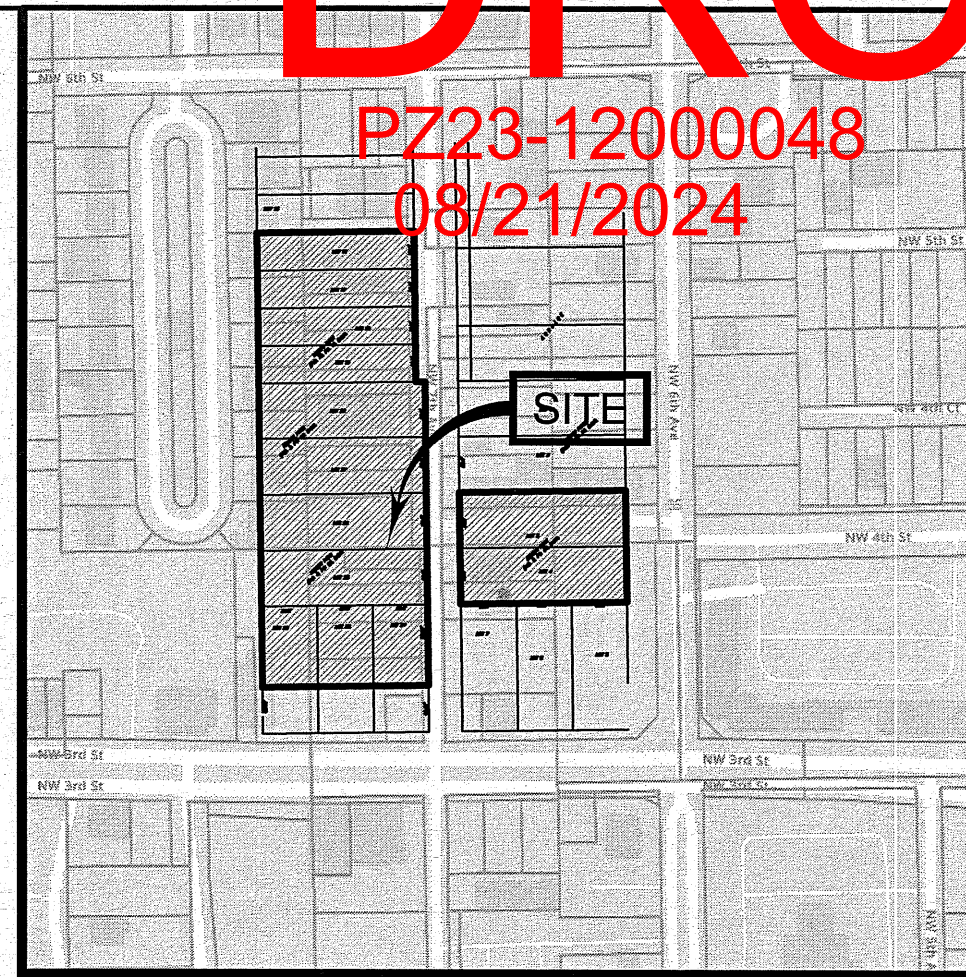


DRC

PZ23-12000048  
08/21/2024



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 42 FEET THEREOF, 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.
- 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 55,949 SQUARE FEET OR 1.2844 ACRES, MORE OR LESS.

## NOTES:

- 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.
- AREA= 55,949 SQUARE FEET OR 1.2844 ACRES, MORE OR LESS.
- 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.
- 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.
- SUBJECT PREMISES IS LOCATED IN FLOOD ZONES "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.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED BROWARD ENGINEERING DEPT. BENCHMARK # 0683, ELEVATION= 12.51 (NGVD29) CONVERTED TO 11.21 (NAV88).
- BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
- 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.
- THERE IS DIRECT VEHICULAR ACCESS TO NW 3RD STREET & NW 7TH AVENUE.
- THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- OBSERVED EVIDENCE OF BODIES OF WATER RETENTION AREA AND WETLAND AREAS BORDERING EAST PROPERTY LINES.
- NO VISIBLE EVIDENCE OF ANY CEMETERIES.
- THERE ARE NO GAPS, GORES OR STRIPS ALONG BOUNDARY LINES.

