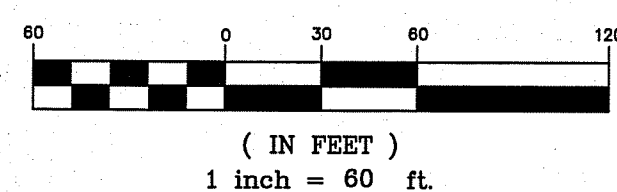




prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
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FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
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GRAPHIC SCALE



LEGEND

A = CENTRAL ANGLE (DELTA)	MHW = MEAN HIGH WATER
A/C = AIR CONDITIONING	MISC. = MISCELLANEOUS
A/K.A. = ALSO KNOWN AS	M.L.P. (S) = METAL LIGHT POLE
A.L.P. = ALUMINUM LIGHT POLE	* = MORE AND LESS
A.T.A. = AMERICAN LAND TITLE ASSOCIATION	N.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
A OR L = ARC LENGTH	NOV29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
B.C.R. = BROWARD COUNTY RECORDS	NAV98 = NORTH AMERICAN VERTICAL DATUM (1988)
B.F. = BACK FLOW PREVENTER	N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
B.H. = BULKHEAD	N.O. = NUMBER
B.L. = BASE LINE	O.R. = OFFICIAL RECORDS BOOK
C.A.T.V. = CABLE TV TERMINAL OR BOX	O/S = OFFSET
CALC. = CALCULATED	O.W. = OVERHEAD UTILITY LINES
C.B.S. = CONCRETE, BLOCK AND STUCCO	P.G. = PAGE
C.E. = CENTERLINE OF RIGHT-OF-WAY	P.B. = PLAT BOOK
CH. = CHORD	P.B.C. = PALM BEACH COUNTY RECORDS
CH.B. = CHORD BEARING	P.C. = POINT OF CURVE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.C.D. = POLLUTION CONTROL DEVICE
C.L.F. = CHAIN LINK FENCE	P.I. = POINT OF INTERSECTION
C.L.P. = CONCRETE LIGHT POLE	P.I.V. = POST INDICATOR VALVE
C.P.R. = CONCRETE POWER LIGHT POLE	P.O. = POINT OF BEGINNING
C.P. = CONCRETE POWER POLE	P.O.C. = POINT OF COMMENCEMENT
CO. = COMPANY	P.R.C. = POINT OF REVERSE CURVE
CONC. = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
C/O = CLEAN OUT	R = RADIUS
D.B. = DEED BOOK	R.C.P. = REINFORCED CONCRETE PIPE
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R.O.W. = RIGHT-OF-WAY
DIA. = DIAMETER	S.B.T. = SOUTHERN BELL TELEPHONE
D.B.H. = DIAMETER AT BREAST HEIGHT	S.V. = SEWER VALVE
ELEV. OR EL. = ELEVATION	S.W. = SEASONAL HIGH WATER LINE
FL. = FEET	S.T.L. = SURVEY TIE LINE
F.H. = FIRE HYDRANT	TAN. = TANGENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	TAN.BRG. = TANGENT BEARING
F.P.L. = FLORIDA POWER AND LIGHT CO.	W.M. = WATER METER
G.T.M. = GREASE TRAP MANHOLE	W.V. = WATER VALVE
H.H. = HAND HOLE	W.F. = WET FACE OF BULKHEAD
I.C.V. = IRRIGATION CONTROL VALVE	W/F. = WET FACE OF CAP
INV. = INVERT	W.P. = WOOD POWER STREET LIGHT POLE
LB. = LICENSE BUSINESS	W.P.P. = WOOD POWER POLE
MAG. = MAGNET	W.P.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
M.D.C.R. = MIAMI DADE COUNTY RECORDS	W/W.C. = WITH WITNESS CAP # 285
MEAS. = FIELD MEASURE	= HANDICAPPED PARKING SPACE
P. = PARKING SPACES	

RECORD LAND SURVEY

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida

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 authorized surveyor's seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Elevations shown refer to North American Vertical Datum (1988). They were obtained in the field with GPS by standard survey methods and are indicated thus: δ , Elev. = 9.87
- 6) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 7) This property lies in Flood Zones "AE", Elev.=11.0 and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0356 H, Dated: August 18, 2014, Community Panel No. 120055.
- 8) Bearings shown hereon refer to the South line of Section 32 as South 88°48'29" West.
- 9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- 10) Title Commitment contains an incomplete legal description. Legal description on survey prepared for review as requested by client

