

TREE TABLE:

NUMBER	D.B.H. IN INCHES	TYPE	APPROXIMATE CANOPY DIAMETER IN FEET
101	8	SABAL PALM	6
102	14	CANARY DATE PALM	15
103	8	SABAL PALM	6
104	8	SABAL PALM	6
105	5	BRIDAL VEIL	9
106	5	BRIDAL VEIL	9
107	12	SABAL PALM	8
108	12	SABAL PALM	8
109	14	CANARY DATE PALM	15
110	12	SABAL PALM	8
111	14	CANARY DATE PALM	15
112	5	BRIDAL VEIL	9
113	8	SABAL PALM	6
114	5	BRIDAL VEIL	9
115	12	SABAL PALM	10
116	14	CANARY DATE PALM	15
117	12	SABAL PALM	10
118	10	SABAL PALM	6
119	13	SABAL PALM	10
120	16	CANARY DATE PALM	15
121	4	BRIDAL VEIL	8
122	4	BRIDAL VEIL	8
123	4	BRIDAL VEIL	8
124	12	SABAL PALM	10
125	12	SABAL PALM	10
126	9	SABAL PALM	10
127	4	BRIDAL VEIL	8
128	4	BRIDAL VEIL	8
129	4	FRANGIPANI	8
130	13	SABAL PALM	10
131	15	SABAL PALM	10
132	10	SABAL PALM	10
133	10	SABAL PALM	10
134	13	SABAL PALM	10
135	4	FRANGIPANI	8
136	4	BRIDAL VEIL	8
137	4	BRIDAL VEIL	8
138	4	BRIDAL VEIL	8
139	4	BRIDAL VEIL	8
140	16	CANARY DATE PALM	15
141	12	SABAL PALM	10
142	13	SABAL PALM	12
143	13	SABAL PALM	12
144	11	SABAL PALM	10
145	16	CANARY DATE PALM	15
146	4	BRIDAL VEIL	8
147	4	BRIDAL VEIL	8
148	10	SABAL PALM	10
149	10	SABAL PALM	10
150	10	SABAL PALM	10
151	4	BRIDAL VEIL	8

NUMBER	D.B.H. IN INCHES	TYPE	APPROXIMATE CANOPY DIAMETER IN FEET
152	4	BRIDAL VEIL	8
153	4	BRIDAL VEIL	8
154	4	BRIDAL VEIL	8
155	10	QUEEN PALM	10
156	10	QUEEN PALM	10
157	10	QUEEN PALM	10
158	4	BRIDAL VEIL	8
159	10	QUEEN PALM	10
160	8	QUEEN PALM	10
161	12	COCONUT PALM	18
162	5	ALEXANDRA PALM	6
163	12	SABAL PALM	15
164	12	SABAL PALM	15
165	12	SABAL PALM	15
166	4	QUEEN PALM	5
167	5	ALEXANDRA PALM (2X)	8
168	5	ALEXANDRA PALM (2X)	6
169	5	ALEXANDRA PALM (2X)	6
170	5	ALEXANDRA PALM (2X)	6
171	5	ALEXANDRA PALM (2X)	6
172	5	ALEXANDRA PALM (2X)	6
173	5	ALEXANDRA PALM (2X)	6
174	5	ALEXANDRA PALM	6
175	12	CLUSTER OF PALMS	20
176	5	ALEXANDRA PALM	6
177	12	SABAL PALM	10
178	12	SABAL PALM	10
179	15	SABAL PALM	12
180	8	SABAL PALM	12
181	8	SABAL PALM	12
182	15	SABAL PALM	12
183	10	SABAL PALM	10
184	10	SABAL PALM	10
185	10	SABAL PALM	10
186	10	SABAL PALM	10
187	10	QUEEN PALM	10
188	8	QUEEN PALM	15
189	13	WASHINGTONIA PALM	15
190	13	WASHINGTONIA PALM	15
191	12	WASHINGTONIA PALM	15
192	12	WASHINGTONIA PALM	15
193	14	WASHINGTONIA PALM	15
194	14	CANARY DATE PALM	15
195	14	CANARY DATE PALM	15
196	16	CANARY DATE PALM	15
197	16	CANARY DATE PALM	15
198	16	CANARY DATE PALM	15
199	16	CANARY DATE PALM	15
200	13	MAHOGANY	20
201	13	MAHOGANY	20

