DRC
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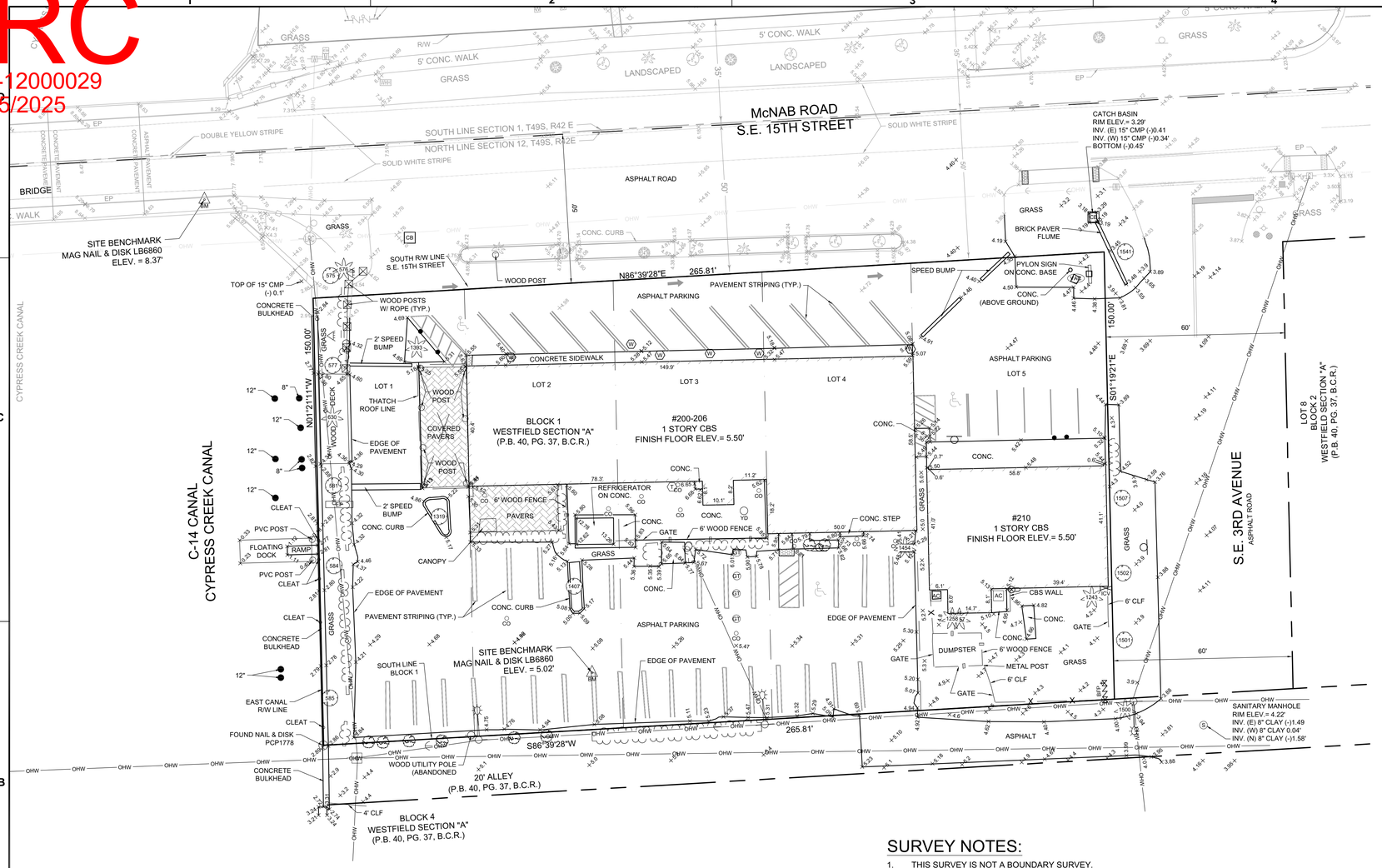
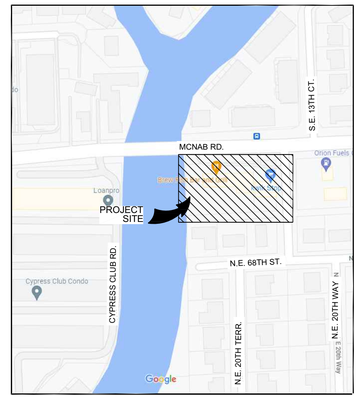
02/05/2025





LOCATION SKETCH (NOT TO SCALE)

