

# MEMORANDUM

## Development Services

### ADMINISTRATIVE MEMORANDUM NO. 16-183

DATE: April 15, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RB*

FROM: Maggie Barszewski, AICP, Planner *MB*

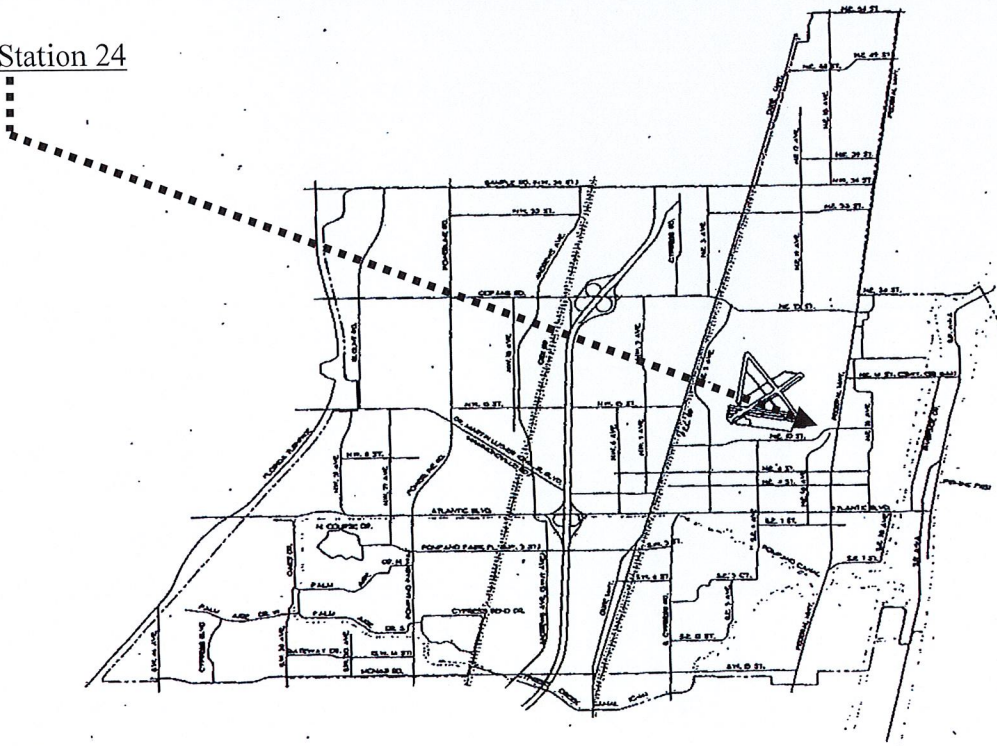
RE: Fire Station 24 Plat Request  
April 27, 2016 meeting

P&Z # 15-14000025

#### Request

This City-initiated proposed plat is restricted to a 20,000-square foot fire station. The site area is approximately 53,594 square feet or 1.23 acres. It is located on NE 10<sup>th</sup> Street approximately 500 feet west of N. Federal Hwy. and is adjacent to the Pompano Beach Airpark. The City wants to increase the size of the existing 7,460-square foot structure that is used as Fire Station 24. New development, including additions requires properties to be platted.

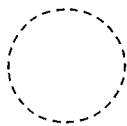
Fire Station 24



## LEGEND

### FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification Units/ Acre</u>
	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
M	Medium
MH	Medium-High
H	High
C	Commercial
CR	Commercial Recreation
I	Industrial
* T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach
13 Number	