UTILITY TABLE:

STRUCTURE	RIM ELEV	PIPE SIZE & TYPE	INVERT ELEV	BOTTOM OF BOX	COMMENT
DRAINAGE MANHOLE-1	6.69'	30" RCP (E & W) 15" RCP (N)	1.76'(N) 0.82'(E) 0.86'(W)	0.39'	
DRAINAGE MANHOLE-2	6.74'	30" RCP (E & W) 24" DIP (N & S)	0.76'(E) 0.80'(W)	0.69'	CONFLICT MANHOLE TOP OF 24" DIP (N&S)= 3.23'
DRAINAGE MANHOLE-3	6.72'	30" RCP (E & W)	0.59'(E) 0.85'(W)	0.52'	
DRAINAGE MANHOLE-4	5.37'	30" RCP (E & S) 15" RCP (N) 12" RCP (W)	0.75'(N) 0.35'(S) 0.35'(E) 1.71'(W)	0.16'	
DRAINAGE MANHOLE-5	4.92'	30" RCP (E & W)	(-)1.29'(E) (-)1.29'(W)	(-)1.31'	
DRAINAGE MANHOLE-6	4.48'	30" RCP (E & W) 12" RCP (N) 10" PVC (S)	(-)1.28'(N) (-)0.33'(S) (-)1.82'(E) (-)1.87'(W)	(-)1.98'	
DRAINAGE MANHOLE-7	3.65'	30" RCP	(-)2.29'(W)	(-)2.67'	
DRAINAGE MANHOLE-8	3.08'	18" RCP (NW) UNDETERMINED (SE)	(-)1.46'(NW) (-)0.87'(SE)	(-)1.90'	
DRAINAGE MANHOLE-9	3.35'	15" RCP (E & W)	(-)1.77'(E) (-)0.99'(W)	(-)2.40'	
DRAINAGE MANHOLE-10	3.47'	15" RCP (N & S) 15" RCP (W)	(-)0.35'(N) (-)0.34'(S) (-)0.42'(W)	NONE	DOG HOUSE MANHOLE
DRAINAGE MANHOLE-11	5.71'	12" RCP (E & W) 8" CLAY (N)	3.52'(N) 3.56'(E) 3.61'(W)	3.51'	
CATCH BASIN-1	6.18'	12" CMP	3.12'(E)	NONE	
CATCH BASIN-2	5.65'	12" DIP	2.59'(E)	2.47'	
CATCH BASIN-3	5.16'	UNDETERMINED (W)	2.04'(W)	1.96'	FILLED WITH DEBRIS
CATCH BASIN-4	4.68'	8" CLAY (NE)	0.58'(NE)	0.50'	
CATCH BASIN-5	5.02'	8" RCP (E) 8" CLAY (SW)	0.62'(E) 0.42'(SW)	0.22'	
CATCH BASIN-6	4.47'	12" RCP (E) 8" RCP (W) 8" RCP (S)	0.09'(E) 0.08'(W) 0.14'(S)	(-)0.40'	
CATCH BASIN-7	4.80'	8" RCP	0.28'(N)	(-)0.32'	
CATCH BASIN-8	4.33'	12" RCP (E & W)	(-)0.05'(E) (-)0.06'(W)	(-)0.34'	
CATCH BASIN-9	4.82'	10" RCP (N)	0.44'(N)	(-)0.28'	
CATCH BASIN-10	3.78'	10" RCP (N)	1.58'(N)	1.56'	
CATCH BASIN-11	2.55'	15" RCP (N & S)	(-)1.10'(N) (-)0.87'(S)	(-)1.38'	
CATCH BASIN-12	2.42'	15" RCP (E) 4" PVC (W)	(-)0.25'(E) 0.32'(W)	(-)0.26'	

