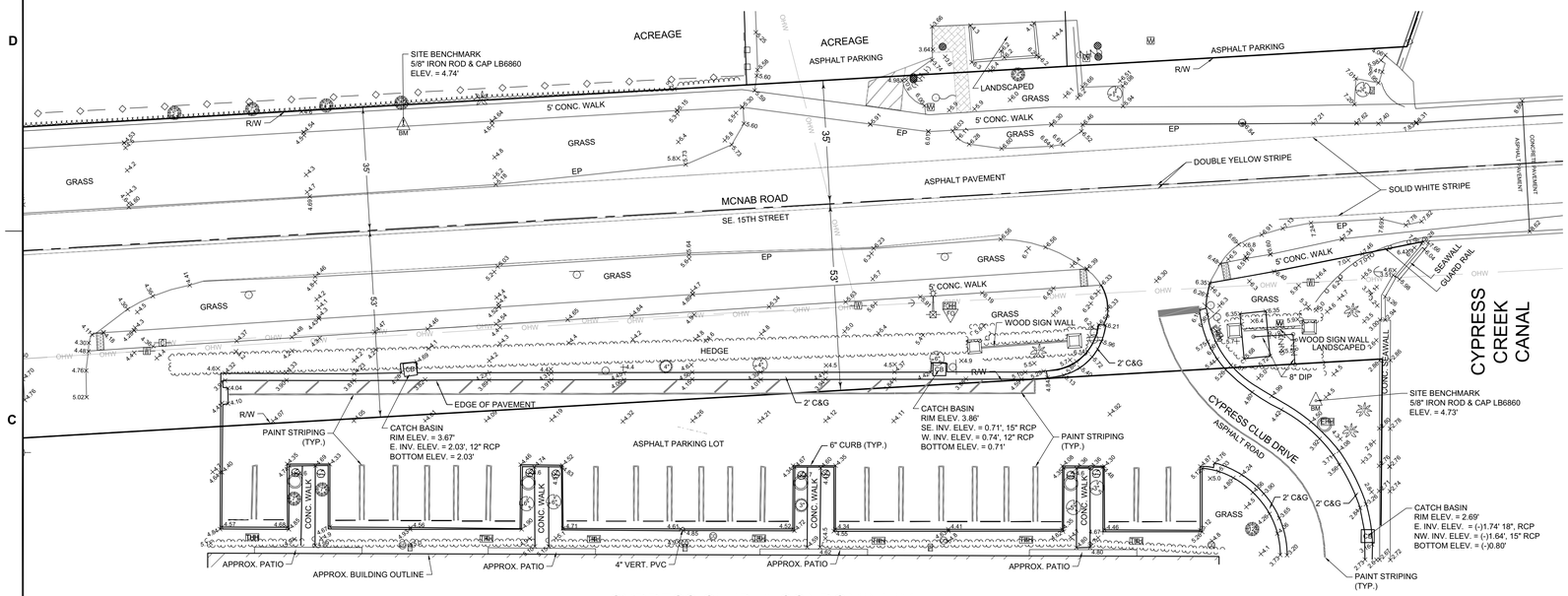
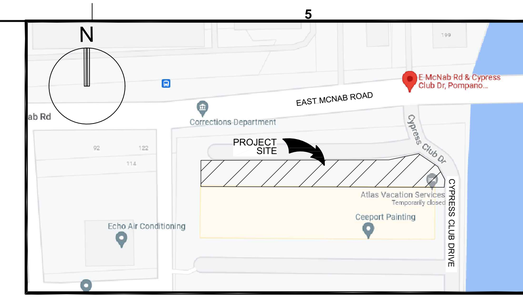


CYPRESS CLUB, A CONDOMINIUM
(O.R.B. 4945, PG. 134, B.C.R.)



