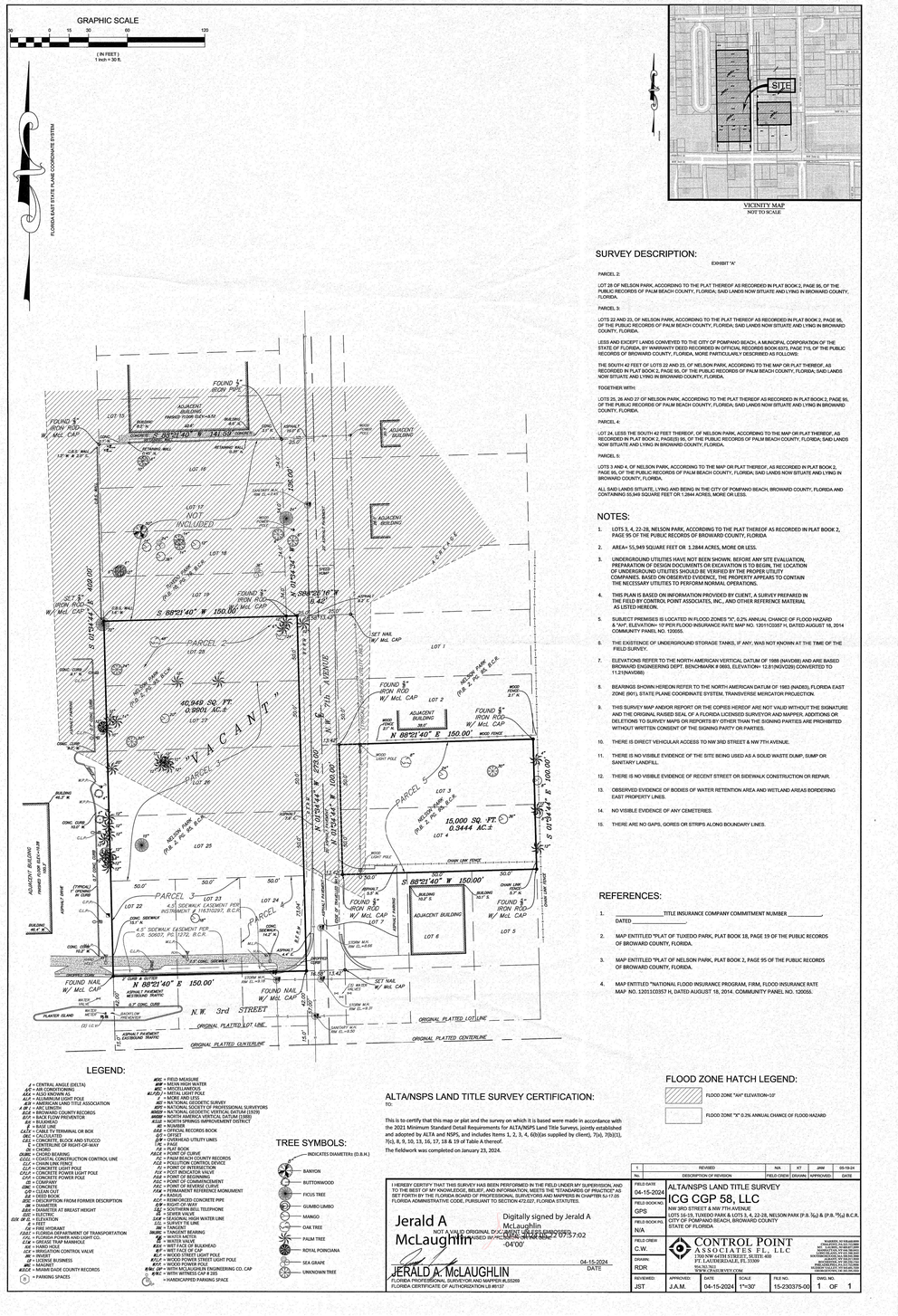
7/17/2024 3:29:14 PM



VICINITY MAP
NOT TO SCALE

SURVEY DESCRIPTION:

EXHIBIT "A"

PARCEL 2:

LOT 28 OF NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 22 AND 23, OF NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT LANDS CONVEYED TO THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6373, PAGE 715, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 42 FEET OF LOTS 22 AND 23, OF NELSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 25, 26 AND 27 OF NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

PARCEL 4:

LOT 24, LESS THE SOUTH 43 FEET THEREOF, OF NELSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

PARCEL 5:

LOTS 3 AND 4, OF NELSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 55,948 SQUARE FEET OR 1.2844 ACRES, MORE OR LESS.