CATCH BASIN-13	3.15'	15" RCP (E) 12" RCP (W)	0.50'(E) 0.61'(W)	0.07'	
CATCH BASIN-14	4.28'	4" DIP (N) 15" RCP (E) 12" RCP (W)	2.76'(N) 1.73'(E) 1.83'(W)	0.86'	
CATCH BASIN-15	4.69'	12" RCP (E & W)	2.54'(E) 2.69'(W)	2.49'	
CATCH BASIN-16	5.61'	6" RCP (N) 12" RCP (E & W)	3.36'(N) 3.36'(E) 3.36'(W)	3.36'	FILLED WITH DEBRIS
CATCH BASIN-17	6.27'	8" RCP (N) 12" RCP (E)	4.01'(N) 4.02'(E)	3.92'	
CATCH BASIN-18	5.99'	8" CLAY (S)	3.58'(S)	NOT AVAILABLE	FILLED WITH DEBRIS
CATCH BASIN-19	6.38'	8" RCP (S)	4.33'(S)	4.28'	
CATCH BASIN-20	6.34'	12" CMP (N)	3.72'(N)	NONE	
CATCH BASIN-21	5.76'	18" CMP (E)	2.14'(E)	NONE	
CATCH BASIN-22	5.09'	12" RCP (N)	1.84'(N)	1.79'	
CATCH BASIN-23	3.05'	15" RCP (N & S) 15" RCP (W)	0.13'(N) 0.15'(S) 0.02'(W)	(-)1.00'	
CURB INLET-1	6.44'	15" RCP	1.80'(N)	0.96'	P-5 INLET
CURB INLET-2	5.17'	15" RCP (N) 12" RCP (S)	1.80'(N) 1.62'(S)	0.86'	P-5 INLET
CURB INLET-3	4.07'	10" PVC (N) 12" RCP (S)	(-)0.22'(N) (-)0.25'(S)	(-)0.71'	P-5 INLET
CURB INLET-4	3.09'	18" RCP	(-)1.18'(SE)	(-)2.11'	
YARD DRAIN-1	3.25'	NONE	NONE	NONE	UNDERDRAIN TOP OF GRAVEL (-)0.93'
YARD DRAIN-2	4.85'		2.90'(S)		
YARD DRAIN-3	5.12'	3" DIP (N) UNDETERMINED (S)	4.42'(N) 1.80'(S)		
YARD DRAIN-4	6.82'	4" PVC	4.71'(S)		
SANITARY MANHOLE-1	3.52'	8" CLAY (NW) 8" CLAY (S) 6" CLAY (NE)	(-)1.56'(NW) (-)1.79'(S) (-)0.59'(NE)		
SANITARY MANHOLE-2	3.33'	8" CLAY (E) 8" CLAY (W) 6" PVC(N)	(-)1.42'(E) (-)1.35'(W) (-)0.83'(N)		
SANITARY MANHOLE-3	4.34'	8" CLAY (E) 8" CLAY (W)	(-)0.36'(E) (-)0.35'(W)		
SANITARY MANHOLE-4	5.05'	8" CLAY (E) 8" CLAY (W)	0.79'(E) 0.98'(W)		
SANITARY MANHOLE-5	5.38'	8" CLAY (S) 8" CLAY (W)	1.42'(S) 1.48'(W)		
M#-1	2.63'	NONE	NONE	NONE	AIR RELEASE MH TOP OF AIR RELEASE VALVE 0.48'

LAND DESCRIPTION:

A PORTION OF LOT 10, "L.W. MARSHALL'S SUBDIVISION" OF GOVERNMENT LOTS 1 AND 2 OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, ON PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTION LYING WEST OF THE CENTERLINE OF S.E. 28TH AVENUE, LESS THE FOLLOWING FOR PUBLIC RIGHT--OF--WAY; THE NORTH 50.00 FEET FOR ATLANTIC BOULEVARD, THE EASTERLY 25.00 FEET FOR S.E. 28TH AVENUE AND THE WEST 30.00 FEET FOR S.E. 25TH AVENUE.