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

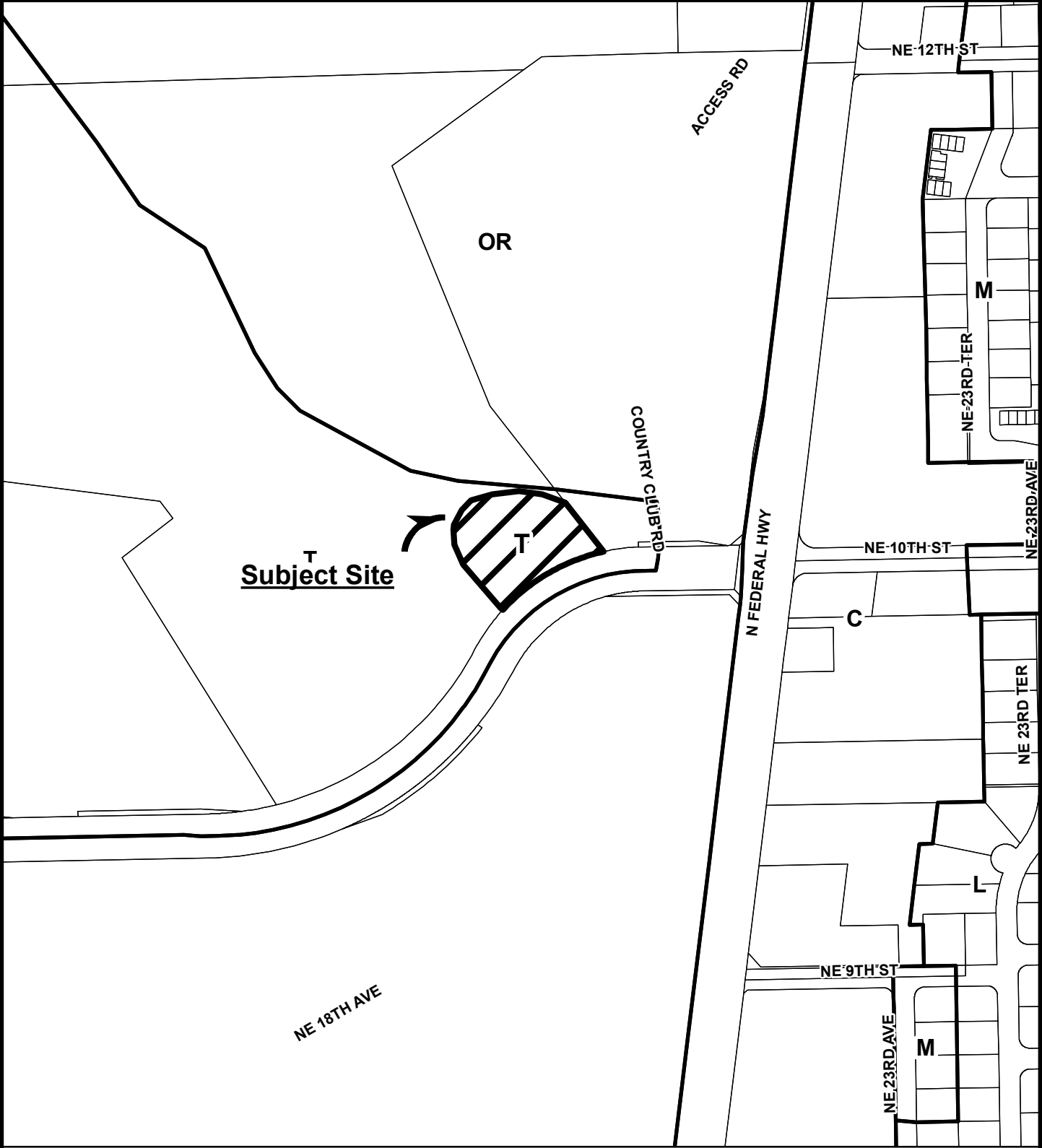
### FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
RS-1	One-Family Residence
RS-2	One-Family Residence
RS-3	One-Family Residence
RS-4	One-Family Residence
RD-1	Two- Family Residence
RM-12	Multi-Family Residence
RM-20	Multi-Family Residence
RM-30	Multi-Family Residence
RM-45	Multi-Family Residence
RM-45/HR	Overlay
RPUD	Residential Planned Unit Dev.
AOD	Atlantic Boulevard Overlay District
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
RO	Residence Office
M-1	Marina Business
M-2	Marina Industrial
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
BP	Business Parking
BSC	Planned Shopping Center
PCI	Planned Commercial / Industrial Overlay
PR	Parks & Recreation
CR	Commerical Recreation
CF	Community Facilities
* T	Transportation
PU	Public Utility