LOCATION SKETCH (NOT TO SCALE)

LINE TYPES:

- HEDGE LINE
- GUARD RAIL
- METAL FENCE
- OHW — OHW — OVERHEAD WIRES

ABBREVIATIONS:

APPROX.	APPROXIMATE
B.C.R.	BROWARD COUNTY RECORDS
C&G	CURB AND GUTTER
CB	CATCH BASIN
CONC.	CONCRETE
DIP	DUCTILE IRON PIPE
E.	EAST
EP	EDGE OF PAVEMENT
ELEV.	ELEVATION
FO	FIBER OPTIC CABLE
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS NUMBER
N.	NORTH
NE.	NORTHEAST
NW.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYL CHLORIDE PIPE
S.	SOUTH
SE.	SOUTHEAST
SW.	SOUTHWEST
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TYP.	TYPICAL
VERT.	VERTICAL
W.	WEST

LEGEND:

- BACKFLOW PREVENTER
- BENCHMARK
- BOLLARD
- CATCH BASIN
- CATV PEDESTAL
- COLUMN
- CONCRETE UTILITY POLE
- ELECTRIC HAND HOLE
- ELECTRIC OUTLET
- FIBER OPTIC HAND HOLE
- FIBER OPTIC WITNESS POST
- FLAG POLE
- GUY WIRE ANCHOR
- METAL LIGHT POLE
- METAL LIGHT POLE (ROUND)
- PALM
- SANITARY SEWER CLEANOUT
- SINGLE POST SIGN
- SHRUB
- TELEPHONE HAND HOLE
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TREE
- WATER METER
- WOODEN UTILITY POLE
- ×10.00 HARD SURFACE ELEVATION
- ×10.0 SOFT SURFACE ELEVATION

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. 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.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "020", PID DO2659 AND "021", PID DO2660, LOCATED IN POMPANO BEACH, FLORIDA. "020" IS A BENCHMARK DISK STAMPED "020 2011", SET IN THE TOP OF A 10" ROUND CONCRETE MONUMENT, LOCATED 82.0 FEET WEST OF THE CENTERLINE OF SOUTH FEDERAL HIGHWAY, 45 FEET SOUTH OF THE CENTERLINE OF MCNAB ROAD, 18.8 FEET NORTHEAST OF A TRAFFIC SIGNAL POLE, 16.5 FEET SOUTHEAST OF A CONCRETE POWER POLE, 15.5 FEET NORTHEAST OF THE EAST END OF A CVS PHARMACY SIGN, 9.3 FEET SOUTHWEST OF A TRAFFIC SIGNAL POLE AND 1.2 FEET NORTHEAST OF A CARSONITE WITNESS POST. ELEVATION = 4.37 FEET. "021" IS A BENCHMARK DISK STAMPED "021 2011" SET FLUSH IN THE TOP OF THE NORTHEAST WING WALL OF THE BRIDGE OVER CYPRESS CREEK CANAL. ELEVATION = 10.96 FEET.
7. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
8. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND ±0.10' FOR SOFT SURFACE ELEVATIONS.
9. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'.
10. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
11. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY, EXCEPT THE MAPPED FEATURES AND ELEVATIONS WITHIN THE MC NAB ROAD RIGHT OF WAY, WHICH WERE OBTAINED BY KEITH AND ASSOCIATES ON 6/20/2019 AND HAVE NOT BEEN UPDATED AND MAY NOT REFLECT CURRENT CONDITIONS.

LAND DESCRIPTION:

A PORTION OF CYPRESS CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4945, PAGE 134, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

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 SURVEYED UNDER MY DIRECTION ON JULY 19, 2022 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.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4677

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	07/19/22
DRAWN BY:	ZH
CHECKED BY:	DAS
FIELD BOOK:	996

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

MCNAB ROAD PARKING AREA

A PORTION OF CYPRESS CLUB, A CONDOMINIUM PER O.R.B. 4945, PG. 134, B.C.R.

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER: SHEET 1 OF 1
PROJECT NUMBER: 12002.09

DRC
PZ23-12000030
09/20/2023

Plotted by: dspicer On 7/25/2022 12:34 PM
Drawing name: T:\12002.09 - McNab Road Parking Area - COPB\Survey\DWG\12002.09-V-TOPO SURVEY.dwg