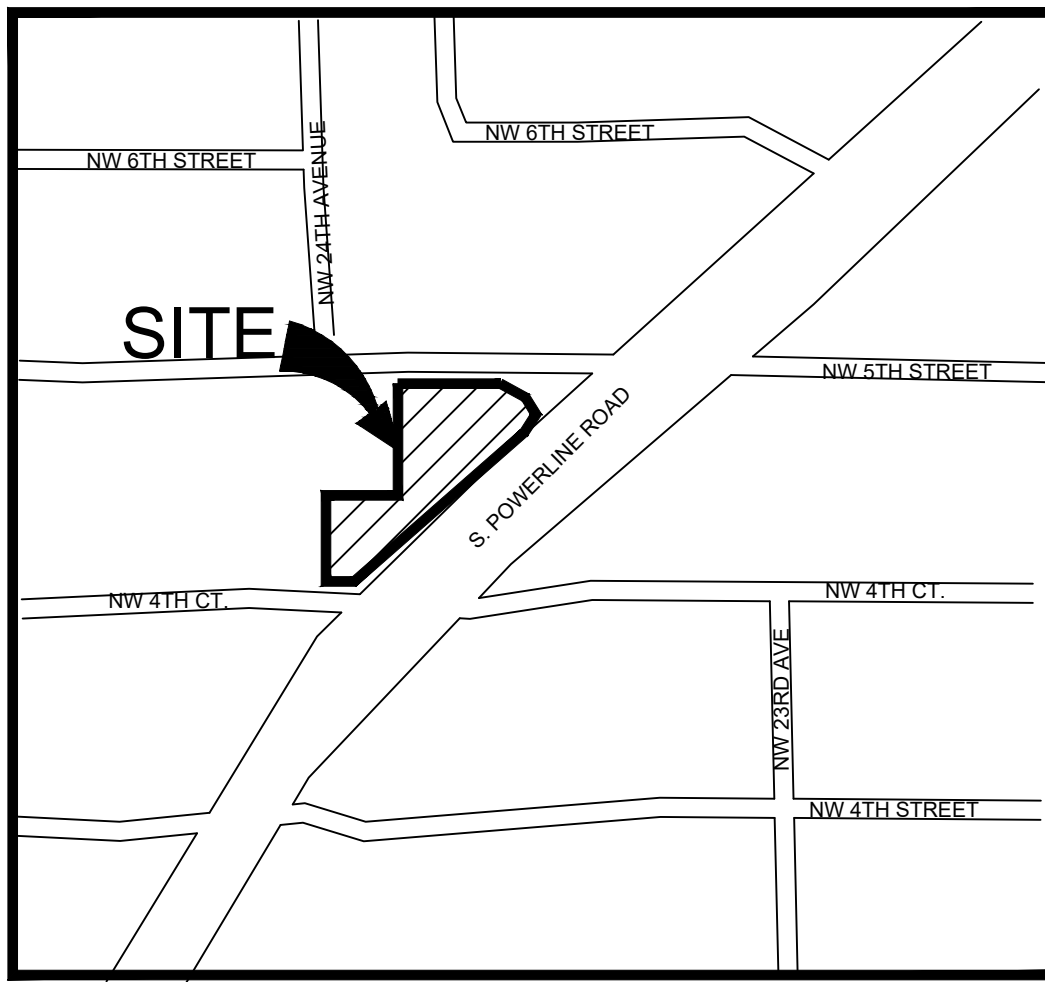


COLLIER CITY LOTS

BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP
SECTION 33, TOWNSHIP 48S, RANGE 42 E.
CITY OF POMPANO BEACH, FLORIDA