\*

* Existing
> Proposed

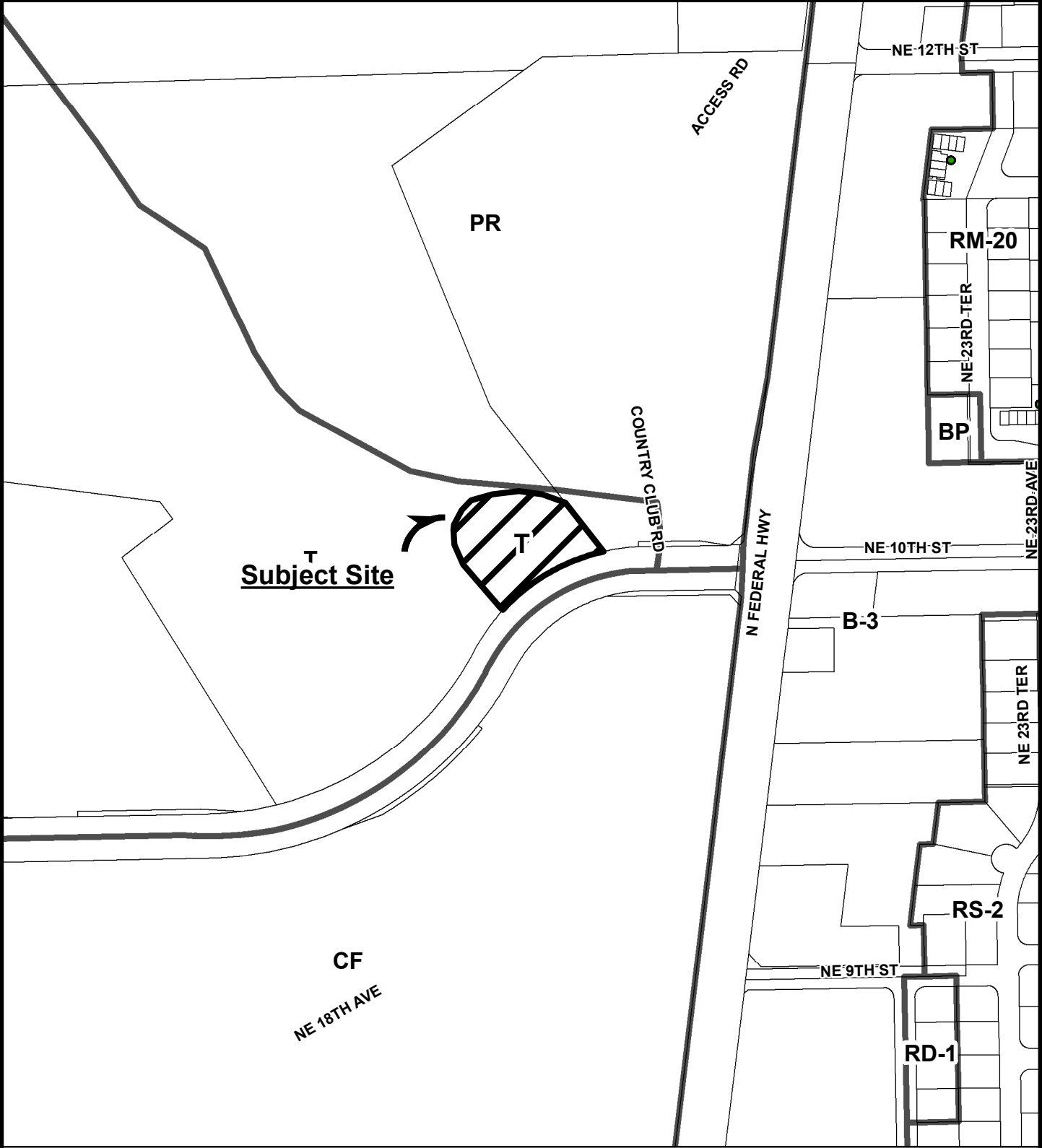
# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 333 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 333 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH AERIAL MAP

