

LOCATION MAP
SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST
SCALE: 1" = 200'
(FOR 24" x 36" DRAWING)

SURVEY ABBREVIATIONS

A = ARC DISTANCE	C/L = CENTERLINE
A/C = AIR CONDITION UNIT	CONC. = CONCRETE
ASPH = ASPHALT	CLF = CHAIN LINK FENCE
BFP = BACK FLOW PREVENTER	DE = DRAINAGE EASEMENT
BCR = BROWARD COUNTY RECORDS	EB = ELECTRIC BOX
B.M. = BENCH MARK	E.O.W. = EDGE OF WATER
CATV = CABLE TELEVISION	F.B.O.S. = FORM BOARDS
C.B.S. = CONC. BLOCK STRUCTURE	FND. = FOUND
CB = CATCH BASIN	F.H. = FIRE HYDRANT
CPP = CONC. POWER POLE	FLEL = FLOOR ELEVATION
CHP = CORRUGATED METAL PIPE	RES. = RESIDENCE
GAR. = GARAGE	R/W = RIGHT OF WAY
GV = GATE VALVE	RPC = REINFORCED CONC. PIPE
I.R. = IRON ROD	SAN MH = SANITARY MANHOLE
LBE = LANDSCAPE BUFFER EASEMENT	STY = STORY
LME = LAKE MAINTENANCE EASEMENT	SW = SIDEWALK
P.B. = PLAT BOOK	ST.MH = STORM MANHOLE
ORB = OFFICIAL RECORDS BOOK & PAGE	T.O.B. = TOP OF BANK
P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT	WM = WATER METER
P.B.C.R. = PALM BEACH COUNTY RECORDS	WPP = WOOD POWER POLE
D.C.R. = DADE COUNTY RECORDS	C.L.F. = CHAIN LINK FENCE

LEGEND

● PERMANENT REFERENCE MONUMENT	— SURVEY BOUNDARY
⊗ IRON ROD	- - - RIGHT-OF-WAY LINE
⊗ WOOD POWER POLE	- - - TRACT/LOT LINE
⊗ WOOD LIGHT POLE	- - - FLOOD ZONE LINE
⊗ DRAINAGE INLET	- - - FENCING
⊗ FIRE HYDRANT	- - - EASEMENT LINE
⊗ GATE VALVE	- - - GUARDRAIL
⊗ SANITARY MANHOLE	- - - OVERHEAD WIRES
⊗ CLEANOUT	- - - ASPHALT/CONCRETE/PAVERS

LEGAL DESCRIPTION

PARCEL "A", COLLIER MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE WEST 120 FEET THEREOF; AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL "A", (WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1), A DISTANCE OF 126.20 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 291.55 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 124.96 FEET, TO A POINT ON THE SOUTH LINE THEREOF; THENCE EASTERLY ALONG THE SAID SOUTH LINE, A DISTANCE OF 273.04 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:
COLLIER MANOR PARCEL A, THE EAST 60 FEET OF THE WEST 120 FEET, OF UNNUMBERED BLOCK COMMONLY CALLED BLOCK ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THE WEST 60 FEET OF PARCEL "A" OF COLLIER MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND LOT 6, INCLUSIVE, BLOCK 1, CRESTHAVEN NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, AT PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF PARCEL "B" OF CRESTHAVEN NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE RUN NORTH ALONG THE WESTERLY BOUNDARY THEREOF A DISTANCE OF 165.03 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH BOUNDARY OF PARCEL "B", A DISTANCE OF 167 FEET TO A POINT; THENCE SOUTHWESTERLY ON AN INCLUDED ANGLE OF 82°46'25" A DISTANCE OF 166.17 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PARCEL "B"; THENCE WESTERLY ALONG SAID SOUTH BOUNDARY A DISTANCE OF 144.65 FEET TO THE POINT OF BEGINNING.

AND

THE WEST 15 FEET OF THAT PART OF PARCEL "A" OF COLLIER MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 126.20 FEET TO THE NORTHEAST CORNER OF PARCEL "A"; THENCE WEST ALONG THE NORTH LINE OF PARCEL "A", A DISTANCE OF 291.55 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 124.96 FEET TO A POINT 273.31 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 273.31 FEET ALONG THE SOUTH BOUNDARY LINE OF PARCEL "A" TO THE POINT OF BEGINNING.

SURVEY NOTES:

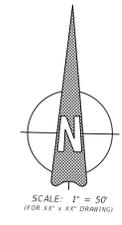
THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THE HEREON DESCRIBED LANDS TO BE SITUATED IN FLOOD ZONE X AS SHOWN ON MAP PANEL NUMBER 12011C1018H WITH A BASE FLOOD ELEVATION OF N/A MAP EFFECTIVE DATE 8-18-2014

ELEVATIONS IF SHOWN ARE PREFIXED WITH A PLUS SIGN AND REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD)

REFERENCE BENCH MARK IS BROWARD COUNTY BENCHMARK NO. BM 1115 ELEVATION = +12.59 NATIONAL GEODETIC VERTICAL DATUM OF 1929

BEARINGS INDICATED HEREON ARE BASED ON AN ASSUMED MERIDIAN OF N88°54'17"E BEING THE SOUTH RIGHT OF WAY OF NE 28TH CT

DESCRIPTION AS INDICATED HEREON FURNISHED BY CLIENT. THIS SURVEY IS FOR THE SOLE AND EXCLUSIVE USE FOR THE PARTIES AS SURVEYED AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.



OWNER:
POMPAÑO FORD LINCOLN INC.
2741 NORTH FEDERAL HIGHWAY
POMPAÑO BEACH, FL 33064

**POMPAÑO FORD
SPECIAL PURPOSE SURVEY**

WINNINGHAM & FRADLEY, INC.	FIELD PERSONS: FJS/RRB
ENGINEERS PLANNERS SURVEYORS	FIELD DATE(S): N/A
111 NE 44th STREET OAKLAND PARK, FL 33334 954 771 7440 fax 954 771 0288 WEB: WWW.WINFRAD.COM EEO 0002995 LB 0002995	PAGE(S): N/A DATA COLLECTOR: FLS/JS: N/A DRAWN: AMF CHECKED: CDW/GSB PUBLISHED: 12/16/2021 12:53:01 PM
PROJECT NUMBER: W21039	SHEET: 1 OF 1

REVISIONS	DATE	DRAWN	CHECKED	F.B./P.G.