SYMBOL LEGEND

- BACK FLOW PREVENTER
- BREAK IN LINE SCALE
- CONCRETE POWER POLE
- DRAINAGE MANHOLE
- CENTRAL ANGLE
- ELECTRICAL METER
- ELECTRICAL / CABLE PULL BOX
- FIRE HYDRANT
- GUY ANCHOR
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- MARKER POST
- SIGN (SINGLE POST)
- SANITARY MANHOLE
- TRAFFIC PULL BOX
- WATER METER
- WATER VALVE
- WOOD POWER / TELEPHONE POLE
- SPOT HARD SURFACE ELEVATION
- SPOT GROUND ELEVATION

CONTROL LEGEND

- IRON ROD
- NAIL & DISC
- IRON PIPE

TREE LEGEND

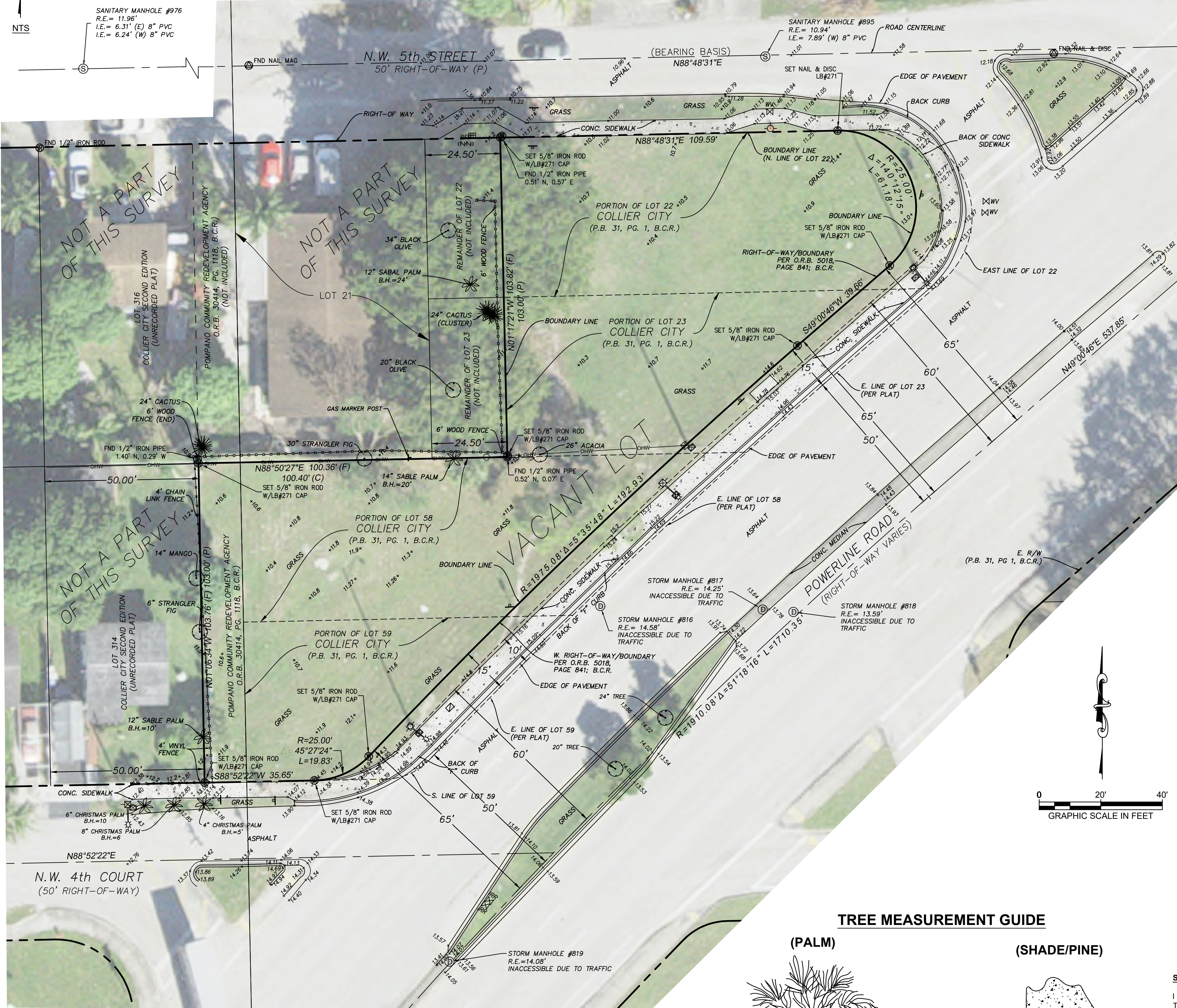
- PALM TREE
- SHADE TREE
- CACTUS CLUSTER