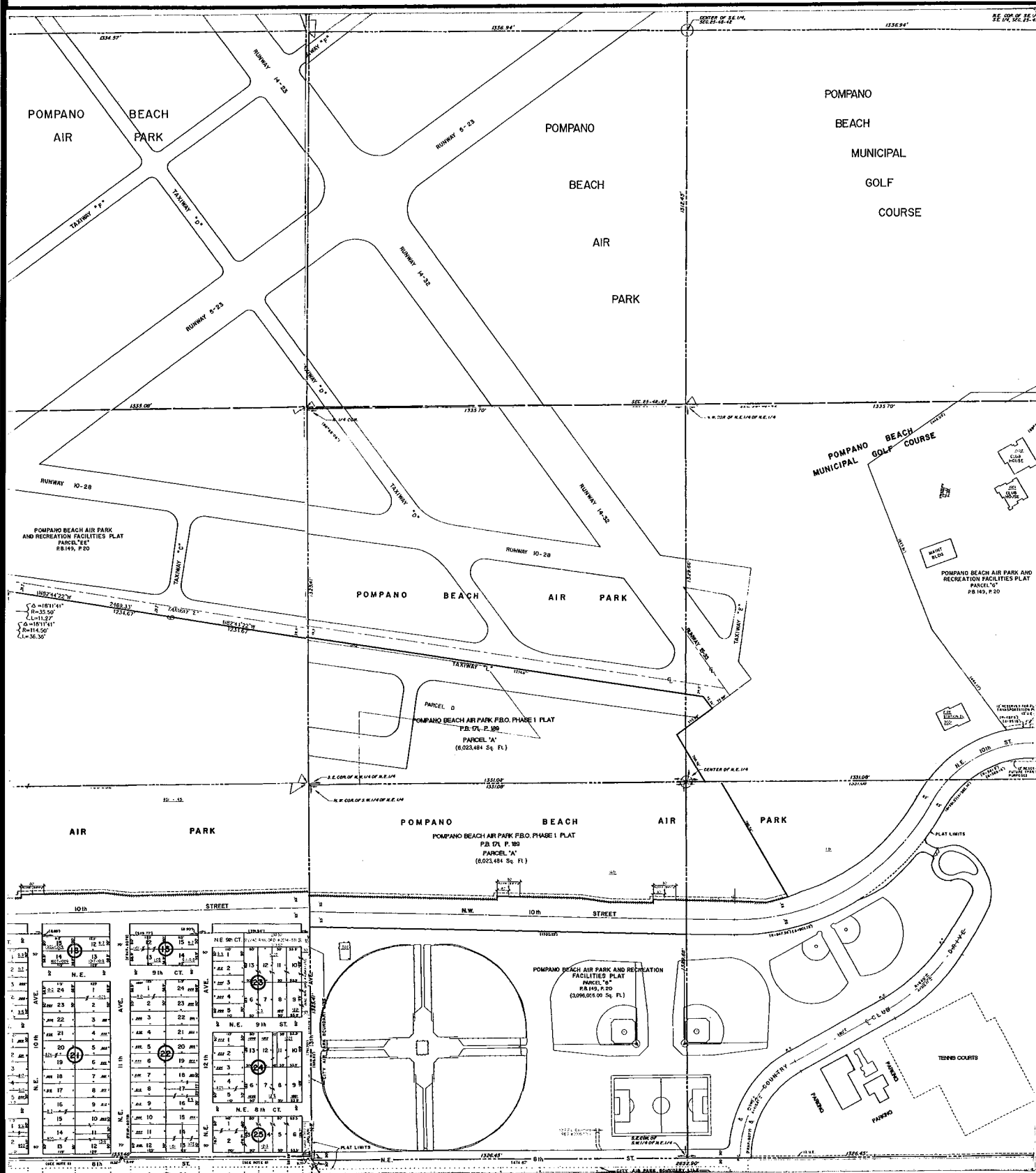


1 in = 333 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



## **Review and Summary**

Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Zoning Director has compiled department reports which are summarized below.

This plat was reviewed at a **DRC** meeting held on **1/20/16** and found to be in compliance with Land Development regulations.

### **Zoning**

- 1) All Right-of-Way dedications shall be reflected on Plat.
- 2) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 3) Must submit a Title Opinion made out to the City, less than 6 months old.
- 4) Must have Broward County Development Review Report prior to placement on Planning & Zoning Board Agenda.

### **Engineering Department**

Approved.

### **CRA**

This project is in the CRA. No Comments.

### **Utilities**

The City of Pompano Beach Utilities dept. has no objection to the requested plat approval.

### **Fire Department**

Fire has no objections at this time, subject to site plan changes from other departments:

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

## **Review and Summary cont.**

### **Teco Peoples Gas:**

Teco Gas has no objection to this Plat.

### **AT&T:**

AT&T has no objection to this Plat.

### **Comcast:**

Comcast has no objection to this Plat.

### **FPL:**

FPL has no objection to the proposed Plat.

### **FDOT:**

There is no State Road adjacent, therefore no letter is necessary.

## **Department of Development Services Recommendation**

This plat was reviewed at a DRC meeting held on 1/20/16 and found to be in compliance with Land Development regulations. The applicant knows that a Title Opinion must be submitted prior to City Commission agenda placement. Other than that, all comments from the DRC meeting have been addressed.

Development Services staff recommends **approval** of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Opinion made out to the City, less than 6 months old; and
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.



FIRE STATION 24

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4)  
OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 1 OF 2

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL  
APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF  
RIGHTS OF WAY THIS DAY OF , A.D., 201.

BY: DATE:  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING  
COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR  
RECORD THIS DAY OF , A.D., 201.

BY: DATE:  
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES  
DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF  
CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE  
BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
THIS DAY OF ,201.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR DEPUTY

MAYOR-COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES  
DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS DAY OF  
A.D., 201, AND RECORDED IN PLAT BOOK PAGE , RECORD  
VERIFIED.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION  
AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1,  
FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: RICHARD TORNESE DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER,  
REGISTRATION NO. 40263  
BY: ROBERT P. LEGG, JR.  
FLORIDA PROFESSIONAL SURVEYOR  
AND MAPPER  
REGISTRATION NO. 4030

DATE: DATE:

BROWARD COUNTY ENVIRONMENTAL PROTECTION  
AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT  
REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND  
PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE  
SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF  
CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE  
SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT  
REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON xxxxxx xxx, 2016. THE  
BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL  
DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL  
OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: FOR THE FIRM BY:

A.M. LAZOWICK  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4105  
STATE OF FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (N.E. 1/4)  
OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL "G", POMPANO BEACH AIR  
PARK AND RECREATION FACILITIES PLAT, PLAT BOOK 149, PAGE 20, OF  
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID POINT ALSO  
A POINT ON A CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE  
THRU SAID POINT BEARS NORTH 12°41'01" WEST); THENCE  
SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 10TH  
STREET AS SHOWN ON POMPANO BEACH AIR PARK AND RECREATION  
FACILITIES PLAT, PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA AND ALONG THE ARC OF SAID CURVE,  
HAVING A RADIUS OF 467.50 FEET, A CENTRAL ANGLE OF 29°13'00", AN  
ARC DISTANCE OF 238.39 FEET; THENCE NORTH 43°52'04" WEST  
DEPARTING SAID NORTH LINE, 152.80 FEET TO A POINT OF CURVATURE  
OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHWESTERLY,  
NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING  
A RADIUS 75.00 FEET, A CENTRAL ANGLE OF 106°58'18", AN ARC  
DISTANCE OF 140.03 FEET; THENCE NORTH 63°06'14" EAST, 58.50 FEET  
TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;  
THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC  
OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE  
OF 78°55'06", AN ARC DISTANCE OF 172.17 FEET TO A POINT ON THE  
WEST BOUNDARY LINE OF SAID PARCEL "G"; THENCE SOUTH 37°58'40"  
EAST, ALONG SAID WEST LINE 143.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA AND CONTAINING 53,594 SQUARE FEET OR  
1.23 ACRES MORE OR LESS,