TOGETHER WITH:
THAT PARTICULAR 20.00 FOOT VACATED ALLEYWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1219, PAGES 620--621 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA; CONTAINING 269,070 SQUARE FEET, (6.18 ACRES) MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON FEBRUARY 11, 2015. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (FORMERLY THE MINIMUM TECHNICAL STANDARDS IN CHAPTER 5J--17, FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTE, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY, PROFEESIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5660

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING SOUTH 88°56'35" WEST ALONG THE NORTH LINE OF BLOCK 1, POMPANO BEACH ESTATES, AS RECORDED IN PLAT BOOK 29, ON PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- IT IS A VIOLATION OF FLORIDA STANDARD OF PRACTICE (FORMERLY MINIMUM TECHNICAL STANDARDS 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.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARD OF PRACTICE OF FLORIDA (FORMERLY 5J--17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS; ORIGIN BENCHMARK 14.745 IS A BRASS DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE ATLANTIC BOULEVARD BRIDGE OVER THE INTRACOASTAL WATERWAY; ELEVATION = 13.17' AND BENCHMARK 027 IS A BRASS DISC IN TOP OF A 10 INCH ROUND CONCRETE MONUMENT 75 FEET +/- EAST OF S.E. 28TH AVENUE, 38 FEET +/- SOUTH OF THE CENTERLINE OF ATLANTIC BOULEVARD AND 11 FEET +/- SOUTH OF THE SOUTH EDGE OF A CONCRETE SIDEWALK; ELEVATION = 5.66'.
- THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.
- THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.02' FOR HARD SURFACES AND 0.1' FOR SOFT SURFACES. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.
- HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ALTERED FOR CLARITY, ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0388H, EFFECTIVE DATE 8--18--2014, THIS PROPERTY LIES IN ZONE X, BASE FLOOD ELEVATION (NONE), ZONE X 0.02% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE) AND ZONE AE BASE FLOOD ELEVATION (5).

