ABBREVIATIONS

BM	BENCHMARK
BTM	BOTTOM
B.C.R.	BROWARD COUNTY RECORDS
(C)	CALCULATED MEASUREMENT
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CH. B.	CHORD BEARING (CURVE DATA)
CI	CURB INLET
CONC.	CONCRETE
(D)	MEASUREMENT PER DEED
DWS.	DETECTABLE WARNING SURFACE
DBH	DIAMETER AT BREAST HEIGHT
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
E	EAST
ELEV.	ELEVATION
FT	FEET
F.F.	FINISH FLOOR
FND.	FOUND
ID	IDENTIFICATION
IN.	INCHES
INV.	INVERT
L	ARC LENGTH (CURVE DATA)
LB	FLORIDA LICENSED BUSINESS NUMBER
(M)	FIELD MEASUREMENT
MAG	MAGNETIC
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N	NORTH
NAD83/11	NORTH AMERICAN HORIZONTAL DATUM OF 1983/2011 ADJUSTMENT
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NE	NORTHEAST
NW	NORTHWEST
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVERHEAD WIRES
PG.	PAGE
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS (CURVE DATA)
R/W	RIGHT OF WAY
S	SOUTH
SE	SOUTHEAST
SW	SOUTHWEST
TYP.	TYPICAL
UTD	UNABLE TO DETERMINE
W	WEST
W/	WITH
Δ	DELTA/CENTRAL ANGLE (CURVE DATA)

SYMBOLS

BFP	BACKFLOW PREVENTOR
BM	BENCHMARK
	BOLLARD
CB	CATCH BASIN
	CLEAN OUT
	CONCRETE LIGHT POLE
C	CONCRETE UTILITY POLE
CI	CURB INLET
	DOUBLE POST SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE
D	DRAINAGE MANHOLE
FO	FIBER OPTIC HANDHOLE
FO	FIBER OPTIC WITNESS POST
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GUYWIRE ANCHOR
P	IRON PIPE
R	IRON ROD
RC	IRON ROD & CAP
IR	IRRIGATION HANDHOLE
	METAL LIGHT POLE (ROUND)
	METAL LIGHT POLE (2 LIGHTS)
	NAIL AND DISK
S	SANITARY MANHOLE
	SINGLE POST SIGN
T	TELEPHONE HANDHOLE
TV	TELEVISION HANDHOLE
	TELEVISION PEDESTAL
(BIKE)	TRAFFIC STRIPING (BICYCLE)
	TREE
	PALM TREE
UNK	UNKNOWN MANHOLE
PIV	VALVE POST INDICATOR
W	WATER METER
	WATER VALVE
	WOOD UTILITY POLE

MISC. LINETYPES

- CHAIN LINK FENCE
- CHAIN LINK FENCE W/BARB WIRE
- HANDRAIL
- HEDGE
- METAL FENCE
- OVERHEAD WIRE (OHW)

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. 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.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. 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.
6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
7. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH RIGHT-OF-WAY LINE OF N.W. 18TH STREET BEING SOUTH 88°22'16" WEST.
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. 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.
10. 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'.
11. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
12. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
13. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PROVIDED BY THE CLIENT.
14. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY AND ENGINEERING DIVISION BENCHMARK #2390, ELEVATION 12.482', NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). ELEVATION WAS CONVERTED TO 10.912' (NAVD88) USING NATIONAL GEODETIC SURVEY "VERTCON" SOFTWARE TO DERIVE A CONVERSION FACTOR OF -1.570'.

LEGAL DESCRIPTION:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 01 DEGREES 24 MINUTES7 SECONDS WEST, A DISTANCE OF 625.34 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 578.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE; THENCE SOUTH 01 DEGREES 27 MINUTES 48 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 625.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 18TH STREET; THEN SOUTH 88 DEGREES 25 MINUTES 48 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 578.74 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 01 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 625.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 97.04 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 65.40 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 190 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 500 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 340.25 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 312.45 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 43 SECONDS EAST, A DISTANCE OF 119.94 FEET; THENCE SOUTH 46 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 35.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE; THENCE SOUTH 01 DEGREES 21 MINUTES 25 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 227.39 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 578.07 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

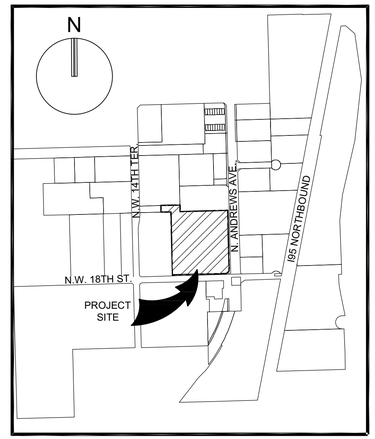
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 01 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 625.34 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 97.04 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 65.40 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 187.55 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 22 MINUTES 17 SECOND WEST, A DISTANCE OF 312.45 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 340.25 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 312.45 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF 340.17 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM THE ABOVE PARCELS THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 46472, PAGE 472, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT STAMPED WILLIAMS, HATFIELD & STONER FOUND MARKING THE EAST ONEQUARTER (E 1/4) CORNER OF SAID SECTION 27; THENCE SOUTH 88°23'18" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 1,734.30 FEET TO A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2307301; THENCE NORTH 01°24'08" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 39.82 FEET; THENCE SOUTH 88°23'18" WEST, A DISTANCE OF 48.73 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID ANDREWS EXTENSION AND THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR NW 18TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°23'18" WEST ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE FOR NW 18TH STREET, A DISTANCE OF 40.72 FEET; THENCE NORTH 44°22'02" EAST, A DISTANCE OF 34.75 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF NORTH 00°34'52" WEST; THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,444.23 FEET, THROUGH A CENTRAL ANGLE OF 01°52'23", AN ARC DISTANCE OF 47.21 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°31'03" WEST, A DISTANCE OF 553.90 FEET; THENCE SOUTH 88°24'03" WEST, A DISTANCE OF 470.13 FEET; THENCE NORTH 01°25'21" WEST, A DISTANCE OF 252.85 FEET; THENCE NORTH 88°27'12" EAST, A DISTANCE OF 460.13 FEET; THENCE SOUTH 46°28'34" EAST, A DISTANCE OF 35.40 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE FOR ANDREWS AVENUE EXTENSION; THENCE SOUTH 01°24'20" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 227.34 FEET; THENCE SOUTH 01°31'03" EAST CONTINUING ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 625.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.



LOCATION SKETCH (NOT TO SCALE)

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND 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 DECEMBER 21, 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
(FOR THE FIRM)

Digitally signed by DONALD A SPICER
Date: 2023.01.23 09:27:00-05'00'

KEITH
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Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6880
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	12/21/22
DRAWN BY:	ZH
CHECKED BY:	DAS
FIELD BOOK:	996

1801 N. ANDREWS AVENUE

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1" P.B. 111, PG. 22, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER: SHEET 1 OF 7

PROJECT NUMBER: 12000052

P&Z
PZ22-12000052
07/26/2023

Plotted by: dspicer On 1/17/2023 9:48 AM

Drawing name: T:\12\2866.01 - 1801 N Andrews - Next Phase - First Industrial\Survey\DWG\12866.01_BTS.dwg