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD } SS DENNIS BEACH, WHO IS PERSONALLY  
KNOWN TO ME, AND WHO EXECUTED THE  
FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY OF POMPANO BEACH,  
A MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE  
ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CITY MANAGER OF SAID  
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS  
THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID  
INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS  
THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY  
OF 201.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

DEDICATION:

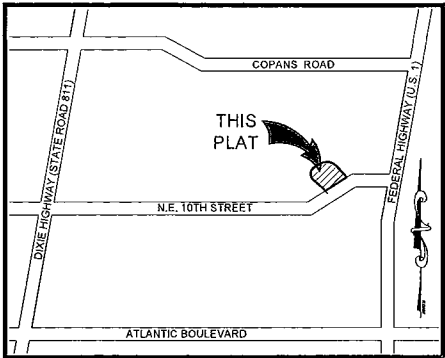
STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF BROWARD } SS THE CITY OF POMPANO BEACH, A MUNICIPAL  
CORPORATION, AS OWNERS OF PARCEL "A", AS SHOWN HEREON, BEING IN  
SECTION 36, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY,  
FLORIDA, SHOWN HEREON AS FIRE STATION 24, DO HEREBY DEDICATE THE  
FOLLOWING:

NONE

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE  
SEALS THIS DAY OF , 201.

WITNESS: CITY OF POMPANO BEACH,  
PRINT NAME: A MUNICIPAL CORPORATION

WITNESS: BY:  
PRINT NAME DENNIS BEACH



LOCATION SKETCH

NOT TO SCALE

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND  
ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA,  
AND BY RESOLUTION NO. THIS DAY  
OF ,A.D., 201.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION,  
AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS  
THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM  
BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE  
BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: CITY CLERK  
ASCELETA HAMMOND

BY: CITY MAYOR  
LAMAR FISHER

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO  
BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS DAY  
OF A.D., 201.

BY: PLANNING AND ZONING BOARD  
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF A.D.,  
201.

BY: CITY ENGINEER  
JOHN SFIROPOULOS

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
						<b>KEITH</b> ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX(954) 788-3500 EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

003-MP-16

# FIRE STATION 24

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4)  
OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE WEST LINE OF PARCEL "G", POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, PLAT BOOK 149, PAGE 20, BROWARD COUNTY PUBLIC RECORDS, BEING SOUTH 37°58'24" EAST.

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO BROWARD COUNTY ENGINEERING DEPARTMENT (B.C.E.D.) BENCHMARK NO. 637, ELEVATION = 7.50 FT. (NAVD88) (PUBLISHED ELEVATION = 9.07 FT. NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)) BEING THE SOUTHEAST BOLT OF A SIGN POLE NORTH OF INTERSECTION AT NE 16TH ST. AND NE 23 RD. AVENUE.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

✓ ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

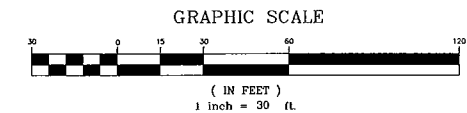
IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXXX XX, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY XXXXX XX, 2021 THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME

THIS PLAT IS RESTRICTED TO 20,000 SQUARE FOOT FIRE STATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.



## LEGEND:

- |        |   |
|--------|---|
| B.C.R. | BROWARD COUNTY RECORDS  |
| FP&L   | FLORIDA POWER & LIGHT COMPANY   |
| L.B.   | FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION |
| O.R.B. | OFFICIAL RECORDS BOOK   |
| P.B.   | PLAT BOOK   |
| PG.    | PAGE  |
| PLS    | PROFESSIONAL LAND SURVEYOR  |
| PRM    | PERMANENT REFERENCE MONUMENT  |
| R/W    | RIGHT-OF-WAY  |
| ☐      | CENTERLINE  |
| ☐      | ONE-QUARTER SECTION CORNER  |
| ☐      | SECTION CORNER  |

PREPARED BY:

**KEITH ASSOCIATES, INC.**  
consulting engineers

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POMPANO BEACH, FLORIDA 33060-6643  
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