

OCEANSIDE FIRE STATION

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CFN # 110113595,

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Recorded 06/24/2011 at 03:29 PM

DESCRIPTION:

A PARCEL OF LAND LYING IN THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST (SE1/4) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE RIGHTS OF WAY FOR RIVERSIDE DRIVE (AS DESCRIBED IN DEED BOOK 688, PAGE 265, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) AND THE NORTHEAST SECOND STREET (AS DESCRIBED IN PARAGRAPH ONE (1) OF THE LEGAL DESCRIPTION CONTAINED IN DEED BOOK 781, PAGE 485, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA);

THENCE ON AN ASSUMED BEARING OF N.89°59'20"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 2ND STREET 184.90 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND HEREINAFTER REFERRED TO AS "PARCEL-A" (SAID "PARCEL-A" BEING DESCRIBED IN OFFICIAL RECORD BOOK 3932, PAGE 343, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA);

THENCE SOUTH 00°00'40" EAST ALONG THE WEST LINE OF SAID "PARCEL-A" FOR A DISTANCE OF 250.00 FEET.

THENCE NORTH 89°59'20" EAST ALONG THE SOUTH LINE OF SAID "PARCEL-A", FOR A DISTANCE OF 225.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #A1A (AS DESCRIBED IN OFFICIAL RECORD BOOK 674, PAGE 90, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA);

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD #A1A FOR A DISTANCE OF 427.18 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND HEREINAFTER REFERRED TO AS "PARCEL-B" (SAID "PARCEL-B" BEING DESCRIBED IN OFFICIAL RECORD BOOK 3775, PAGE 808, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA);

THENCE WEST ALONG THE NORTH LINE OF SAID "PARCEL-B", 176.84 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00°04'20" WEST ALONG THE WEST LINE OF SAID "PARCEL-B", 116.00 FEET;

THENCE WEST 100.00 FEET;

THENCE SOUTH 00°-04'20" WEST A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 470.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 31;

THENCE WEST ALONG SAID PARALLEL LINE 150.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID RIVERSIDE DRIVE;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF RIVERSIDE DRIVE 845.29 FEET MORE OF LESS TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, COUNTY OF BROWARD, STATE OF FLORIDA AND CONTAINING 6.4 ACRES MORE OR LESS.

ALSO KNOWN AS:

