












[illegible]

Location Sketch
Not To Scale

TREE SYMBOLS

— INDICATES DIAMETER± (D.B.H.)

	_____	ACACIA
	_____	CARROTWOOD TREE
	_____	CYPRESS
	_____	FIGUS TREE
	_____	CRAPPE MYRTLE TREE
	_____	GUMBO LIMBO
	_____	MAHOGANY
	_____	OAK TREE
	_____	PALM TREE
	_____	SILVER BUTTONWOOD
	_____	UNKNOWN TREE

Legal Description

Parcel "A" WILLAH PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 112, Page 41, of the public records of Broward County, Florida.

LESS the South 330.00 feet of the West 30.00 feet of said Parcel "A", WILLAH PLAT No. 1, according to the plat thereof as recorded in Plat Book 112, Page, 41, 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 173,111 square feet or 3.9741 acres, more or less.

TITLE NOTES:

There are no other easements, road reservations or rights-of-way of record affecting this property per Attorneys' Title Insurance Fund, Inc., commitment no. C-3189163, dated May 13th, 2008 at 11:00 PM

Notes corresponding exceptions in Schedule B- II, for the above referenced title commitment:

4. Easements, restrictions, non-vehicular access line and rights-of-way per Plat Book 112, Page 41, B.C.R. affect this property as shown hereon.
5. Developers Agreement per O.R. 3790, Page 213, B.C.R. affects this property (nothing plottable).
6. Easements per O.R. 7167, Page 276, B.C.R. affect this property as shown.

CERTIFIED TO:

King Motor Center of Deertfield, LLC, a Florida limited liability company and Attorneys Title Insurance Fund, Inc.

Parcel "A"
MORGAN PLAT NO.1
P.B. 110, Pg. 42, B.C.R.

1

12' Utility Easement

- 2) Underground
- 3) This drawing
- 4) Boundary sur
- 5) All iron rods
- 6) Reference Ben
Elevation= 21
- 7) Elevations sho
are indicated
- 8) This property
Rate Map No

based on the
as field travel
West line of

OFFICE NOTES

FIELD BOOK NO. LB #212/21-25, Print, LB# 314/73, IDS, LB# 397/4-6, PRINT

CHECKED BY: _____

DRAWN BY: JST, EJJ3, SW, DRP, RT, KT

\\server2021\VD\Drive-Sync\V5000c\V5914\W5914.dwg 4/8/2021 11:53:20 AM \PRINTED BY K.Tersell\


LEGEND

A = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
A.L.A. = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.P. = BACKSIGHT POINT RECORDS
B.P. = BACK FILL PREVENTOR
B.H. = BULKHEAD
B.B. = BASE
B.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B. = CONCRETE BLOCK AND STUCCO
C.E. = CENTERLINE OF RIGHT-OF-WAY
C/O = CHORD
C.C.B. = CHORD BEARING
C.C.R.C. = COASTAL CONSTRUCTION CONTROL LINE
C.L. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
C = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
GR. EL. = ELEVATION
F. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.N.D. = FLORIDA INLAND NAVIGATION DISTRICT
F/W/A = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
F.S. = GAS VALVE
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
IN. = INCH
L.P.G. = LIQUEFIED PROPANE GAS
LB. = LBS
L.B. = LACATED BUSINESS
MAG. = MAGNETIC
M.D.C.R. = MAINTENANCE DISTRICT RECORDS
MEAS. = FIELD MEASURE
M = PARKING SPACE

MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P. (Q) = METAL LIGHT POLE
= MORE OF
MW = MONITORING WELL
NGS = NATIONAL GEODETIC SURVEY
N.P.S. = NATIONAL SYSTEM OF PROFESSIONAL SURVEYORS
NGV2129 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAV1988 = NATIONAL AMERICAN VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
N = NUMBER
O.R.C. = OFFICIAL RECORDS BOOK
O = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = 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.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.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.E. = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P. = STATE PLANE
S.P. = STATE PLANE
S.T.L. = SURVEY TANGENT
TAN. = TANGENT
TAN. = TANGENT
T.O.B. = TOP OF BATFLE
W.M. = WATER METER
W.H. = WATER HOLE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.W. = WOOD STREET LIGHT POLE
W.P.L. = WOOD POLE STREET LIGHT POLE
W.P.P. = WOOD PIER
W.P. = WOOD PIER
W.T. = WOOD TIE
W.C. = WATNESS CAP # 285
= DISAPPEARED PARKING SPACE

Jerald
A.
McLaughlin

Digitally signed by:
Jerald A. McLaughlin
DN: CN = Jerald A.
McLaughlin email =
Jerry@meco400.
com C = AD O =
McLaughlin
Engineering Co. OU
= President.
Date: 2021.06.21 14:
30-29 -04'00'

McLAUGHLIN ENGINEERING COMPANY

 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida

[illegible]

PZ21-120
12/07/21