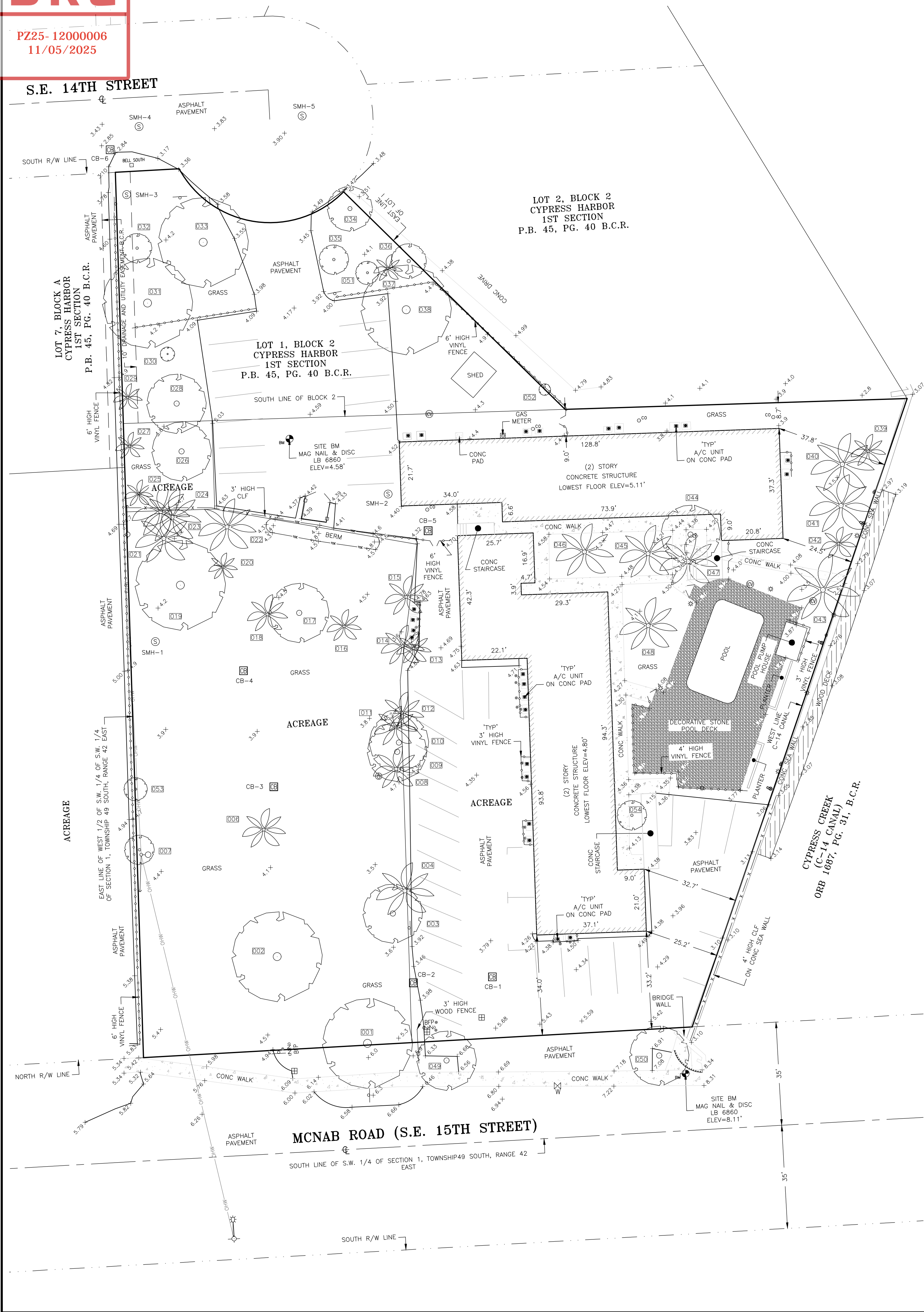


DRC

PZ25- 12000006
11/05/2025

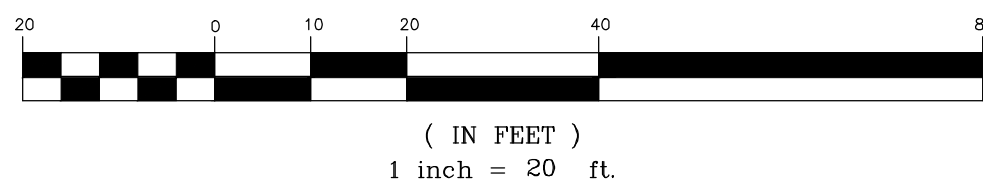


ABBREVIATIONS AND SYMBOLS:

B.C.R. BROWARD COUNTY RECORDS
BM BENCHMARK
CB CATCH BASIN
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
CONC CONCRETE
D.B.H. DIAMETER AT BREAST HEIGHT
DIP DUCTILE IRON PIPE
ELEV ELEVATION
F.F. FINISHED FLOOR
ICV IRRIGATION CONTROL VALVE
INV INVERT
LB FLORIDA LICENSED BUSINESS NUMBER
NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
R/W RIGHT-OF-WAY
SMH SANITARY SEWER ACCESS STRUCTURE
'TYP' TYPICAL
YD YARD DRAIN
AIR CONDITIONER UNIT
BACKFLOW PREVENTER
BELL SOUTH BOX
BENCHMARK
BOLLARD
BOLLARD LIGHT
CATCH BASIN
CLEANOUT
ELECTRIC OUTLET
GUY WIRE ANCHOR

GREASE TRAP - ACCESS STRUCTURE
IRRIGATION CONTROL VALVE
NATURAL GAS METER
SANITARY SEWER - ACCESS STRUCTURE
SINGLE POST SIGN
WATER METER
WATER FAUCET
WATER VALVE
WOOD LIGHT POLE
WOOD LIGHT POLE
DENOTES PALM TREE (SEE TREE TABLE)
DENOTES TREE (SEE TREE TABLE)
TREE LABEL
HARD SURFACE ELEVATION
SOFT SURFACE ELEVATION
CONCRETE
DECORATIVE STONE
WOOD DECK
CHAIN LINK FENCE
GUARD RAIL
OVERHEAD WIRE
TOE OF BERM
VINYL FENCE
WOOD FENCE

GRAPHIC SCALE

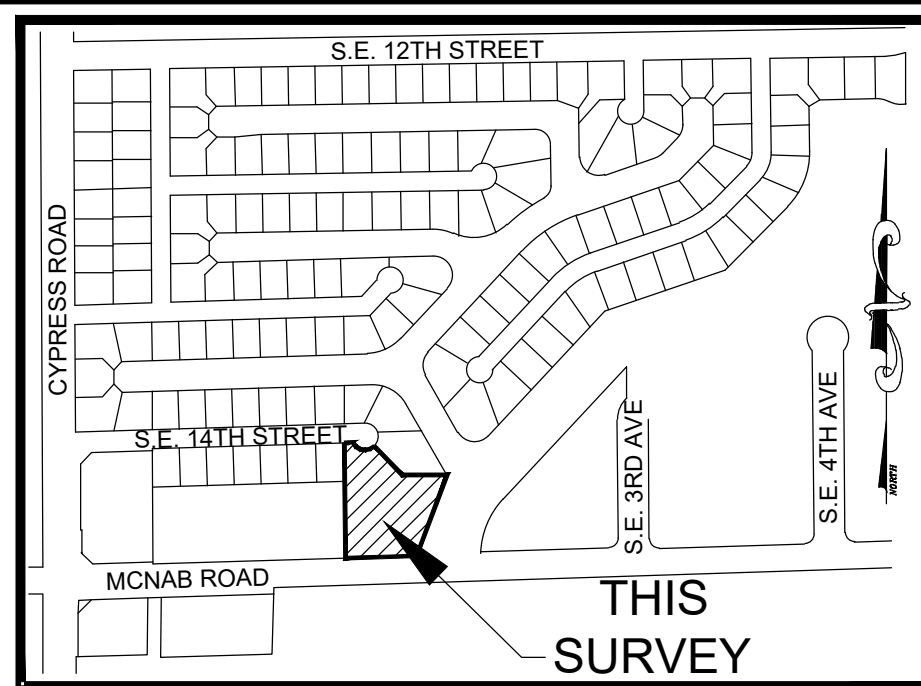


TREE TABLE:

NUMBER	D.B.H. IN INCHES	TYPE	APPROXIMATE CANOPY DIAMETER IN FEET	NUMBER	D.B.H. IN INCHES	TYPE	APPROXIMATE CANOPY DIAMETER IN FEET
1	14	GUMBO LIMBO	30	30	4	FICUS	5
2	14	BLACK OLIVE	30	31	10	OAK	30
3	8	GUMBO LIMBO	20	32	4	FICUS	10
4	14	PALM	20	33	18	CYPRESS	30
6	10	PALM	15	35	4	MAHOGANY	10
7	4	GUMBO LIMBO	10	36	4	FICUS	12
8	24	PALM	16	37	10	PALM	10
9	5	OAK	20	38	10	OAK	30
10	6	GUMBO LIMBO	20	39	4	PALM	12
11	10	PALM	15	40	12	PALM	22
12	14	PALM	15	41	14	PALM	22
13	14	PALM	12	42	4	PALM	12
14	12	PALM	15	43	14	PALM	25
15	12	PALM	15	44	10	FICUS	20
19	46	FICUS	30	45	48	PALM	20
20	10	PALM	10	46	48	PALM	20
21	48	PALM	20	47	4	PALM	20
22	48	PALM	20	48	48	PALM	20
23	48	PALM	20	49	10	UNKNOWN	20
24	48	PALM	20	50	10	UNKNOWN	20
25	10	PALM	10	51	4	UNKNOWN	8
26	8	OAK	20	52	4	GUMBO LIMBO	4
27	8	PALM	10	53	4	UNKNOWN	8
28	8	OAK	20	54	6	UNKNOWN	10
29	8	PALM	10				

UTILITY TABLE:

STRUCTURE	RIM ELEV	PIPE SIZE & TYPE	INVERT ELEV	BOTTOM OF BOX	COMMENT
CATCH BASIN-1	3.65'	12" RCP (E) 12" RCP (W)	(-)0.12'(E) (-)0.11'(W)	(-)0.13'	
CATCH BASIN-2	5.65'	12" RCP (E) 6" DIP (N)	0.94'(N) 0.00'(E)	(-)0.50'	
CATCH BASIN-3	3.55'	N/A	N/A	(-)1.68'	FILLED WITH DEBRIS
CATCH BASIN-4	3.57'	N/A (N) N/A (NW)	0.91'(N) 0.07'(E)	(-)0.70'	UNABLE TO DETERMINE PIPE SIZES AND MATERIAL
CATCH BASIN-5	3.33'	6" DIP	2.07'(S)	1.85'	
CATCH BASIN-6	2.83'	24" RCP (N) 18" RCP (W)	(-)0.42'(N) 0.04'(W)	(-)0.37'	
SANITARY MANHOLE-1	4.27'	8" CLAY (N) 8" CLAY (S)	(-)0.54'(N) (-)0.51'(S)		
SANITARY MANHOLE-2	4.23'	6" PVC (NW) 4" PVC (SE)	1.31'(NW) 1.33'(SE)		
SANITARY MANHOLE-3	3.90'	6" PVC (SE)	0.64'(SE)		
SANITARY MANHOLE-4	3.48'	8" CLAY (S) 8" PVC (E) 8" PVC (W)	(-)1.27'(S) (-)0.65'(E) (-)1.62'(W)		
SANITARY MANHOLE-5	3.83'	8" PVC (W)	(-)0.55'(W)		



LOCATION SKETCH

NOT TO SCALE

LAND DESCRIPTION:

LOT 1, BLOCK 2, CYPRESS HARBOR 1ST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, ON PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

SAID LANDS LYING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENT OF RECORDS.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 20' OR SMALLER.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.02'$ FOR HARD SURFACE ELEVATIONS AND $0.1'$ FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS $\pm 0.1'$.
- HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ALTERED FOR CLARITY. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATICS (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATED VALUES FROM THE RTK GPS OBSERVATIONS WERE OBTAINED AND PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 021 IS A DISC STAMPED "021 2011" IN THE TOP OF NORTHEAST WING WALL OF THE BRIDGE OVER THE CYPRESS CREEK CANAL ON MCNAB ROAD; ELEVATION = 10.96' AND BENCHMARK BC 020 IS A DISC STAMPED "020 2011" IN THE TOP OF A CONCRETE MONUMENT 82 FEET +/- WEST OF THE CENTERLINE OF FEDERAL HIGHWAY AND 4.5 FEET +/- SOUTH OF THE CENTERLINE OF MCNAB ROAD; ELEVATION = 4.37'.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SUPPLIED UNDER MY DIRECTION ON JANUARY 9, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4677
STATE OF FLORIDA

DRC

SHEET 1 OF 1
PROJECT NUMBER
11362.01

KEITH
301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

TOPOGRAPHIC SURVEY

LOT 1, BLOCK 2, CYPRESS HARBOR 1ST SECTION, P.B. 45, PG. 40, B.C.R.
TOGETHER WITH:
A PORTION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA