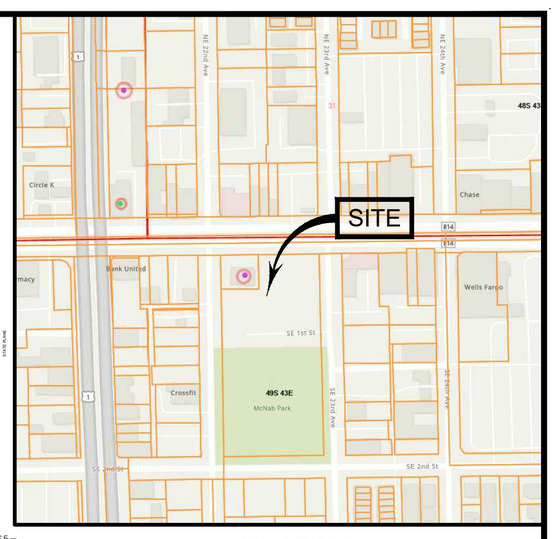

VICINITY MAP
NOT TO SCALE

FLORIDA EAST STATE PLANE COORDINATE SYSTEM

NOTES:

1. PROPERTY KNOWN AS PARK AND BLOCK 21, PINEHURST, PLAT BOOK 5, PAGE 13 BROWARD COUNTY, FLORIDA
2. AREA= 139,669 SQUARE FEET OR 1.53 ACRES, MORE OR LESS
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

   THIS PROPERTY LIES IN FLOOD ZONES "AE", ELEV.= 6.0 & 7.0, "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NO. 12011C0376 J, DATED: JULY 31, 2024. COMMUNITY PANEL NO. 120055.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT, BENCHMARK #0870, ELEVATION= 9.572 (NGVD29) CONVERTED TO 7.972 (NAVD88).
8. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR PDF OF DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REFERENCES:

1. MAP ENTITLED "PINEHURST", PLAT BOOK 5, PG. 13, DADE COUNTY RECORDS
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0376 H, DATED AUGUST 18, 2014. COMMUNITY PANEL NO. 120055.
3. RECORD LAND SURVEY PREPARED BY MCLAUGHLIN ENGINEERING COMPANY FILE NUMBER 90-3-009(21), DATED 20TH DAY OF AUGUST, 2021

TREE LEGEND:

- 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

LEGEND:

- HYDRANT
- IRRIGATION CONTROL VALVE
- WATER VALVE
- GV — GAS VALVE
- DRAINAGE/STORM MANHOLE
- S — SANITARY/SEWER MANHOLE
- W — WATER MANHOLE
- CATCH BASINS
- TELEPHONE BOX
- SOUTHERN BELL TELEPHONE BOX
- HAND HOLE
- ELECTRIC METER AND CONTROL PANEL
- LIGHT POLE
- CONC — CONCRETE
- —— X —— CONSTRUCTION FENCE
- WM — WATER METER
- ELECTRIC BOX

TITLE NOTES:

THERE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF WAYS OF RECORD AFFECTING THIS PROPERTY PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #110334749, DATED MAY 21ST, 2024 AT 8:00AM.

9) MATTERS PER PLAT BOOK 5, PAGE 13 B.C.R AFFECT THIS PROPERTY AS SHOWN.

11) EASEMENT PER O.R BOOK 7117, PAGE 451 B.C.R AFFECTS THIS PROPERTY AND AS SHOWN.

13) RIGHT OF WAY PER INSTRUMENT #113847996 B.C.R. DEPICTS 100' OF R/W AS SHOWN.

14) AGREEMENT PER INSTRUMENT #116111531 B.C.R AFFECTS THIS PROPERTY, NOT A SURVEY MATTER.

15) AGREEMENT PER INSTRUMENT #116111531 B.C.R AFFECTS THIS PROPERTY, NOT A SURVEY MATTER.

16) ORDINANCE # 2021-38 B.C.R MAY AFFECT THIS PROPERTY, NO SPECIFIC LEGAL DESCRIPTION CONTAINED IN DOCUMENT NOT A SURVEY MATTER.

17) MATTERS PER INSTRUMENT #11928066 B.C.R AFFECTS THIS PROPERTY, NOT A SURVEY MATTER.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	SURFACE ADDED	N/A	RDR	B.E	02-24-2025
2	ADDITIONAL MANHOLES LOCATION	DJ	KR	B.E	12-12-2024
1	GENERAL REVISION	DJ	KR	B.E	11-20-2024

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.

CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
GUARANTEED FLORIDA TITLE ESCROW & ABSTRACT INC.

GRAPHIC SCALE
30 0 15 30 120
(IN FEET)
1 inch = 30 ft.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, 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.

JERALD A. McLAUGHLIN, No. 5269, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Jerald A McLaughlin
Date: 2025.04.03 15:50:32 -04'00'

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

12-16-2024
DATE

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

FIELD DATE	07-25-2024
FIELD BOOK NO.	GPS
FIELD BOOK PG.	N/A
FIELD CREW	C.W.
DRAWN:	RDR/KR
REVIEWED:	B.E.
APPROVED:	JMMJR
DATE	12-16-2024
SCALE	1" = 30'
FILE NO.	15-240308-00
DWG. NO.	1 OF 1

BOUNDARY & LOCATION SURVEY

CITY OF POMPANO BEACH CRA

2200-2250 EAST ATLANTIC BOULEVARD
PARK & BLOCK 21, PINEHURST, (P.B. 5/13, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY
STATE OF FLORIDA

CONTROL POINT ASSOCIATES FL, LLC
1700 NW 64TH STREET, SUITE 400
FT. LAUDERDALE, FL 33309
954.763.7611
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
GEORGETOWN, DE 302.295.1010

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THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES FL, LLC, IS PROHIBITED

AAC

PZ25-12000002

04/02/2025

T:\Surveys\2024\15-240308-00-CityofPompanoBeach\CRA-2200-2250EAtlanticBlvd-PompBch-FL-JAM\DRAWINGS\15-240308-00.dwg, 4/3/2025 11:19:09 AM, DWG To PDF.pc3