## REFERENCES:

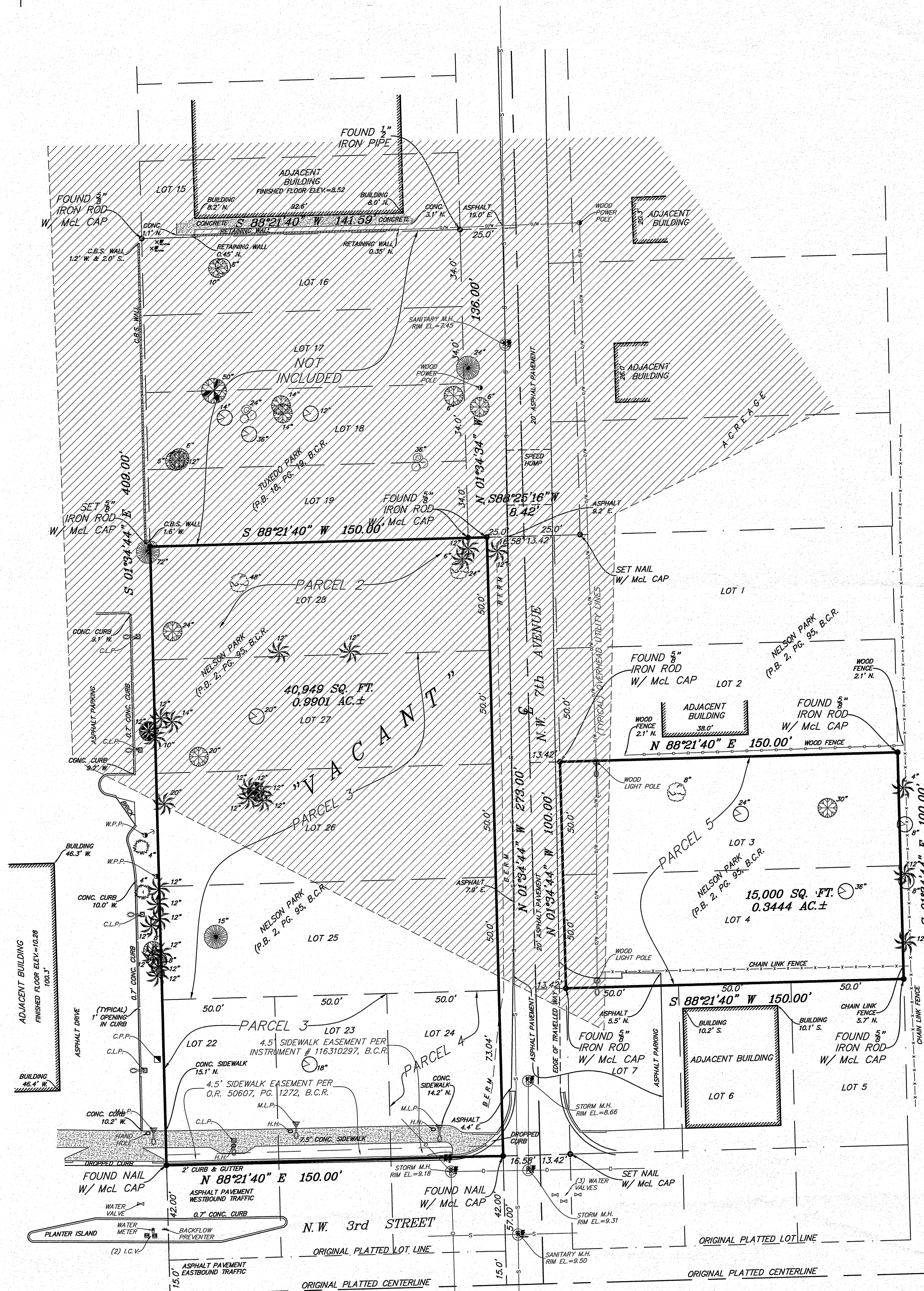
- TITLE INSURANCE COMPANY COMMITMENT NUMBER \_\_\_\_\_ DATED \_\_\_\_\_.
- MAP ENTITLED "PLAT OF TUXEDO PARK, PLAT BOOK 18, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- MAP ENTITLED "PLAT OF NELSON PARK, PLAT BOOK 2, PAGE 95 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- MAP ENTITLED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

## GRAPHIC SCALE



(IN FEET)  
1 inch = 30 ft.

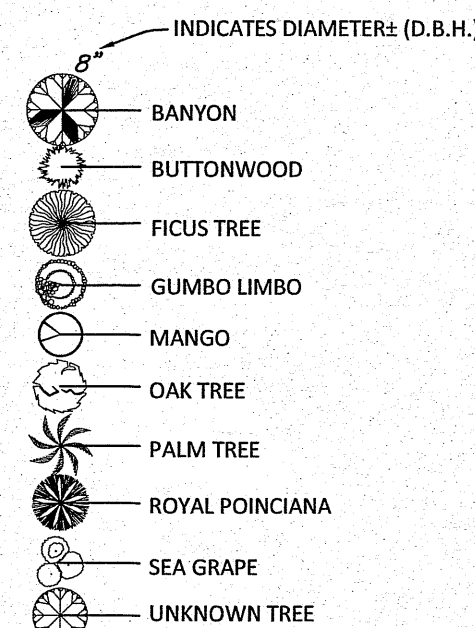
FLORIDA EAST STATE PLANE COORDINATE SYSTEM