NOTES:

1. LOTS 3, 4, 22-28, NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
2. AREA= 55,949 SQUARE FEET OR 1.2844 ACRES, MORE OR LESS.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. BASED ON OBSERVED EVIDENCE, THE PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATIONS.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. SUBJECT PREMISES IS LOCATED IN FLOOD ZONE/S "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD & "AH", ELEVATION= 10' PER FLOOD INSURANCE RATE MAP NO. 12011C0357 H, DATED AUGUST 18, 2014 COMMUNITY PANEL NO. 120055.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED BROWARD ENGINEERING DEPT. BENCHMARK # 0693, ELEVATION= 12.81(NGVD29) CONVERTED TO 11.21(NAVD88).
8. BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
9. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THERE IS DIRECT VEHICULAR ACCESS TO NW 3RD STREET & NW 7TH AVENUE.
11. THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
13. OBSERVED EVIDENCE OF BODIES OF WATER RETENTION AREA AND WETLAND AREAS BORDERING EAST PROPERTY LINES.
14. NO VISIBLE EVIDENCE OF ANY CEMETERIES.
15. THERE ARE NO GAPS, GORES OR STRIPS ALONG BOUNDARY LINES.

REFERENCES:

1. _____ TITLE INSURANCE COMPANY COMMITMENT NUMBER _____, DATED _____.
2. MAP ENTITLED "PLAT OF TUXEDO PARK, PLAT BOOK 18, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. MAP ENTITLED "PLAT OF NELSON PARK, PLAT BOOK 2, PAGE 95 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0357 H, DATED AUGUST 18, 2014. COMMUNITY PANEL NO. 120055.

LEGEND:

- Δ = CENTRAL ANGLE (DELTA)
- A/C = AIR CONDITIONING
- AKA = ALSO KNOWN AS
- APP = APPROXIMATE POSE
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- ARC = ARC LENGTH
- B.C.R. = BROWARD COUNTY RECORDS
- BFP = BACK FLOW PREVENTOR
- BK = BUILDING
- C = CALCULATED
- CBS = CONCRETE, BLOCK AND STUCCO
- ℄ = CENTERLINE OF RIGHT-OF-WAY
- CL = CLEAR
- CHRD = CHORD BEARING
- CCCL = COASTAL CONSTRUCTION CONTROL LINE
- CLF = CHAIN LINK FENCE
- CLP = CONCRETE LIGHT POLE
- CPLP = CONCRETE POWER LIGHT POLE
- CPP = CONCRETE POWER POLE
- CONC. = CONCRETE
- COR = CORNER
- CO = CLEAN OUT
- DE = DEED BOOK
- DESC = DESCRIPTION FROM FORMER DESCRIPTION
- DIA = DIAMETER
- DAB = DIAMETER AT BREAST HEIGHT
- D = DELTA
- EOS or EP = ELEVATION
- E = FEET
- FH = FIRE HYDRANT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER AND LIGHT CO.
- GT = GREASE TRAP MANHOLE
- HH = HAND HOLE
- IRC = IRRIGATION CONTROL VALVE
- INV = INVERT
- LB = LICENSE BUSINESS
- M = MEASURED
- MDCR = MIAMI DADE COUNTY RECORDS
- P = PARKING SPACES
- MSL = FIELD MEASURE
- MHW = MEAN HIGH WATER
- MLW = MEAN LOW WATER
- M.L.(S) = MISCELLANEOUS LINE
- M = MORE AND LESS
- NGS = NATIONAL GEODETIC SURVEY
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- NAD83 = NORTH AMERICAN DATUM OF 1983/1990
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- NSID = NORTH SPRINGS IMPROVEMENT DISTRICT
- NTS = NOT TO SCALE
- OR = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- OHW = OVERHEAD UTILITY LINES
- PC = POINT OF CURVATURE
- PB = PLAT BOOK
- PCC = POINT OF CURVE
- PB = PALM BEACH COUNTY RECORDS
- PG = PAGE (PLAT BOOK PAGE)
- PI = POINT OF INTERSECTION
- PIV = POST INDICATOR VALVE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SBT = SOUTHERN BELL TELEPHONE
- SEC = SECTION LINE
- SHW = SEASONAL HIGH WATER LINE
- SSL = SURVEY TIE LINE
- TEL = TELEPHONE
- TAN/BRG = TANGENT BEARING
- W = WATER METER
- WV = WATER VALVE
- WFF = WIT FACE OF FENCE
- WOF = WIT FACE OF ZAC
- WLP = WOOD STREET LIGHT POLE
- WUP = WOOD POWER STREET LIGHT POLE
- WIT = WITNESS CORNER
- WM = WITH MCLAUGHLIN ENGINEERING CO. CAP
- WW = WITH WITNESS CAP # 2265
- = HANDICAPPED PARKING SPACE