LINE TYPE LEGEND

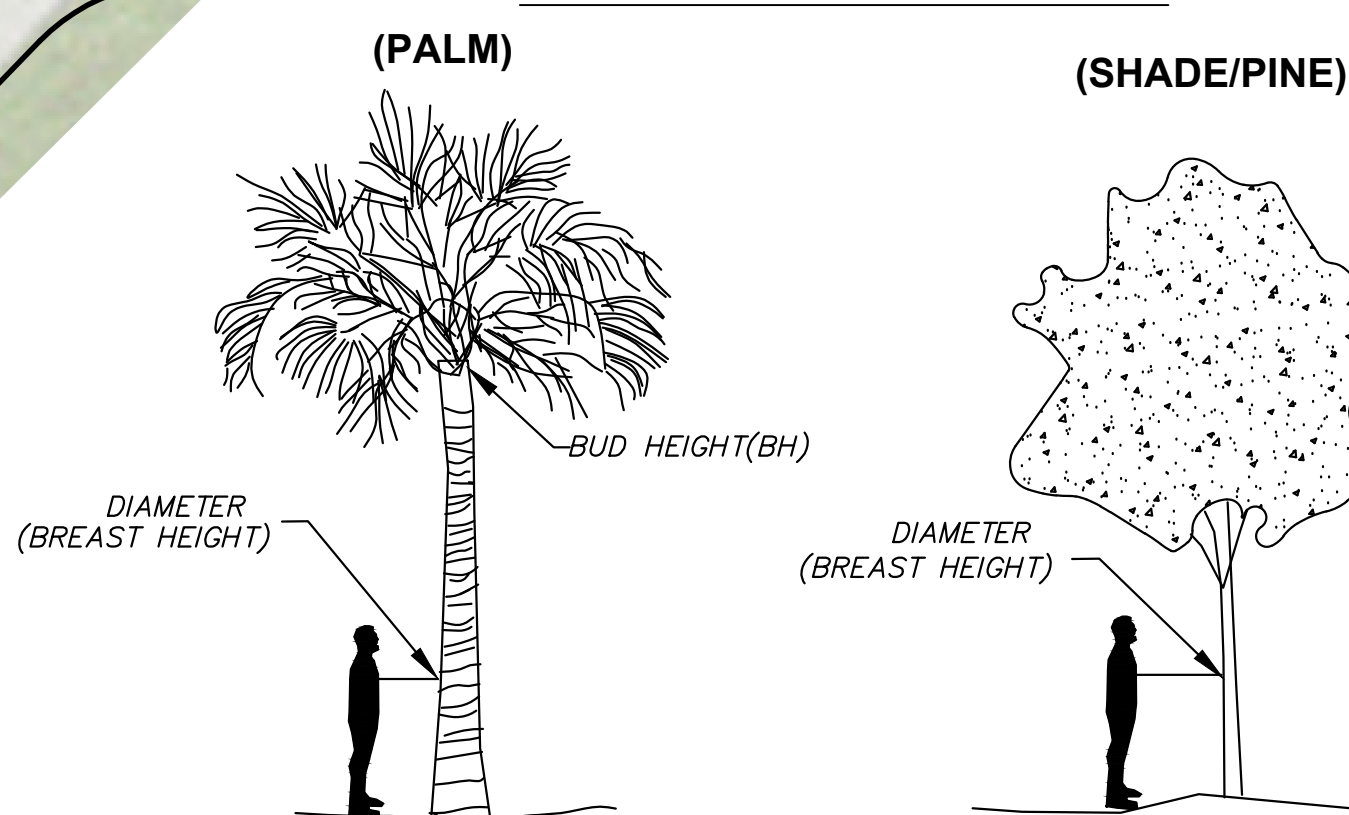
- CHAIN LINK FENCE
- VINYL / WOOD FENCE
- OVER HEAD WIRES

ABBREVIATION LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- BH BUD HEIGHT
- CONC. CONCRETE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- I.P. IRON PIPE
- IRC IRON ROD & CAP
- (C) CALCULATED
- (F) FIELD
- (M) MEASURED
- I.D. IDENTIFICATION
- NO. NUMBER
- L ARC LENGTH
- LB LICENSE BUSINESS
- MH MANHOLE
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- N&D NAIL AND DISK
- OHV OVERHEAD WIRE
- O.R.B. OFFICIAL RECORDS BOOK
- P.N.C. PERMANENT NETWORK CONTROL
- R RADIUS
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK
- (M) PLAT
- PG PAGE
- PSM PROFESSIONAL SURVEY MAPPER
- WPP WOOD POWER POLE



TREE MEASUREMENT GUIDE



LEGAL DESCRIPTION:

LOTS 22 AND 23, LESS THE WEST 24.5 FEET THEREOF, AND LOTS 58 AND 59 OF COLLIER CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH N 1/3 OF S 3/4 OF SE 1/4 OF NW 1/4 OF SE 1/4 LESS W 650 FEET LESS S 25 FEET FOR ST. 314 CG. LYING IN SECTION 33, TWP. 48S, RNG. 42E, LESS ROAD RIGHT OF WAY, SAID DESCRIBED PARCEL, CONTAINING 21416 SQUARE FEET (0.492 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY. ONLY PROPERTY CORNERS MARKED AS "FOUND" WERE RECOVERED AND IDENTIFIED DURING THIS SURVEY. RIGHT-OF-WAY LINES CALCULATED BY CRAVEN THOMPSON AND DETERMINED BY "BEST FIT" ANALYSIS.
- HORIZONTAL LOCATIONS FOR THIS SURVEY ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (2011), AND ARE BASED ON AN BEARING OF N88°48'31"E ALONG THE CENTER LINE OF NW 5TH STREET AS SHOWN IN PLAT BOOK 31, PG. 1, BROWARD COUNTY RECORDS.
- ALL PLATS REFERENCED HEREIN ARE BASED ON RECORDED PLATS FROM BROWARD PUBLIC RECORDS THAT WERE READILY ACCESSIBLE. THE SURVEYOR WAS NOT PROVIDED WITH ANY EASEMENT DOCUMENTATION FOR REVIEW, AND NO ADDITIONAL PUBLIC RECORDS SEARCH WAS CONDUCTED FOR THIS PROJECT BEYOND THE REFERENCED RECORDED PLATS. ENCUMBRANCES NOT SHOWN HEREIN MAY EXIST. INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WAS NOT PROVIDED TO OR PURSUED BY CRAVEN THOMPSON & ASSOCIATES.
- NO TITLE SEARCH WAS DONE AS A PART OF THIS SURVEY. NO EASEMENTS WERE FOUND BUT MAY EXIST.
- NO BUILDING STRUCTURE EXISTED WITHIN THE BOUNDARY AT THE TIME OF THIS SURVEY. THE LOT IS VACANT.
- SECTIONAL INFORMATION AND RIGHT-OF-WAY LINES SHOWN HEREIN ARE BASE ON PLATS AND RECORD INFORMATION REFERENCED FOR THIS SURVEY.
- THIS SURVEY MEETS AND EXCEEDS THE LINEAR CLOSURE OF 1 IN 10,000 FEET FOR COMMERCIAL/HIGH RISK SURVEYS AS DEFINED IN THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA (5J-17.051 AND 5J-052, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE TOPOGRAPHICAL MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "TRIMBLE S-6" TOTAL STATION AND "TRIMBLE ACCESS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- FIELD MEASUREMENTS SHOWN HEREIN WERE OBTAINED USING A SPATIAL MEASUREMENT SYSTEM MANUFACTURED BY TRIMBLE INC., COMPRISED OF "S" SERIES" TOTAL STATION, "DINI" FIRST ORDER DIGITAL LEVEL, AND "R10" GNSS RECEIVER. ALL RAW SURVEY DATA WAS DIGITALLY RECORDED IN THE FIELD USING "TRIMBLE ACCESS" OR THE "ONBOARD" INTERFACE SOFTWARE AND/OR RECORDED IN A SURVEY FIELD BOOK.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF POMPANO BEACH FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED WITHIN THE CONTRACT BETWEEN CRAVEN THOMPSON AND ASSOCIATES, INC. AND THE AFOREMENTIONED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN FOR 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 ORIGINALLY.