## LEGEND:

- Δ = CENTRAL ANGLE (DELTA)  
A/C = AIR CONDITIONING  
A/K = ALSO KNOWN AS  
A/L = ALUMINUM LIGHT POLE  
A/LA = AMERICAN LAND TITLE ASSOCIATION  
A/L = ARC LENGTH  
A/C = BROWARD COUNTY RECORDS  
A/P = BACK FLOW PREVENTOR  
B = BASELINE  
C/T = CABLE TV TERMINAL OR BOX  
C/C = CALCULATOR  
C/B = CONCRETE, BLOCK AND STUCCO  
C/L = CENTERLINE OF RIGHT-OF-WAY  
C/L = CHORD  
C/C = CHORD BEARING  
C/C = COASTAL CONSTRUCTION CONTROL LINE  
C/L = CHAIN LINK FENCE  
C/L = CONCRETE LIGHT POLE  
C/L = CONCRETE POWER LIGHT POLE  
C/P = CONCRETE POWER POLE  
C = COMPANY  
C = CONCRETE  
C/O = CLEAN OUT  
C/D = CEDAR  
C/S = DESCRIPTION FROM FORMER DESCRIPTION  
C/D = DIAMETER  
C/D = DIAMETER AT BREAST HEIGHT  
C/E = ELECTRIC  
C/E = ELEVATION  
C/E = FEET  
C/F = FIRE HYDRANT  
C/F = FLORIDA DEPARTMENT OF TRANSPORTATION  
C/F = FLORIDA POWER AND LIGHT CO.  
C/T = GREASE TRAP MANHOLE  
C/H = HAND HOLE  
C/L = IRRIGATION CONTROL VALVE  
C/I = INVERT  
C/B = LICENSE BUSINESS  
C/M = MAGNET  
C/M = MIAMI DADE COUNTY RECORDS  
C = PARKING SPACES
- ACRS = FIELD MEASURE  
MHW = MEAN HIGH WATER  
MSC = MISCELLANEOUS  
MLP = METAL LIGHT POLE  
M/L = MORE AND LESS  
N/S = NATIONAL GEODETIC SURVEY  
N/S = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
N/S = NATIONAL GEODETIC VERTICAL DATUM (1929)  
N/S = NORTH AMERICA VERTICAL DATUM (1988)  
N/S = NORTH SPRINGS IMPROVEMENT DISTRICT  
N = NUMBER  
O/R = OFFICIAL RECORDS BOOK  
O/R = OFFSET  
O/R = OVERHEAD UTILITY LINES  
O/R = PAGE  
O/R = PLAT BOOK  
O/R = POINT OF CURVE  
O/R = PALM BEACH COUNTY RECORDS  
O/R = POLLUTION CONTROL DEVICE  
O/R = POINT OF INTERSECTION  
O/R = POST INDICATOR VALVE  
O/R = POINT OF BEGINNING  
O/R = POINT OF COMMENCEMENT  
O/R = POINT OF REVERSE CURVE  
O/R = PERMANENT REFERENCE MONUMENT  
O/R = RADIUS  
O/R = REINFORCED CONCRETE PIPE  
O/R = RIGHT-OF-WAY  
O/R = SOUTHERN BELL TELEPHONE  
O/R = SEWER VALVE  
O/R = SEASONAL HIGH WATER LINE  
O/R = SURVEY TIE LINE  
O/R = TANGENT  
O/R = TANGENT BEARING  
O/R = WATER METER  
O/R = WATER VALVE  
O/R = WET FACE OF BULKHEAD  
O/R = WET FACE OF CAP  
O/R = WOOD STREET LIGHT POLE  
O/R = WOOD POWER STREET LIGHT POLE  
O/R = WOOD POWER POLE  
O/R = WITH McLAUGHLIN ENGINEERING CO. CAP  
O/R = WITH WITNESS CAP # 285  
O/R = HANDICAPPED PARKING SPACE

## TREE SYMBOLS:



## 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.

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 SJ-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.	
Jerald A McLaughlin	Digitally signed by Jerald A McLaughlin NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED 2024.07.03 10:57:02 -04'00'
JERALD A. McLAUGHLIN	04-15-2024 DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269 FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137	

## FLOOD ZONE HATCH LEGEND:

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

1	REVISED	N/A	KT	JAM	05-19-24
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	FIELD DATE 04-15-2024	ALTA/NSPS LAND TITLE SURVEY			
2	FIELD BOOK NO. GPS	ICG CGP 58, LLC			
3	FIELD BOOK PGS. N/A	NW 3RD STREET & NW 7TH AVENUE LOTS 16-19, TUXEDO PARK & LOTS 3, 4, 22-28, NELSON PARK (P.B. 2, PG. 95) & (P.B. 18) B.C.R. CITY OF POMPANO BEACH, BROWARD COUNTY STATE OF FLORIDA			
4	FIELD CREW C.W.	CONTROL POINT ASSOCIATES FL, LLC			
5	DRAWN RDR	7700 NW 64TH STREET, SUITE 400 FT. LAUDERDALE, FL 33309 954.763.7611 WWW.CPASURVEY.COM			
6	REVIEWED JST	APPROVED: J.A.M.	DATE 04-15-24	SCALE 1"=30'	NO. 1 OF 1