RECORD LAND SURVEY
PARCEL "A" BONSAL AMERICAN PLAT, PLAT BOOK 179, PAGE 3, B.C.R.

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE, FLORIDA
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GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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NOTES:

1) 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.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an embossed surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark = Broward County Benchmark #08333, Elev.=13.745(NNGVD 29) or 12.145(NAVD 88).

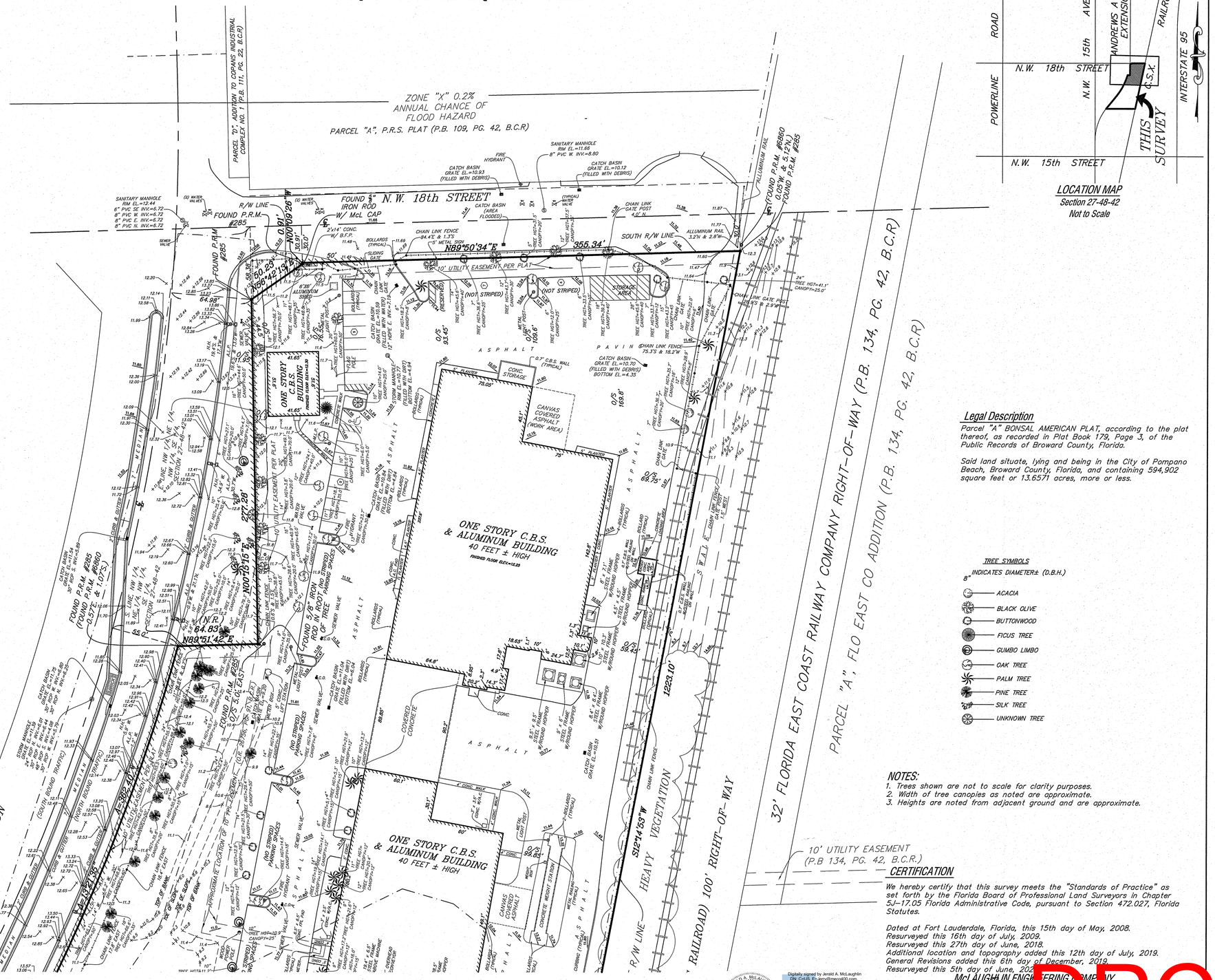
7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 12.45'

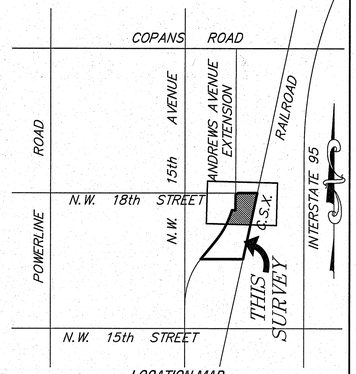
8) This property lies in Flood Zones "AH", Elev.=12.0, "X" 0.2% Annual Chance of Flood Hazard & "X" Outside 0.2% Annual Chance of Flood Hazard, Per Flood Insurance Rate Map No. 12011C0170 H & 12011C0357 H Dated: August 18, 2014. Community Panel No. 120055.

9) Bearings shown refer to an assumed meridian, and assume the North line of the SE 1/4 of said Section 27-48-42, as North 89°50'34" East, as referenced by found monuments as shown hereon.

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	℄ = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
W/McL. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.R. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	O.R. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE, BLOCK AND STUCCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C.O. = CLEAN OUT
B.F.P. = BACK FLOW PREVENTOR	C.L.F. = CHAIN LINK FENCE
D.O.T. = DEPARTMENT OF TRANSPORTATION	NGVD = NATIONAL GEODETIC VERTICAL DATUM
	NAVD = NORTH AMERICAN VERTICAL DATUM





LOCATION MAP
Section 27-48-42
Not to scale

Legal Description

Parcel "A" BONSAL AMERICAN PLAT, according to the plat thereof, as recorded in Plat Book 179, Page 3, of the Public Records of Broward County, Florida.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 594,902 square feet or 13.6571 acres, more or less.

TREE SYMBOLS
8" INDICATES DIAMETER± (D.B.H.)

- ACACIA
- BLACK OLIVE
- BUTTONWOOD
- FICUS TREE
- GUMBO LIMBO
- OAK TREE
- PALM TREE
- PINE TREE
- SILK TREE
- UNKNOWN TREE

NOTES:

1. Trees shown are not to scale for clarity purposes.
2. Width of tree canopies as noted are approximate.
3. Heights are noted from adjacent ground and are approximate.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 15th day of May, 2008.
Resurveyed this 16th day of July, 2009.
Resurveyed this 27th day of June, 2018.
Additional location and topography added this 12th day of July, 2019.
General Revisions added this 6th day of December, 2019.
Resurveyed this 5th day of June, 2023.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Professional Surveyor and Mapper No. 5269
State of Florida.

Digitally signed by Jerald A. McLaughlin
DN: C=US, E=Jerry@mec0400.com, O=McLaughlin Engineering Company, CN=Jerald A. McLaughlin
Location: Fort Lauderdale, Fl
Reason: I attest to the accuracy and integrity of this document
Contact Info: info@mec0400.com
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies
Date: 2023.06.19 11:55:03-04'00'

OFFICE NOTES:
FIELD BOOK NO.'S: FLA, LB# 287/25, TDS, Print, EFB, PRINT, EFB, PRINT
JOB NUMBER: U-434, V-3389, V-4425, v-7821
CHECKED BY:
DRAWN BY: S.P., MMJr, R.T., ...

FILE NO.: 95 - 3 - 70(23)

SHEET 1 OF 2

DRC
PZ23-12000032
04/17/2024

DRC
PZ23-12000032
10/04/2023

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