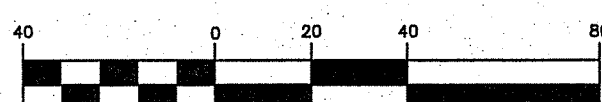




prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
WEB: www.MECO400.com, EMAIL: INFO@MECO400.COM
PHONE: (954) 763-7611

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

A = CENTRAL ANGLE (DELTA)
A.C. = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
A.L.T. = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.C.P. = BACK FLOW PREVENTER
B.H. = BULKHEAD
B.L. = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE BLOCK AND STUCCO
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.E.P. = CENTRAL ENERGY PLANT
C.L. = CHORD
CH.B.C. = CHORD BEARING
C.L.R. = CENTERLINE OF RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
C.O. = COMPANY
C.O. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
D.C.S. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
E.L.C. = ELECTRIC
ELEV. OR EL. = ELEVATION
F.L. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.A./A. = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
G.S. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
L.B. = LICENSED BUSINESS
L.P.G. = LIQUID PROPANE GAS
MAG. = MAGNETIC
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.C.S. = FIELD MEASURE
M.H.W. = MEAN HIGH WATER
M.S.C. = MISCELLANEOUS
M.L.P.(S) = METAL LIGHT POLE
Z. = MORE OR LESS
M.W. = MONITORING WELL
N.G.S. = NATIONAL GEODETIC SURVEY
N.S.P.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NAD83 = NORTH AMERICAN VERTICAL DATUM (1983)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S. = OFFSET
O.V.M. = OVERHEAD UTILITY LINES
P.G. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVE
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.L. = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R. = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W. = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
S.V. = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P. = STATE PLANE
SQ.FT. = SQUARE FEET
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
W.M. = WATER METER
W.V. = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W.P. = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/M.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
= PARKING SPACES
= NON-VEHICULAR ACCESS LINE

TREE SYMBOLS

INDICATES DIAMETER (D.B.H.)

- BLACK OLIVE
- MAHOGANY
- PALM TREE
- PALM CABBAGE
- UNKNOWN TREE

FLOOD ZONE LEGEND

ZONE "AH"
(EL=12.0)

ZONE "X"
= AREA OF MINIMAL
FLOOD HAZARD

UNDERGROUND LINE LEGEND

UNDERGROUND COMMUNICATIONS LINE
UNDERGROUND DRAINAGE LINE
UNDERGROUND WATER LINE

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground Improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Engineering Department, BM # 1259, Elevation = 14.780 (NGVD29) converted to 13.170 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 9.0' or 9.0', Elev. = 9.87
- This property lies in Flood Zones "AH", Elev=12.0 and "X" Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0357 H, Dated: August 18, 2014, Community Panel No. 120055.
- Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Bearings shown refer to record plot, and assume the North line of Parcel "A", as South 89°50'41" East.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. LB# 284/71, 72, 73, & 74, TDS, REF. DWG (V-5160) (07-3-048), PRINT, GPS

