



- LEGEND**
- ALP = ALUMINUM LIGHT POLE
 - BFP = BACKFLOW PREVENTOR
 - BOL = BOLLARD
 - BSWH = BELLSOUTH MANHOLE
 - CBS = CONCRETE BLOCK STRUCTURE
 - CONC = CONCRETE
 - CP = CHAIN LINK FENCE
 - CUP = CONCRETE LIGHT POLE
 - DDCV = DOUBLE DETECTOR CHECK VALVE
 - DMH = DRAINAGE MANHOLE
 - ELEC CAB = ELECTRIC CABINET
 - EOP = EDGE OF PAVEMENT
 - FHD = FINISHED FLOOR ELEVATION
 - FRTD = FIRE TRAP
 - FRC = FIRE DEPARTMENT CONNECTION
 - FLD = FLORIDA POWER AND LIGHT
 - GV = GATE VALVE
 - ICV = IRRIGATION CONTROL VALVE
 - INV = INVERT
 - LB = LICENSE OF BUSINESS
 - MAMP = MAST ARM SIGNAL POLE
 - MEAS = MEASURED
 - MO = MAIL AND DISK
 - ND = OVERHEAD TRIPLES
 - PHV = POWER HOLE VALVE
 - SPD = SANITARY MANHOLE
 - SO.FT. = SQUARE FEET
 - UB = UTILITY BOX
 - UE = UTILITY EASEMENT
 - WM = WATER METER
 - WUP = WOOD UTILITY POLE
 - XING = CROSSING
 - X-WALK = CROSS WALK

SYMBOL LEGEND

(M) = MONITORING WELL

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 180 FEET OF THAT PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) LYING EAST OF THE INTRACOASTAL WATERWAY, EXCEPTING THEREFROM THE EAST 25 FEET THEREOF AND FURTHER EXCEPTING THE SOUTH 50 FEET THEREOF, (SAID EXCEPTIONS HAVING BEEN CONVEYED FOR PUBLIC ROADS) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 0.857 ACRES, MORE OR LESS.

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH DROTOS & ASSOCIATES FOR EASEMENTS.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND HAPPEL THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°50'30" WEST FOR THE SOUTH LINE OF SECTION 31-48-43.
4. THE VERTICAL DATUM BASE FOR THIS MAP IS NAVD88. RELATIVE TO BROWARD COUNTY ENGINEERING DEPARTMENT RECORDS, THE POINTS WERE RECORDED IN 1924 HAVING A RECORDED ELEVATION OF 14.74 AT ELEVATION 10.89 AND VERIFIED TO BEED POINT 1924 HAVING A RECORDED ELEVATION OF 14.74 (NAD(1929) CONVERTED TO NAVD1988 AT ELEVATION 13.17).
5. BROWARD COUNTY OFFICIAL RECORDS BOOK 28071 PAGE 945, NOTICE REGARDING INTRACOASTAL WATERWAY RIGHT-OF-WAY BROWARD COUNTY AFFECTS THIS PROPERTY.
6. TREES SHOWN HEREON WERE OBTAIN NAMES COMMONLY KNOWN TO THE SURVEYOR. IF PROPER BOTANICAL OR COMMON NAMES ARE KNOWN TO THE SURVEYOR, THEY SHOULD BE CONSULTED. THE DIAMETER OF THE TREES SHOWN IS MEASURED AT BOP (DIAMETER AT BREAST HEIGHT).

- TREE LEGEND:**
- AP ALEXANDER PALM
 - BOP BIRD OF PARADISE
 - COP COCONUT PALM
 - SP SABEL PALM

LAST FIELD WORK DATE: 11-24-2019
 MAP DATE: 12-12-19 (BOUNDARY)
 TREE LOCATIONS ADDED: 02-04-2021
 LAST MAP DATE: 02-09-2021

<p>FOR THE FIRM, BY: Michael Digitally signed D. Sawyer, Sine: PSM4174 PSM 4174 MICHAEL D. SAWYER FLORIDA PROFESSIONAL SURVEYOR, No. 1172</p>	<p>DATE: DECEMBER 2019</p>	<p>TAHA MARINE PLAT BOOK 166 PAGE 23 3109-3231 E ATLANTIC BOULEVARD, POMPAHO BEACH FL 33062</p>	<p>APPROVED BY: S.D.A. SCALE 1"=20'</p>	<p>DESIGNED BY: S.D.A. CHECKED BY: MOS DRAWN BY: MDR</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>02-09-2021</td> <td>MDS</td> <td>ADD TREE LOCATIONS</td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION	02-09-2021	MDS	ADD TREE LOCATIONS
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<p>BOUNDARY AND TOPOGRAPHIC SURVEY</p>			<p>SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-783-4754</p>								

DRC

PZ20-12000051
3/17/21