AAC

P225-30000004

BOUNDARY AND TOPOGRAPHIC SURVEY

ATLANTIC SQUARE

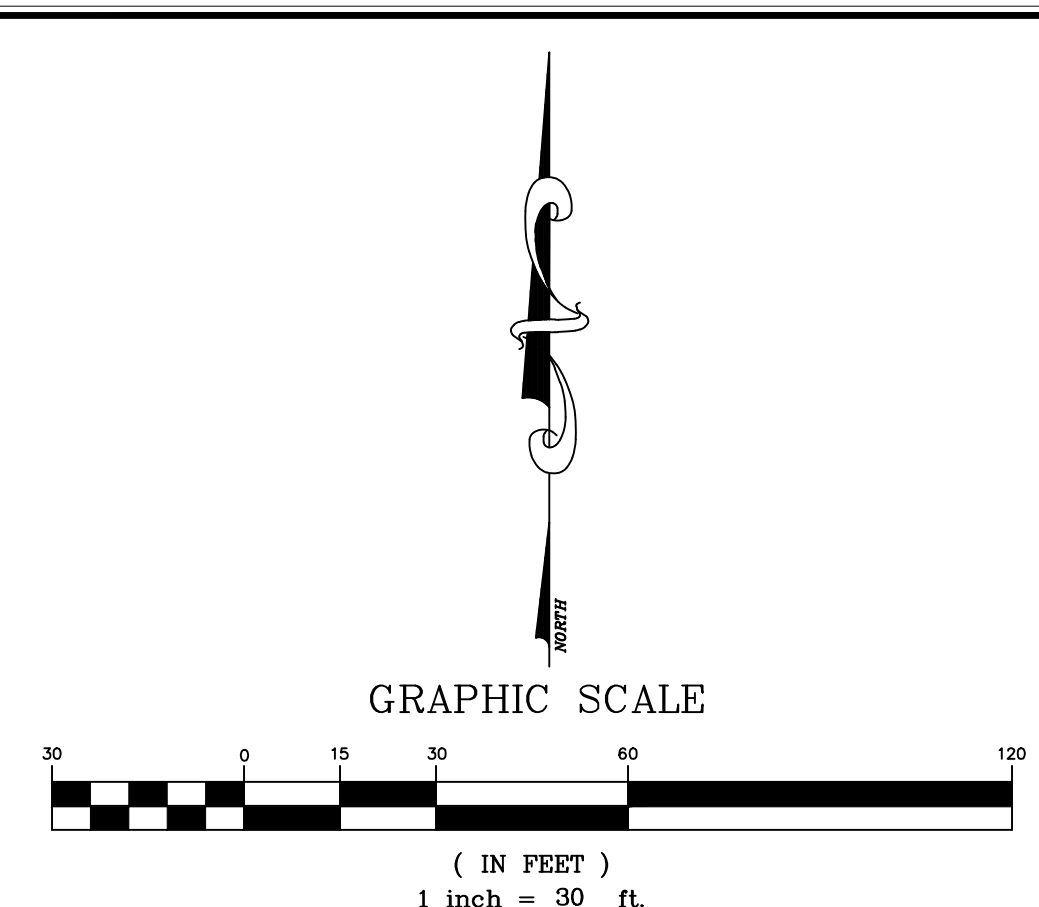
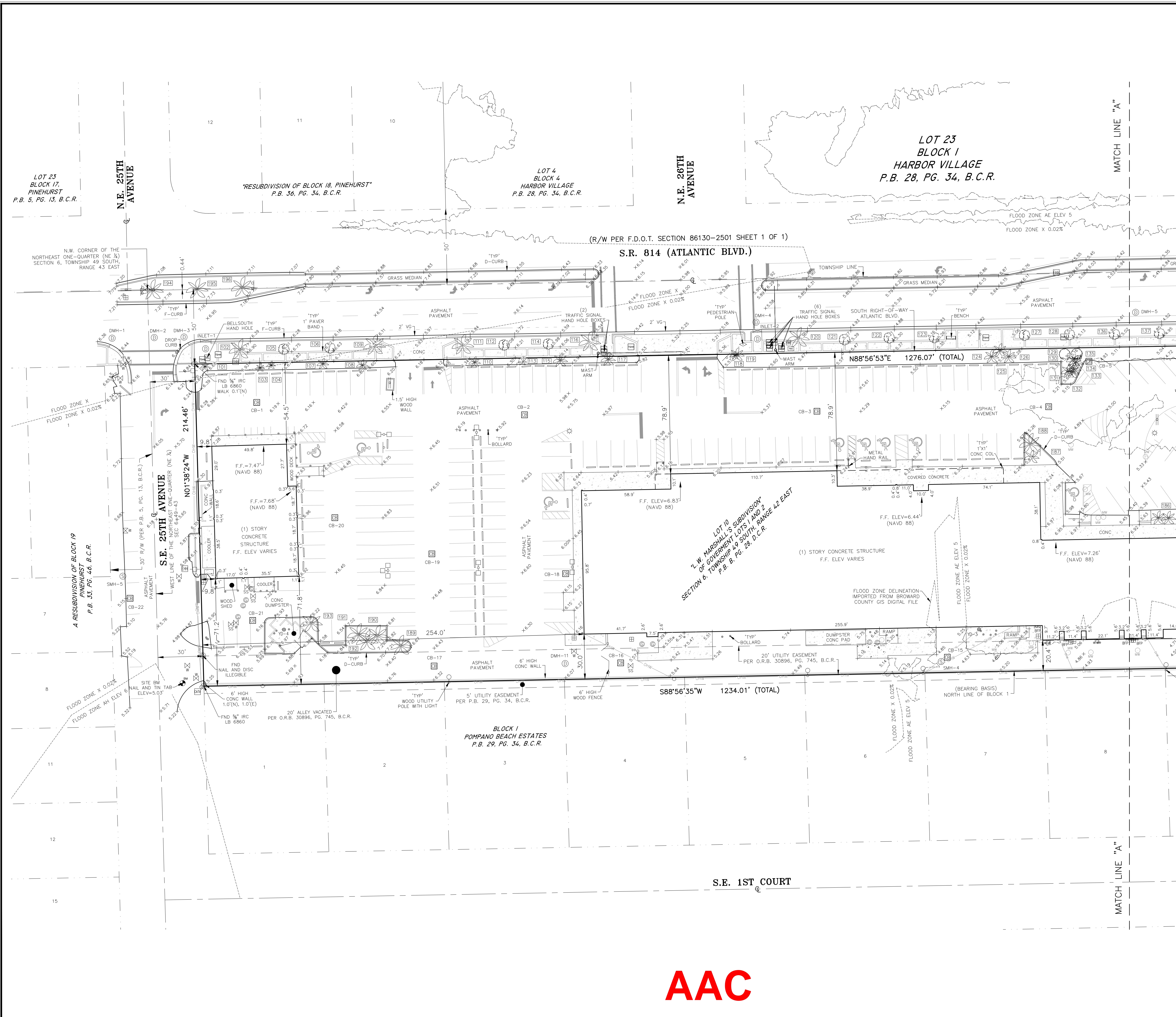
A PORTION OF LOT 10, "L.W. MARSHALL'S SUBDIVISION"
PLAT BOOK B, PAGE 28, D.C.R.
CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

