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prepared by:
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ALTA/NSPS LAND TITLE SURVEY

All of Lots 3, 4, 25, 26, 27, 28 AND Lots 22, 23, 24, Less the South 42 feet, NELSON PARK, P.B. 2, PG. 95, B.C.R. TOGETHER WITH: Lots 16, 17, 18 and 19, TUXEDO PARK, P.B. 18, PG. 19, B.C.R.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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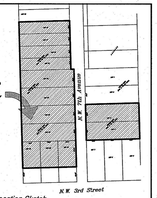
THIS SURVEY



Location Sketch
Not To Scale

FLOOD ZONE HATCH LEGEND

FLOOD ZONE "AH" ELEVATION=10'

FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

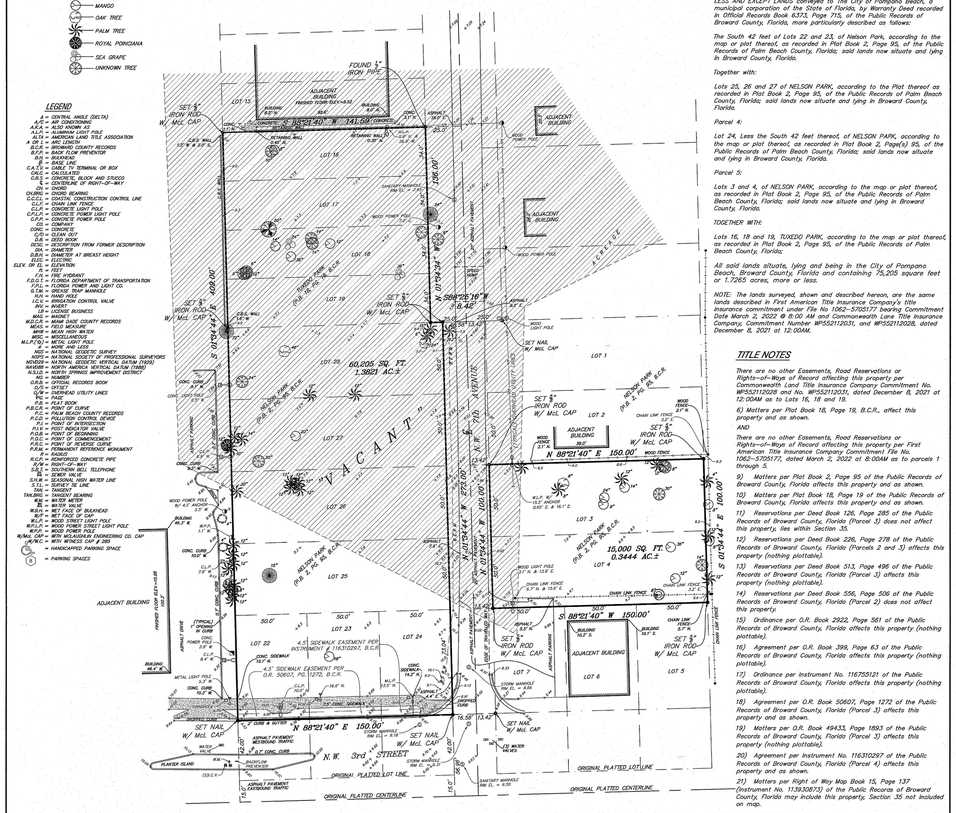
TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

BANYON
BUTTONWOOD
FICUS TREE
GUMBO LIMBO
MANGO
PALM TREE
ROYAL POINCIANA
SEA GRAPE
UNKNOWN TREE

LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
ALUM. = ALUMINUM POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
℄ OR ℄ = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B/G = BEARING
℄ = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
℄ = CENTERLINE OF RIGHT-OF-WAY
CL = CHORD
CH.BRG. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.L.F. = CHAIN LINK FENCE
C.P.P. = CONCRETE POWER POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CBS = CONCRETE
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
D.I. = DRAIN INLET
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.L. = FLORIDA POWER AND LIGHT CO.
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
L.B. = LICENSE BUSINESS
MAS. = MASONRY
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.F.R.D. = METAL LIGHT POLE
NO. = NUMBER
NGVD = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICAN VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/H = OVERHEAD UTILITY LINES
P&C = PANEL
P.B. = PLAT BOOK
P.B.C. = POINT OF CURVE
P.C.C. = PALM BEACH COUNTY RECORDS
P.C.D. = POLLUTION CONTROL DEVICE
P.C.P. = POINT OF COMPOUND
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
S.V. = SEWER VALVE
S.V.W. = SECTIONAL VALVE WATER LINE
S.W.L. = SURVEY LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
W.M. = WATER METER
W.V. = WATER VALVE
W.B.O. = WET FACE OF BULKHEAD
W.F. = WET FACE OF CAP
W.F.L.P. = WOOD POWER LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/MAG. CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP @ 2000
= HANDICAPPED PARKING SPACE
5 = PARKING SPACES


FOUND 1" IRON PIPE
SET 5/8" IRON ROD W/ McL CAP
ALUMINUM BUILDING
FINISHED FLOOR ELEVATION=10.63
ADJACENT BUILDING
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
"VACANT"
60,205 SQ. FT. 1.3823 AC.±
15,000 SQ. FT. 0.3444 AC.±
N 88°21'40" E 341.09' (CONC.)
N 88°21'40" E 150.00'
S 88°21'40" W 150.00'
N 01°34'44" E 200.00'
S 01°34'44" W 200.00'
N 01°34'44" E 100.00'
S 01°34'44" W 100.00'
N 88°25'16" W 0.42'
N.W. 3rd STREET
N.W. 7th AVENUE
ORIGINAL PLATTED LOT LINE
ORIGINAL PLATTED CENTERLINE
SET NAIL W/ McL CAP
SET 5/8" IRON ROD W/ McL CAP
SET 1/2" IRON ROD W/ McL CAP
WOOD FENCE
CHAIN LINK FENCE
WOOD POWER POLE
WOOD LIGHT POLE
CONC. POWER POLE
METAL LIGHT POLE
STORM MANHOLE
SANITARY MANHOLE
FIRE DEPT. CONNECTION
CONC. SIDEWALK
ASPHALT PAVEMENT
CONC. CURB & GUTTER
4.5' SIDEWALK EASEMENT PER INSTRUMENT # 116310297, B.C.R.
4.5' SIDEWALK EASEMENT PER O.R. 50607, Pg 1272, B.C.R.
PLANTER ISLAND
ASPHALT PAVEMENT EXTENDING PAST
ASPHALT PAVEMENT EXISTING PAVING
BUILDING TIE DIMENSIONS
ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING
BUILDING 46.4' N.
BUILDING 46.4' S.
BUILDING 16.8' S.
BUILDING 16.8' S.
BUILDING 16.8' N.
BUILDING 16.8' N.
FRIENDS ROOM ELEV.=9.68
(TYPICAL) 1" DRAINAGE HOLE IN CONC.
CONC. CURB 10.0' E.
CONC. CURB 10.0' W.
CONC. CURB 10.0' W.
CONC. CURB 10.0' E