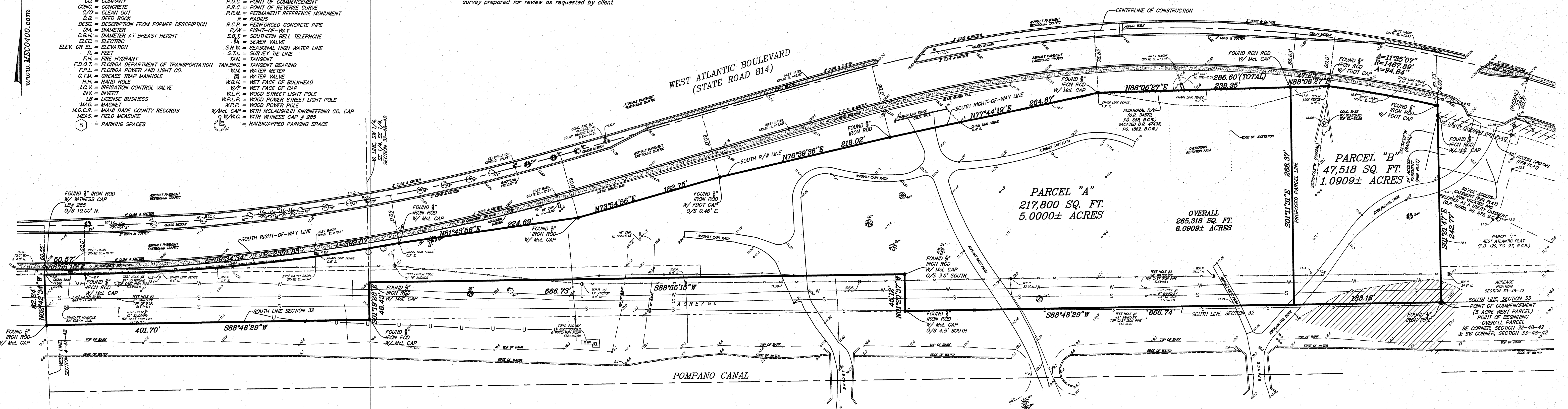
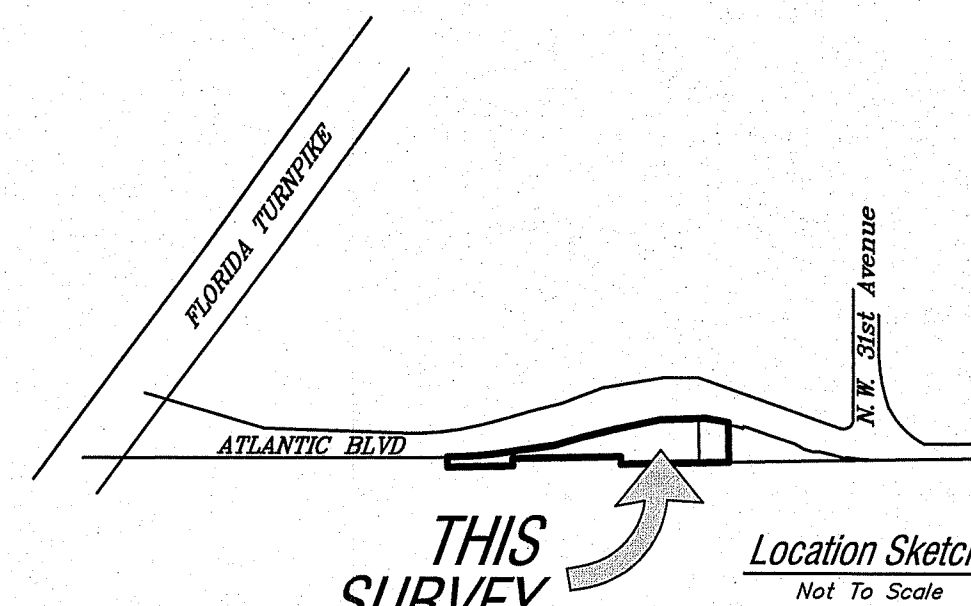
Legal Description:

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 666.74 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following eight (8) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 286.60 feet to a point on a curve; 8) thence Easterly on said curve to the right, whose radius point bears South 07°04'52" West, with a radius of 1467.89 feet, a central angle of 11°35'07", an arc distance of 94.84 feet to the termination of said eight (8) courses and distances and to a point on the East line of Section 32; thence South 01°21'47" East, on said South line, a distance of 242.77 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 265,318 square feet or 6.0909 acres more or less.

PROPOSED PLAT: PARCELS "A" & "B, 3100 W. ATLANTIC



TITLE NOTES

THERE ARE NO OTHER EASEMENTS OR RIGHTS-OF-WAY OF RECORD PER AMERICAN LAND TITLE ASSOCIATION COMMITMENT, FILE NO. 21145440, DATED SEPTEMBER 14, 2021 AT 8:00 AM. THE NUMBERING BELOW REFERS TO SCHEDULE BII, OF SAID COMMITMENT:

- 7) MATERS IN PLAT BOOK 129, PAGE 27, B.C.R., AFFECTS THE PROPERTY AS SHOWN HEREON. AMENDMENTS TO NOTATION ON PLAT IN O.R. 31610, PAGE 931, B.C.R., O.R. 34555, PAGE 401, B.C.R. AND O.R. 44386, PAGE 637, AFFECT THIS PROPERTY, NOTHING PLOTTABLE.
- 8) F.P.L. EASEMENT IN DEED BOOK 195, PAGE 375, B.C.R., DOES NOT APPEAR TO AFFECT THIS PROPERTY, DOCUMENT POOR QUALITY.
- 9) RIGHT-OF-WAY IN DEED BOOK 341, PAGE 302, B.C.R., DOES NOT APPEAR TO AFFECT THIS PROPERTY, DOCUMENT POOR QUALITY.
- 10) RESERVATIONS IN DEED BOOK 470, PAGE 383, B.C.R., NOW RELEASED IN INSTRUMENT NO. 112977453, B.C.R., EXCEPT MINERAL RIGHT, NOTHING PLOTTABLE.
- 11) RESOLUTION IN O.R. 3174, PAGE 818, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
- 12) RESOLUTION IN O.R. 4650, PAGE 374, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 13) RESOLUTION IN O.R. 4724, PAGE 761, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 14) AGREEMENT IN O.R. 5347, PAGE 715, B.C.R. AMENDED IN O.R. 6541, PAGE 762, B.C.R. AND SUBORDINATION IN O.R. 9020, PAGE 612, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
- 15) ORDINANCE IN O.R. 11825, PAGE 970, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
- 16) AGREEMENT IN O.R. 12707, PAGE 605, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 17) EASEMENT IN O.R. 13065, PAGE 281, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 18) EASEMENT IN O.R. 13065, PAGE 291, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 19) EASEMENT IN O.R. 13065, PAGE 291, B.C.R., MODIFIED IN O.R. 13521, PAGE 658, B.C.R., DO NOT AFFECT THIS PROPERTY.
- 20) EASEMENT IN O.R. 13065, PAGE 305, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 21) EASEMENT IN O.R. 13521, PAGE 783, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 22) EASEMENT IN O.R. 13521, PAGE 800, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 23) DECLARATION IN O.R. 15431, PAGE 92, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 24) ORDINANCE IN O.R. 18000, PAGE 977, B.C.R., AFFECTS THIS PROPERTY AS SHOWN HEREON.
- 25) AGREEMENT IN O.R. 23116, PAGE 473, B.C.R. AND MODIFIED IN O.R. 38397, PAGE 1157, B.C.R., DO NOT AFFECT THIS PROPERTY.
- 26) AGREEMENT EVIDENCED IN O.R. 23116, PAGE 524, B.C.R. AND RESTATED IN O.R. 38397, PAGE 1151, B.C.R., DO NOT AFFECT THIS PROPERTY.
- 27) LANDSCAPE BUFFER EASEMENT IN PLAT BOOK 129, PAGE 27, B.C.R., NOW VACATED IN O.R. 32777, PAGE 1965, B.C.R., NOT SHOWN HEREON FOR PURPOSES OF CLARITY.
- 28) ORDINANCE IN O.R. 34145, PG. 1891, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 29) DECLARATION IN O.R. 40348, PAGE 106, B.C.R. AND AMENDED IN O.R. 43305, PAGE 1485, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
- 30) DECLARATION IN O.R. 50049, PAGE 1791, B.C.R. CONFIRMED IN INSTRUMENT NO. 112798671, B.C.R., DO NOT AFFECT THIS PROPERTY.
- 31) EASEMENTS IN O.R. 47498, PAGE 1548, B.C.R. AFFECT THIS PROPERTY AS SHOWN HEREON.
- 32) RESOLUTION IN O.R. 48863, PG. 144, B.C.R. AFFECTS THIS PROPERTY, PORTION INSIDE OF THE PROPERTY WAS SOLD IN O.R. 47498, PAGE 1562, B.C.R., AS SHOWN HEREON.
- 33) RESOLUTION IN O.R. 50086, PAGE 1752, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 34) RESOLUTION IN O.R. 51354, PAGE 1787, B.C.R., DOES NOT AFFECT THIS PROPERTY.
- 35) DECLARATION IN INSTRUMENT NO. 113777267, B.C.R. AFFECTS THE USE OF THE WEST PORTION OF THIS PROPERTY.

FLOOD ZONE HATCH LEGEND

	FLOOD ZONE "AE" ELEVATION=11'
	FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 30th day of October, 2021.
General Revisions added this 30th day of March, 2022.
Relocated corners and added underground locates this 18th Day of November, 2022
Revised to clarify dividing line between proposed Plat Parcels this 7th day of April, 2023.

Digitally signed
by James M
McLaughlin Jr
Date:
2023.04.07
08:02:04 -04'00'

McLAUGHLIN ENGINEERING COMPANY
JAMES M. McLAUGHLIN Jr.
Registered Land Surveyor No. 4497
State of Florida.

TREE SYMBOLS

	INDICATES DIAMETER± (D.B.H.)
	ACACIA
	BLACK OLIVE
	GUMBO LIMBO
	MAHOGANY
	OAK TREE
	PALM TREE
	UNKNOWN TREE

OFFICE NOTES

BOOK NO. EFB 1000 PRINT
JOB ORDER NO. 2444, V67, V-7402
DRAWN BY: SAM

FILE NO.: 21-3-067

PZ23-12000009
01/17/2024