- SHEET V-1 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20'. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- THE TREE TYPES AND CLASSIFICATION SHOWN HEREON ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE, AS PROFESSIONALS INVOLVED IN THEN PRACTICE OF SURVEY AND MAPPING. IF SO DESIRED, THE EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER PROFESSIONAL WITH SUCH SPECIALIZED CAPACITY. TREE DIAMETERS WERE MEASURED AT BREAST HEIGHT. "BUD HEIGHT" (B.H.) WAS MEASURED ONLY ON PALM TREES. THE "BUD" IS THE PALM TREE'S GROWING POINT, LOCATED NEAR WHERE THE STEM AND CROWN/SHAFT MEET, WHERE ALL NEW LEAVES/FRONS DEVELOP.
- ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTS WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS DOCUMENT CONSISTS OF ONLY 1 SHEET.
- 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. NO EXCAVATION WAS PERFORMED BY CRAVEN THOMPSON AND ASSOCIATES, INC. TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS.
- THE LEGAL DESCRIPTION, BASED ON GENERAL LIMITS OF THIS BOUNDARY SURVEY PERFORMED BY CRAVEN THOMPSON, SHOWN HEREON. THE LAND AREA IS BASED ON THE BOUNDARY LINE SHOWN HEREON.
- THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON CONDITIONS AT THE TIME OF THE FIELD SURVEY AND DOES NOT GUARANTEE THAT CONDITIONS HAVE NOT CHANGED SINCE THEN. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THOSE INTENDED IS AT THE USER'S OWN RISK. ENCROACHMENTS AND POTENTIAL OWNERSHIP ISSUES HAVE BEEN NOTED ON THIS SURVEY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). VERTICAL DATA WAS OBTAINED BY STANDARD DIFFERENTIAL LEVELING PROCEDURES. ELEVATIONS FOUND HEREON ARE REFERENCED TO THE FOLLOWING DESCRIBED BENCHMARKS:
PK NAIL & WASHER "LB6449", AS RECORDED IN THE FDOT PROJECT NETWORK CONTROL MAP SR 845 DATA SHEET PROJECT ID 228110-1-52-01, WORK PROGRAM INSTRUCTIONS NO. 4110975. ELEVATION = 12.607' (NAVD88)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF 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 5J-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.

LAST DATE OF FIELD WORK: FEBRUARY 28, 2025

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

RICHARD G. CRAWFORD, PSM - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 5371
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees 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.

DATE:	12/05/23
SCALE:	1"=20'
DRAWN BY:	THB
CHECKED BY:	MRM
FIELDBOOK:	3229
PAGE(S):	PG11-17/49
BY:	T.S. 1/27/25
DATE:	
ADDT'L ELEVATIONS:	
DESCRIPTION:	

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ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

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COLLIER CITY LOTS
POMPANO BEACH, FLORIDA
BROWARD COUNTY, FLORIDA

PREPARED FOR:
CITY OF POMPANO BEACH

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

PROJECT NO.
23-0059-001

V-1
P225-12000012
02/03/2026

SHEET