TREE SYMBOLS:

INDICATES DIAMETER(D.B.H.)

- BANYON
- BUTTONWOOD
- FICUS TREE
- GUMBO LIMBO
- MANGO
- OAK TREE
- PALM TREE
- ROYAL POINCIANA
- SEA GRAPE
- UNKNOWN TREE

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b)(as supplied by client), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 16, 17, 18 & 19 of Table A thereof.

The fieldwork was completed on January 23, 2024.

FLOOD ZONE HATCH LEGEND:

- FLOOD ZONE "AH" ELEVATION=10'
- FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jerald A McLaughlin
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED SEAL
Digitally signed by Jerald A McLaughlin
Date: 2024.08.22 07:57:02 -04'00'

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6137

04-15-2024
DATE

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	REVISED	N/A	KT	JAM	05-15-24

FIELD DATE	04-15-2024
FIELD BOOK NO.	GPS
FIELD BOOK NO.	N/A
FIELD CREW	C.W.
DRAWN	RDR
REVIEWED	JST
APPROVED	J.A.M.
DATE	04-15-2024
SCALE	1"=30'
FILE NO.	15-230375-00
DWG. NO.	1 OF 1

ALTA/NSPS LAND TITLE SURVEY
ICG CGP 58, LLC
NW 3RD STREET & NW 7TH AVENUE
LOTS 16-19, TUXEDO PARK & LOTS 5, 6, 22-28, NELSON PARK (P.B.2/95) & (P.B.18/19) B.C.R.
CITY OF POMPANO BEACH, BROWARD COUNTY
STATE OF FLORIDA

CONTROL POINT ASSOCIATES FL, LLC
1700 NW 64TH STREET, SUITE 400
FT. LAUDERDALE, FL 33309
954-921-7613
WWW.CPASURVEY.COM

1 LAND SURVEY
A-008 SCALE: 1" = 50'-0"

DRC
PZ23-12000048
08/21/2024

idea Architect
absolute-idea.com
ENG. CA No. 28787 ARCH LICENSE NBR AA26001856
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Digitally signed by Stephane L'Ecuyer
Date: 2024.07.17 10:54:21-04'00'

#	Date	Description

Notes

DRC (DEVELOPMENT REVIEW COMMITTEE)
Not for construction

Professionals

CLIENT
ICG CGP 58, LLC
20900 NE 30th AVE.
SUITE 914, AVENTURA, FL 33180

ARCHITECT
IDEA ARCHITECT
3323 NE 163RD STREET,SUITE 200
NORTH MIAMI BEACH, FL 33160
TEL: 305.792.0015

CIVIL
THOMAS ENGINEERING GROUP
6300 NW 31st AVENUE,
FORT LAUDERDALE, FL 33309
TEL: 954.202.7000

LANDSCAPE
GSLA DESIGN, INC
17670 NW 78TH AVE, SUITE 214
MIAMI, FL 33015
TEL: 305.392.1016

PATAGONIA
NW 7TH AVENUE & NW 3RD STREET,
POMPANO BEACH, FLORIDA 33060

Title
LAND SURVEY

Drawn: Daniel Dussan	Field: Architecture
Verified: Nicolas Tremblay	Scale: 1" = 50'-0"
Approved: Jean Francois Gervais	Date: 07-17-24
Project Manager: Jacob Wu	Dwg. no. Page
Project: 23-805	A-008

Autodesk Docs://23-805 Patagonia/23-805 Patagonia.rvt
ARCH D 24"X36"