LINE STYLE LEGEND

- X — CHAIN LINK FENCE
- HEDGE
- OHW — OVER HEAD WIRES
- WOOD FENCE

HATCH PATTERN

- DETECTABLE WARNING SURFACE
- PAVERS

ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CBS	CONCRETE BLOCK STRUCTURE
EP	EDGE OF PAVEMENT
ELEV.	ELEVATION
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS
MAG	MAGNETIC
OHW	OVERHEAD WIRE
PCP	PERMANENT CONTROL POINT
PG.	PAGE
P.B.	PLAT BOOK
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
S,T,R	SECTION, TOWNSHIP, RANGE
TYP.	TYPICAL
W/	WITH

LEGEND

- AC — AIR CONDITIONER
- BFP — BACK FLOW PREVENTOR
- BM — BENCHMARK
- BOLLARD
- CB — CATCH BASIN
- CLEAN OUT
- COLUMN (ROUND)
- CONCRETE UTILITY POLE
- DECORATIVE LIGHT
- DRAINAGE MANHOLE
- EP — ELECTRIC PANEL
- FIRE HYDRANT
- GT — GREASE TRAP MANHOLE
- GUY WIRE ANCHOR
- ICV — IRRIGATION CONTROL VALVE
- LB6860 — MAGNETIC NAIL
- PALM TREE
- PILING
- S — SANITARY MANHOLE
- SHRUB
- SIGN POST
- T — TELEPHONE METER
- TREE
- VAC — VACUUM
- W — WATER METER
- WATER SPIGOT
- DISABLED PARKING SYMBOL
- WOOD LIGHT POLE
- WOOD PILING
- WOOD POST W/ ROPE
- WOOD UTILITY POLE
- YD — YARD DRAIN

TREE TABLE

NO.	TYPE	DIAMETER (IN.)
575	OAK	12
576	CABBAGE PALM	8
577	FICUS	36
581	OAK	2
584	OAK	14
585	OAK	6
630	QUEEN PALM	8
1243	PALM	15
1257	PALM	14
1258	PALM	14
1319	UNKNOWN	24
1393	PALM (CLUSTER)	5 (3)
1407	UNKNOWN	8
1454	PALM (CLUSTER)	5 (2)
1500	PALM	10
1501	OAK	15
1502	OAK	15
1507	OAK	18
1541	UNKNOWN	12

SURVEY NOTES:

1. THIS SURVEY IS NOT A BOUNDARY SURVEY.
2. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
7. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
8. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "020", PID DO2659 AND "021", PID DO2660, LOCATED IN POMPANO BEACH, FLORIDA. "020" IS A BENCHMARK DISK STAMPED "020 2011", SET IN THE TOP OF A 10" ROUND CONCRETE MONUMENT, LOCATED 82.0 FEET WEST OF THE CENTERLINE OF SOUTH FEDERAL HIGHWAY, 45 FEET SOUTH OF THE CENTERLINE OF MCNAB ROAD, 18.8 FEET NORTHEAST OF A TRAFFIC SIGNAL POLE, 16.5 FEET SOUTHEAST OF A CONCRETE POWER POLE, 15.5 FEET NORTHEAST OF THE EAST END OF A CVS PHARMACY SIGN, 9.3 FEET SOUTHWEST OF A TRAFFIC SIGNAL POLE AND 1.2 FEET NORTHEAST OF A CARSONITE WITNESS POST. ELEVATION = 4.37 FEET. "021" IS A BENCHMARK DISK STAMPED "021 2011" SET FLUSH IN THE TOP OF THE NORTHEAST WING WALL OF THE BRIDGE OVER CYPRESS CREEK CANAL. ELEVATION = 10.96 FEET.
10. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'.
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
13. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
14. ALL MAPPED FEATURES SHOWN HEREON WITHIN THE McNAB ROAD RIGHT OF WAY WERE OBTAINED BY KEITH AND ASSOCIATES ON 6/20/2019 AND HAS NOT BEEN UPDATED AND MAY NOT REFLECT CURRENT CONDITIONS.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 5, BLOCK 1, WESTFIELD SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA .

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 7, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

This item has been digitally signed and sealed by Donald A. Spicer on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA

Digitally signed by DONALD A SPICER
Date: 2023.02.07 07:21:01-05'00'

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	03/04/22
DRAWN BY:	PD
CHECKED BY:	DAS
FIELD BOOK:	995

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

200-210 E. MCNAB RD

LOTS 1-5, BLOCK 1
WESTFIELD
SECTION "A"
P.B. 40, PG. 37, B.C.R.

CITY OF POMPANO BEACH
BROWARD COUNTY, FL

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER: 1 OF 1

PROJECT NUMBER: 12004.01

Plotted by: depicer On 3/4/2022 3:16 PM

Drawing name: T:\12004.01 - 200-210 E. McNab Rd, Pompano Beach - Kimley Horn\Survey\DWG\12004.01-V-TS-200-210 E McNab Rd.dwg

DRC
PZ23-12000029
09/20/2023