prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
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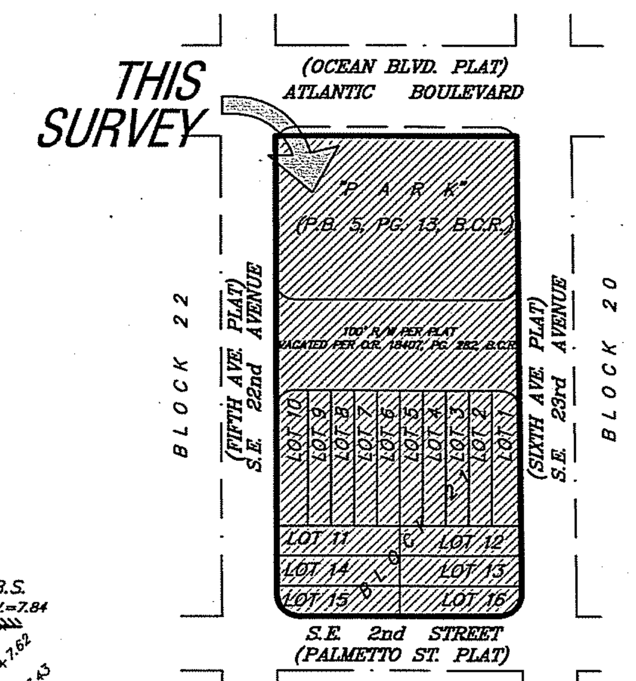
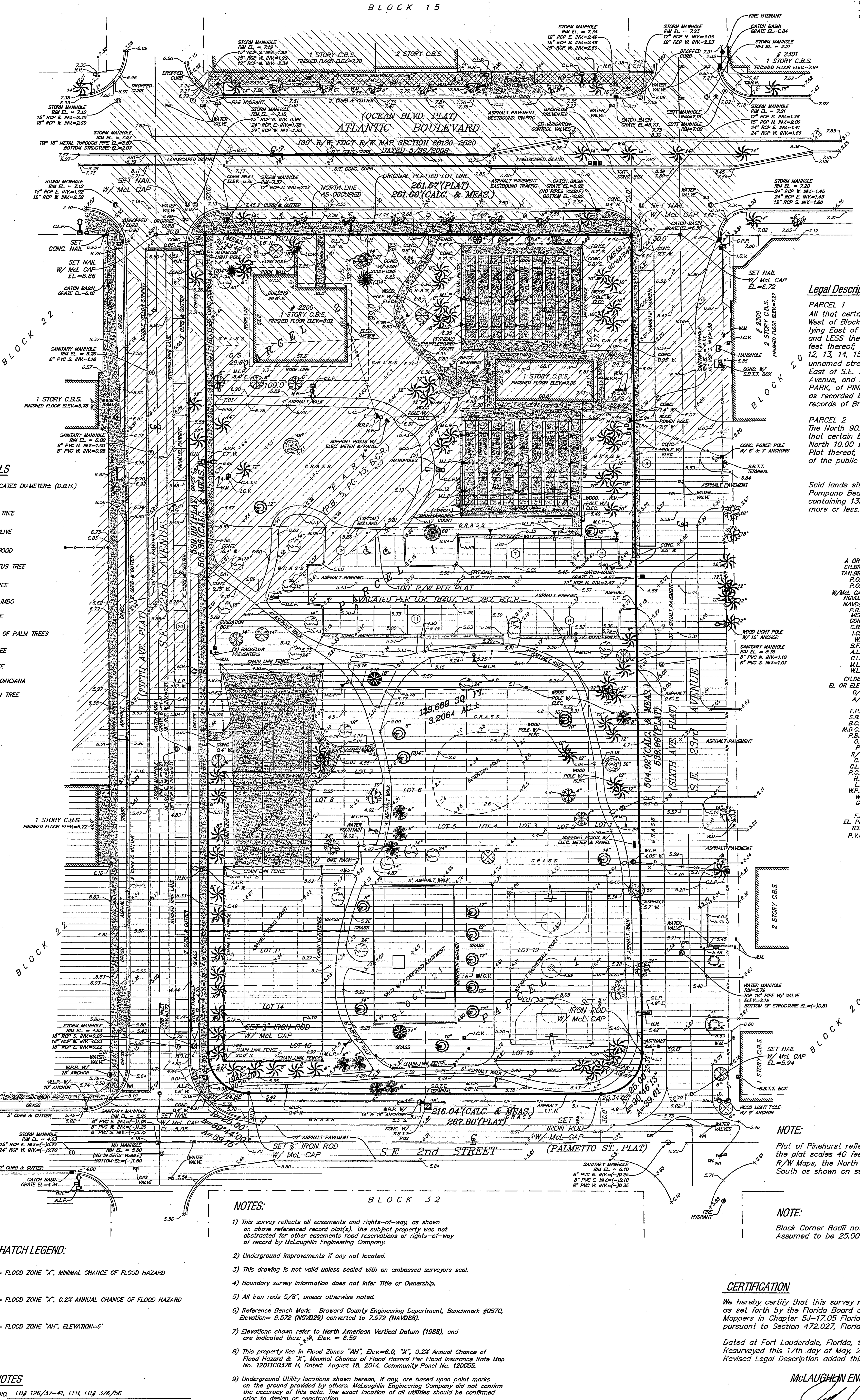
RECORD LAND SURVEY
PARK & BLOCK 21, PINEHURST
P.B. 5, PG. 13, B.C.R.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.