Keith
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

DATE 2/11/15
SCALE AS SHOWN
FIELD BOOK 617
DRAWN BY S.M.
CHECKED BY M.M.M.

DATE
REVISION BY

SHEET 1 OF 3
PROJECT NUMBER 08933.00



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- BFP BACK FLOW PREVENTER
- BM BENCHMARK
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CCTV CLOSED CIRCUIT TELEVISION
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- COR CORNER
- D.C.R. DADE COUNTY RECORDS
- DIP DUCTILE IRON PIPE
- DMH DRAINAGE MANHOLE
- EHH ELECTRIC HAND HOLE
- ELEV ELEVATION
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. FINISHED FLOOR
- FND FOUND
- GIS GEOGRAPHIC INFORMATION SYSTEM
- IRC IRON ROD AND CAP
- L.B. LICENSED BUSINESS
- MH MANHOLE
- MW MONITORING WELL
- NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
- OHV OVER HEAD WIRE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- SEC. SECTION
- SMH SEWER MANHOLE
- TYP TYPICAL
- VG VALLEY GUTTER
- VG BFP BACK FLOW PREVENTER
- BELL SOUTH RISER
- BENCH BENCHMARK
- BOLLARD BOLLARD
- CABLE UTILITY HAND HOLE
- CATCH BASIN CATCH BASIN
- CENTERLINE CENTERLINE
- CLEANOUT CLEANOUT
- CLOSED CIRCUIT TELEVISION POLE
- CONCRETE UTILITY POLE
- DOUBLE POST SIGN
- DRAINAGE MANHOLE
- ELECTRIC HAND HOLE
- ELECTRIC OUTLET
- FIRE HYDRANT
- GREASE TRAP MANHOLE
- GUY WIRE ANCHOR
- IRON ROD
- IRRIGATION INDEXING VALVE
- MANHOLE
- METAL LIGHT POLE
- METAL LIGHT POLE
- METAL LIGHT POLE
- METAL RAIL
- MONITORING WELL
- NAIL AND DISC LB 6860
- NAIL AND DISC
- NATURAL GAS METER
- OVERHEAD WIRES
- PEDESTRIAN POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SECTION QUARTER CORNER
- SINGLE POST SIGN
- SPOT LIGHT
- TRAFFIC DIRECTION ARROWS
- TRAFFIC SIGNAL HANDHOLE
- TRANSFORMER
- TWO SIDED SIGN
- VAULT
- WATER FAUCET
- WATER METER
- WATER VALVE
- WOOD FENCE
- WOOD UTILITY POLE
- YARD DRAIN
- TREE LABEL
- DENOTES TREE (SEE TREE TABLE)
- DENOTES TREE (SEE TREE TABLE)
- DENOTES TREE (SEE TREE TABLE)
- DENOTES CONCRETE
- HARD SURFACE ELEVATION
- SOFT SURFACE ELEVATION

BOUNDARY AND TOPOGRAPHIC SURVEY
ATLANTIC SQUARE

A PORTION OF LOT 10, "L.W. MARSHALL'S SUBDIVISION"
PLAT BOOK B, PAGE 28, D.C.R.

CITY OF POMPAHO BEACH BROWARD COUNTY FLORIDA

DATE 2/11/15
SCALE 1"=30'
FIELD BOOK 617
DRAWN BY S.M.
CHECKED BY M.M.M.

DATE REVISION BY

SHEET 2 OF 3
PROJECT NUMBER
08933.00

KEITH ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

AAC

P225-30000004