JOB ORDER NO. V-2742(PLAT), V-5498, V-6802

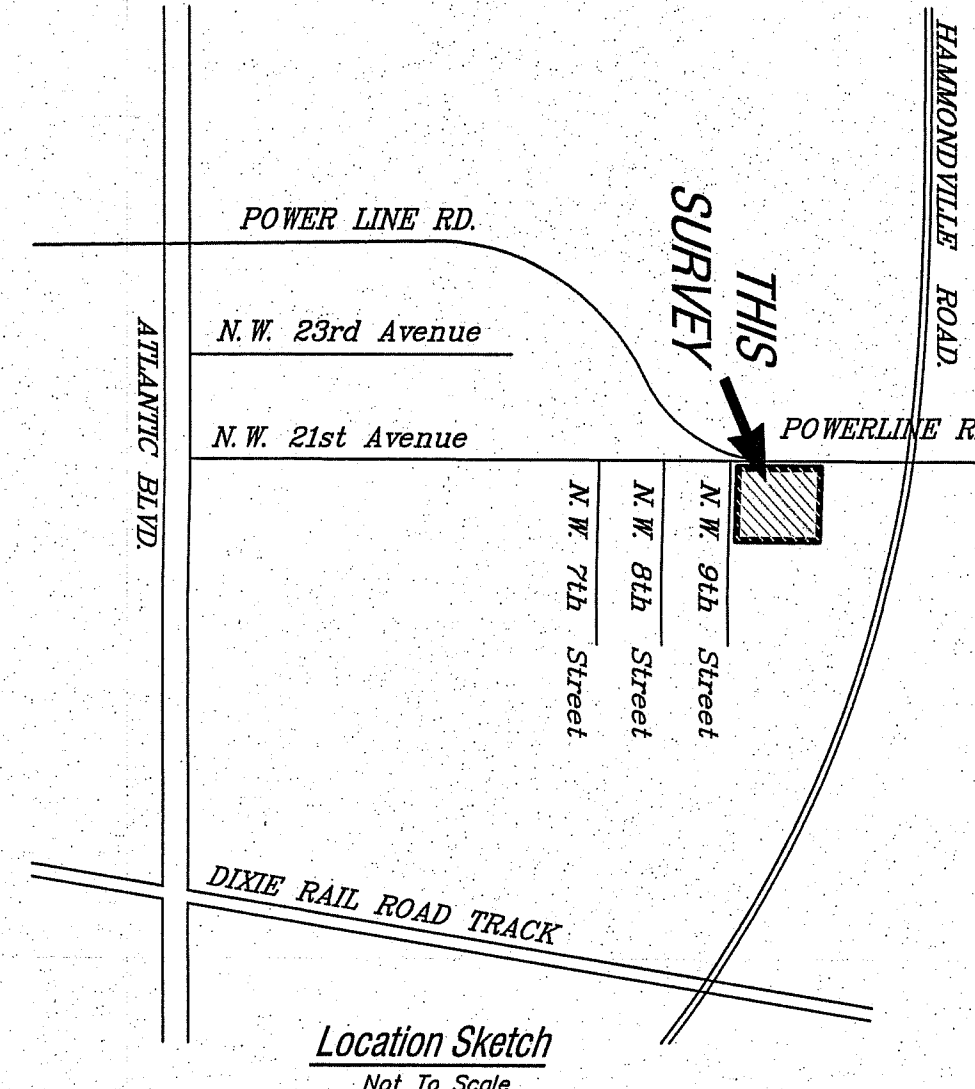
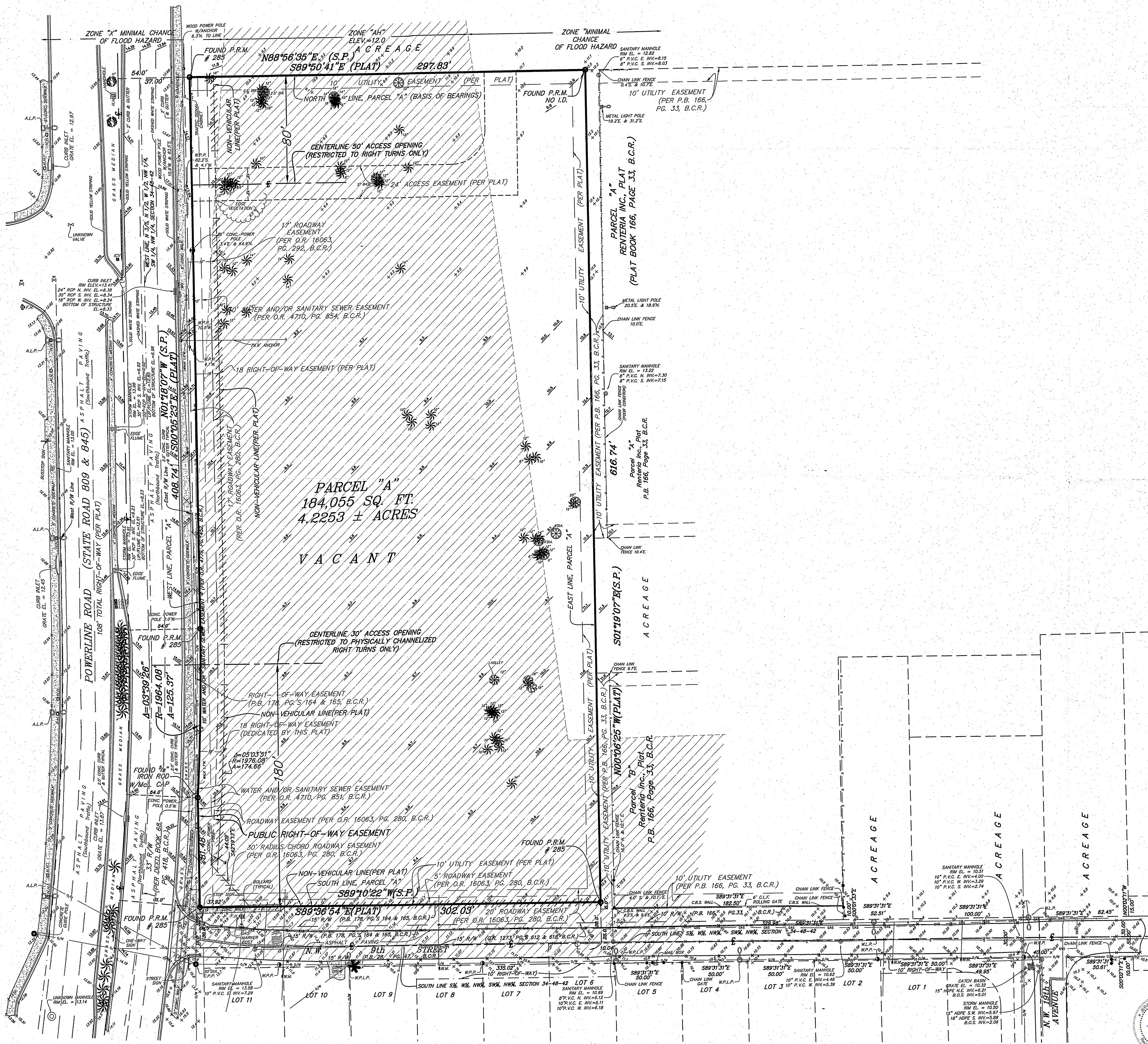
CHECKED BY:

DRAWN BY: KT, RT, ROR, KT

RECORD LAND SURVEY

**PARCEL "A", HUOK,
PAGE BOOK 183, PAGES 446 & 447, B.C.R., AND**

**A PORTION OF THE NW¹, N.W. 9th STREET - N.W. 19th AVENUE,
OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**



Legal Description:

Parcel "A", HUOK, according to the plat thereof, as recorded in Plat Book 183, Pages 446 and 447, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 184,055 square feet or 4.2253 acres more or less.

TITLE NOTES:

- There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Old Republic National Title Insurance Company Commitment No. 17037839, effective date April 6, 2017 at 8:00AM.
- Matters per Plat Book 178, Page 164 of the Public Records of Broward County, Florida and Agreement per O.R. Book 50207, Page 1021 of the Public Records of Broward County, Florida affects this property and as shown.
 - Easement per O.R. Book 4779, Page 452 of the Public Records of Broward County, Florida affects this property as shown.
 - Easement per O.R. Book 16063, Page 280 of the Public Records of Broward County, Florida affects this property and as shown.
 - Resolution per O.R. Book 16063, Page 310 of the Public Records of Broward County, Florida, now vacated.

CERTIFICATION:

We hereby certify that this survey 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.

Dated at Fort Lauderdale, Florida, this 07th day of October, 2020.
Topography & inverts added this 22nd day of October, 2020.
Revised to show new plat information this 4th day of November, 2020.
(NOT RESURVEYED)
Revised this 10th day of November, 2020.
Revised utility lines this 19th day of January, 2021.
Additional information added this 16th day of March, 2022.
Resurveyed this 28th day of March, 2022.

Digitally signed by
Jerald A.
McLaughlin-A01410C
00000177F88B6A110
00174C4
Date: 2022.05.05
11:02:50 -04'00'

McLAUGHLIN ENGINEERING COMPANY

DRRC

PZ22-05000005
6/15/2022

FILE NO.: 07-3-48(22)