Location Sketch
Not To Scale



TREE SYMBOLS

8" — INDICATES DIAMETER± (D.B.H.)
- BANYAN TREE
- BLACK OLIVE
- BUTTONWOOD
- EUCALIPTUS TREE
- FICUS TREE
- GUMBO LIMBO
- OAK TREE
- CLUSTER OF PALM TREES
- PALM TREE
- PINE TREE
- ROYAL POINCIANA
- UNKNOWN TREE

Legal Description

PARCEL 1
All that certain Block designated as "PARK", lying West of Block 20, and lying North of Block 21 and lying East of Block 22, LESS the North 10 feet and LESS the North 90.00 feet of the West 100 feet thereof; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 21; and that certain unnamed street (100 foot Right-of-Way) lying East of S.E. 22nd Avenue and West of S.E. 23rd Avenue, and North of Block 21, and lying South of PARK, of PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the public records of Broward County, Florida.

PARCEL 2
The North 90.00 feet of the West 100.00 feet of that certain Block designated as Park, LESS the North 10.00 feet, PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13, 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 139,669 square feet or 3.2064 acres, more or less.

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
P.R.M. = PERMANENT REFERENCE MONUMENT
MISC. = MISCELLANEOUS
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
A.L.P. = ALUMINUM LIGHT POLE
C.L.P. = CONCRETE LIGHT POLE
M.L.P. = METAL LIGHT POLE
W.L.P. = WOOD LIGHT POLE
CH.DIST = CHORD DISTANCE
EL OR ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
M.D.C.R. = MIAMI DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
H.H. = HAND HOLE
L.P. = LIGHT POLE
W.P.P. = WOOD POWER POLE
WV = WATER VALVE
GV = GAS VALVE
T = TANGENT
F.H = FIRE HYDRANT
EL. PNL = ELECTRIC PANEL
TEL. = TELEPHONE TERMINAL
P.V.C. = POLYVINYL CHLORIDE

NOTE:

Plat of Pinehurst reflects 50 feet of R/W to centerline, the plat scales 40 feet. Based on occupation and FDOT R/W Maps, the North line of Park Parcel is 10 feet South as shown on survey.

NOTE:

Block Corner Radii not delineated on plat. Assumed to be 25.00 feet from historical records.

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 Engineering Department, Benchmark #0870, Elevation= 9.572 (NGVD29) converted to 7.972 (NAVD88).

7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ×6.59, Elev. = 6.59

8) This property lies in Flood Zones "AH", Elev.=6.0, "X", 0.2% Annual Chance of Flood Hazard & "X", Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0376 H, Dated: August 18, 2014. Community Panel No. 120055.

9) 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) 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/

FLOOD ZONE HATCH LEGEND:

= FLOOD ZONE "X", MINIMAL CHANCE OF FLOOD HAZARD
= FLOOD ZONE "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD
= FLOOD ZONE "AH", ELEVATION=6'

OFFICE NOTES

FIELD BOOK NO. LB# 126/37-41, EFB, LB# 376/56
JOB ORDER NO. Q-5770, V-4341
CHECKED BY:
DRAWN BY: RDR
FIELDWORK BY: F.V.

FILE NO.: 90 - 3 - 009(19)

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 27th day of March, 1990.
Resurveyed this 17th day of May, 2019.
Revised Legal Description added this 10th day of July, 2019.

McLAUGHLIN ENGINEERING COMPANY

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

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