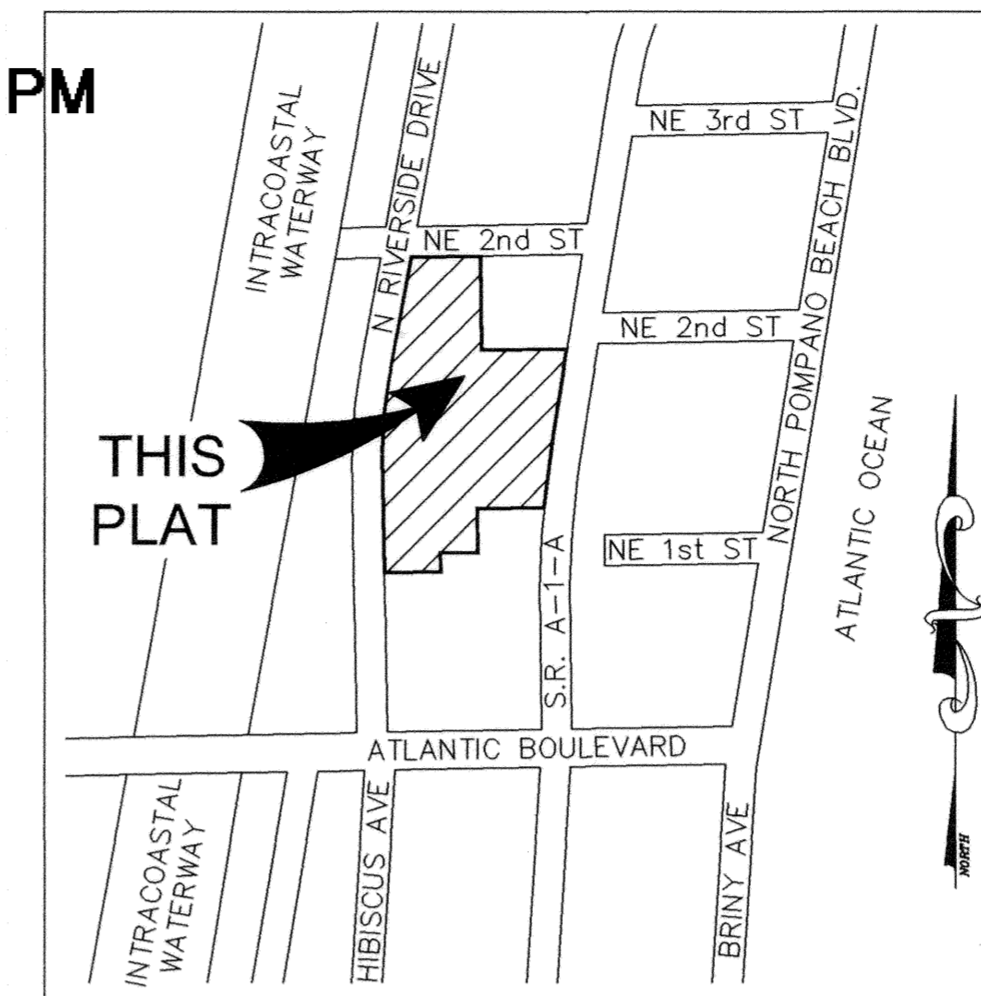
A PARCEL OF LAND LYING IN THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST (SE1/4) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY (50-FOOT) RIGHT-OF-WAY OF RIVERSIDE DRIVE AND THE SOUTH (50-FOOT) RIGHT-OF-WAY OF N.E. 2nd STREET; THENCE NORTH 88°56'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, 185.11 FEET TO A POINT ON THE WEST BOUNDARY OF THAT CERTAIN PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3932, PAGE 343 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°03'28" EAST, ALONG SAID WEST BOUNDARY, 250.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3932, PAGE 343; THENCE NORTH 88°56'32" EAST, ALONG SAID SOUTH BOUNDARY, 225.00 FEET TO A POINT ON THE WESTERLY (80-FOOT) RIGHT-OF-WAY OF STATE ROAD A-1-A (OCEAN BOULEVARD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP SECTION 86050-2518, ITEM SEGMENT NUMBER 228115 APPROVED 02/06/02; THENCE DEPARTING SAID SOUTH BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO DESCRIBED COURSES; (1) SOUTH 09°06'51" WEST, 226.05 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE OF 03°58'16" AND AN ARC LENGTH OF 201.32 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF PARCEL "B", ATLANTIC POINT PLAT No. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND NORTHERLY BOUNDARY OF SAID PARCEL "B" THE FOLLOWING TWO DESCRIBED COURSES; (1) SOUTH 89°02'43" WEST, 177.27 FEET; (2) SOUTH 00°53'27" EAST, 116.00 FEET TO A POINT ON A LINE 2.00 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY; THENCE SOUTH 89°02'43" WEST, ALONG SAID PARALLEL LINE, 100.00 FEET TO THE NORTHERLY EXTENSION OF A NORTH-SOUTH LINE ON SAID NORTHERLY BOUNDARY; THENCE ALONG SAID NORTHERLY EXTENSION AND SAID NORTHERLY BOUNDARY THE FOLLOWING TWO DESCRIBED COURSES; (1) SOUTH 01°18'42" EAST, 50.00 FEET; (2) SOUTH 89°02'43" WEST, 150.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY THE THREE DESCRIBED COURSES; (1) NORTH 01°03'29" WEST, 316.37 FEET TO A POINT ON A CURVE (THROUGH WHICH A LINE BEARS NORTH 89°08'22" EAST TO THE RADIUS POINT); (2) NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 990.42 FEET, A CENTRAL ANGLE OF 11°14'22" AND AN ARC LENGTH

DESCRIPTION CONTINUED:

OF 194.29 FEET TO A POINT OF NON-TANGENCY; (3) NORTH 10°22'11" EAST, 334.23 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 279,190 SQUARE FEET (6.41 ACRES) MORE OR LESS.



LOCATION SKETCH NOT TO SCALE

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD } CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION, AS OWNER OF PARCELS "A" AND "B", AS SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS OCEANSIDE FIRE STATION, A PLAT, DO HEREBY DEDICATE THE FOLLOWING:

PARCELS "A" & "B" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS 30th DAY OF May, 2010.

WITNESS: Herwin Alfred CITY OF POMPANO BEACH A FLORIDA MUNICIPAL CORPORATION PRINT NAME

WITNESS: Leo Zelaya BY: Robin Bird ROBIN BIRD PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD } ROBIN BIRD, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH DEVELOPMENT SERVICES DIRECTOR 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 30th DAY OF May 2010.

MY COMMISSION EXPIRES: Mitzi A. Scott NOTARY PUBLIC: Mitzi A. Scott PRINT NAME:



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. 2010-159 THIS 13 DAY OF APRIL, A.D., 2010.

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 IMPACT FEES HAVE BEEN PAID OF ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Mary L. Chambers CITY CLERK MARY L. CHAMBERS

BY: Lamar Fisher CITY MAYOR LAMAR FISHER

PLANNING AND ZONING BOARD:

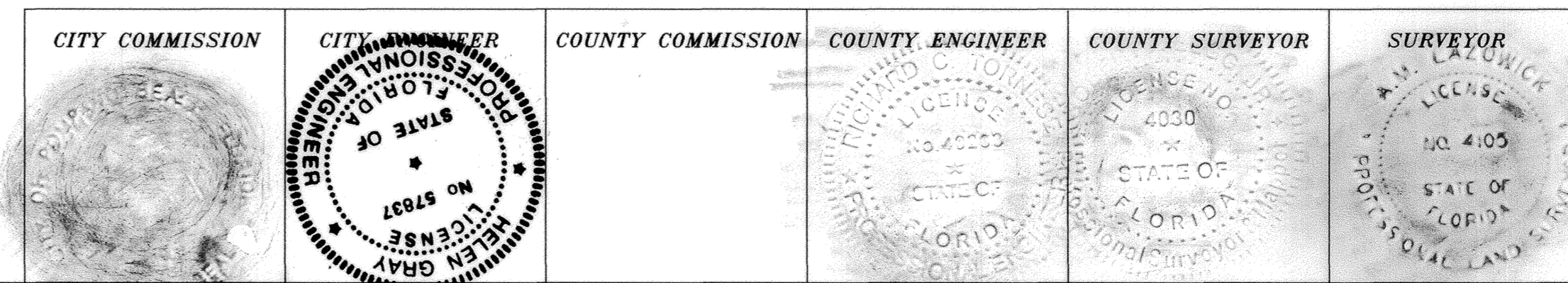
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS 24 DAY OF February, A.D., 2010.

BY: Jim Beeson PLANNING AND ZONING BOARD CHAIR JIM BEESON

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF April, A.D., 2010.

BY: Helen Gray CITY ENGINEER HELEN GRAY, P.E.



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 12th DAY OF December, A.D., 2009.

BY: Ed Walsh CHAIRPERSON DATE: 06/24/2010

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 23 DAY OF June, A.D., 2011.

BY: Bob EXECUTIVE DIRECTOR OR DESIGNEE DATE: 6-23-11

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 11th DAY OF January 6, 2011.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR DEPUTY COUNTY COMMISSIONER

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 24th DAY OF June, A.D., 2011 AND RECORDED IN PLAT BOOK 179 PAGE 178, VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Robert P. Legg, Jr. DIRECTOR FLORIDA PROFESSIONAL ENGINEER, AND MAPPER REGISTRATION NO. 40263

DATE: 6/17/11 DATE: 6/16/11

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Paul M. Day DIRECTOR OR DESIGNEE DATE: 6-16-11

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 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON SEPTEMBER 08, 2009. 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: 9-08-09 FOR THE FIRM BY: A.M. Lazowick A.M. LAZOWICK PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4105 STATE OF FLORIDA

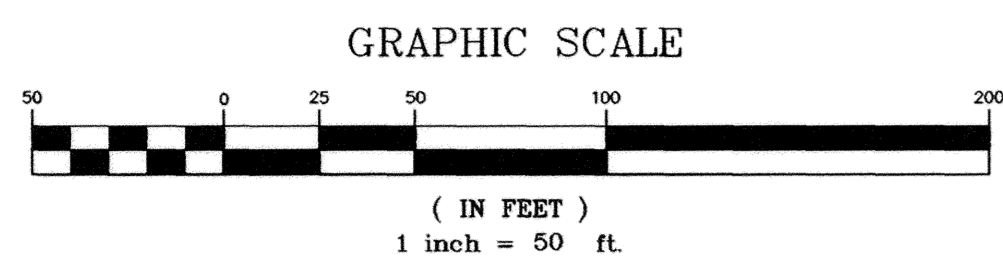


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OCEANSIDE FIRE STATION

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A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



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 NORTH RIGHT-OF-WAY LINE OF NORTHEAST 2nd STREET HAVING A REFERENCE BEARING OF NORTH 88°56'32" EAST.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY THE NATIONAL GEODETIC SURVEY DATA SHEETS, BENCHMARK "AD2593R", A BRASS DISC AT THE S.W. CORNER OF BRIDGE OVER INTRACOASTAL, SET IN S.W. BRIDGE ABUTMENT ON ATLANTIC BLVD. BENCHMARK ELEVATION=12.15'. AND BENCHMARK "AD2592", A BRASS DISC AT THE N.E. CORNER OF BRIDGE OVER INTRACOASTAL & ATLANTIC BLVD., SET IN N.E. BRIDGE ABUTMENT. BENCHMARK ELEVATION=14.75'

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 JANUARY 11, 2016, 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 JANUARY 11, 2016 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 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

THIS PLAT IS RESTRICTED TO A 13,365 SQUARE FOOT FIRE STATION.

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.

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.

LEGEND:

- AKA ALSO KNOWN AS
- B.C.R. BROWARD COUNTY RECORDS
- (D) DEED DISTANCE
- (F) FIELD MEASURED DISTANCE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. FOUND
- D.B. DEED BOOK
- L. ARC LENGTH
- L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- N&D NAIL & DISC
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- R.M.B. ROAD MAP BOOK
- R/W RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- Δ CENTRAL ANGLE
- NON-VEHICULAR ACCESS LINE NON-VEHICULAR ACCESS LINE
- NAIL & DISC NAIL & DISC
- IRON PIPE IRON PIPE
- CENTERLINE CENTERLINE

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	273,541	6.279
PARCEL "B"	5,529	0.127
PARCEL "C"	120	0.003
TOTAL	279,190	6.409

CITY REQUIRED AREA TABULATION:

GROSS AREA	279,190	6.409
NET AREA	273,541	6.279

PREPARED BY:



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