

BOUNDARY SURVEY

PZ26-12000016
07/15/2026

HORN PLAT
P.B. 121, PG.49

LEGAL DESCRIPTION:

PARCEL "A", HORN PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF PARCEL "A", NORTH 10°46'40" EAST, A DISTANCE OF 31.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 10°46'40" EAST, A DISTANCE OF 212.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2720.56 FEET, A CENTRAL ANGLE OF 3°44'03", A CHORD BEARING AND DISTANCE OF SOUTH 23°33'35" EAST, 177.19 FEET, AND AN ARC LENGTH OF 177.30 FEET TO A POINT ON THE EAST LINE OF PARCEL "A"; THENCE ALONG SAID EAST LINE OF PARCEL "A", SOUTH 10°46'40" WEST, A DISTANCE OF 143.04 FEET TO A POINT AT THE SOUTHEAST CORNER OF PARCEL "A"; THENCE ALONG THE SOUTH LINE OF PARCEL "A", NORTH 55°00'20" WEST, A DISTANCE OF 79.79 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2600.56 FEET, A CENTRAL ANGLE OF 1°08'16", A CHORD BEARING AND DISTANCE OF NORTH 21°04'23" WEST, 51.63 FEET, AND AN ARC LENGTH OF 51.65 FEET TO THE POINT OF BEGINNING.

SAID PORTION BEING DEDICATED FOR FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PURPOSES, PER RIGHT-OF-WAY MAP SECTION 86000-2610, FOR THE ANDREWS AVENUE EXTENSION PROJECT.

LINE TABLE:

L1 S 55°00'20" E 54.83' (P&DM)
L2 S 55°00'20" E 134.93' (P&D&M)
L3 S 55°00'20" E 353.41' (P&D&M)

NOTES:

- X 0.00' DENOTES EXISTING ELEVATIONS IN FEET
- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: NAVD 1988
- BEARINGS ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD (PER PLAT)
- DENOTES 1/2"SIRC LB#8200 UNLESS OTHERWISE NOTED

GRAPHIC SCALE 1 INCH = 40' (FEET)

LEGEND:

A/C	AIR CONDITIONING	P.C.C.	POINT OF COMPOUND CURVATURE
B.R.	BEARING REFERENCE	P.C.P.	PERMANENT CONTROL POINT
BLDG.	BUILDING	P/E	POOL EQUIPMENT
(C)	CALCULATED	P.G.	PAGE
C	CURVE	P.I.	POINT OF INTERSECTION
C.L.F.	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
C/L	CENTER LINE	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED	P.R.C.	POINT OF REVERSE CURVATURE
FCM	FOUND CONCRETE MONUMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F/DH	FOUND DRILL HOLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
F.F.	FINISHED FLOOR	(R)	RECORD
FIP	FOUND IRON PIPE	RGE.	RANGE
FIPC	FOUND IRON PIPE & CAP	R/W	RIGHT OF WAY
FIR	FOUND IRON ROD	SEC.	SECTION
FIRC	FOUND IRON ROD & CAP	SIRC	SET IRON ROD & CAP
FN	FOUND NAIL	SN&D	SET NAIL AND DISC
FN&D	FOUND NAIL AND DISC	TWP.	TOWNSHIP
L	LENGTH	TYP.	TYPICAL
LB	LICENSED BUSINESS	UB	UTILITY BOX
LS	LICENSED SURVEYOR	WM	WATER METER
(M)	MEASURED	C.M.E.	CANAL MAINTENANCE EASEMENT
OFF	OUTSIDE OF SUBJECT PARCEL	D.E.	DRAINAGE EASEMENT
OHL	OVERHEAD LINES	I.E./E.E.	INGRESS/EGRESS EASEMENT
ON	INSIDE OF SUBJECT PARCEL	L.M.E.	LAKE MAINTENANCE EASEMENT
O.R.B.	OFFICIAL RECORD BOOK	P.U.E.	PUBLIC UTILITY EASEMENT
(P)	PLAT	U.E.	UTILITY EASEMENT
P.B.	PLAT BOOK		
P.C.	POINT OF CURVATURE	UTILITY/LIGHT POLE	FIRE HYDRANT

GENERAL SURVEYOR NOTES:

1. THE LEGAL DESCRIPTION WAS PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
2. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. DUE TO VARYING CONSTRUCTION STANDARDS, BUILDING DIMENSIONS ARE APPROXIMATE.
6. ANY FEMA FLOOD ZONE DATA CONTAINED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.
7. UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
8. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
9. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED BY A SEARCH OF TITLE.

LEGAL DESCRIPTION:

SEE MAP

FIELD WORK DATE: 7/1/2025
DRAWING DATE: 07/03/2025
REVISION DATE(S):
07/03/2025, 07/14/2025, 06/03/2026



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

FLOOD ZONE:
BY PERFORMING A SEARCH WITH WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. COMMUNITY NUMBER 120055, DATED 07-31-24.

PREPARED FOR:
SMAX, LLC



754 - 303 - 7703

gtt@geotopteam.com