DRC
PZ22-12000042
02/01/2023

LEGEND

	BACK FLOW PREVENTOR
BM	BENCH MARK
	BOLLARD
CB	CATCH BASIN
	CONCRETE LIGHT POLE
	DOUBLE POST SIGN
D	DRAINAGE MANHOLE
E	ELECTRIC HANDHOLE
FO	FIBER OPTIC HANDHOLE
	FIRE HYDRANT
P	IRON ROD & CAP
	IRRIGATION CONTROL VALVE
	NAIL & DISK
	PERMANENT REFERENCE MARKER
	PALM TREE
RCW	RECLAIMED WATER VALVE
S	SANITARY MANHOLE
	SIGN
T	TELEPHONE HANDHOLE
TV	TELEVISION HANDHOLE
	TREE
W	WATER VALVE

ABBREVIATIONS

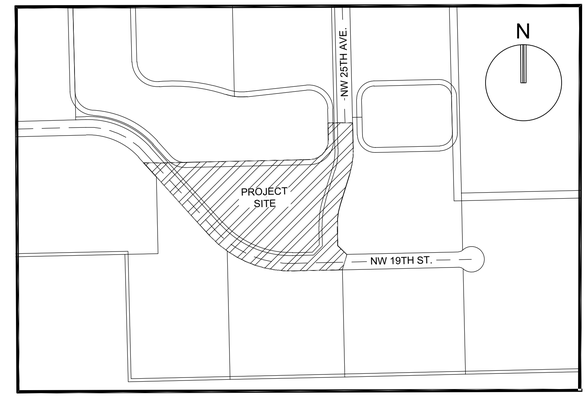
B.C.R.	BROWARD COUNTY RECORDS
CB	CATCH BASIN
CONC.	CONCRETE
D.B.H	DIAMETER AT BREAST HEIGHT
DWS	DETECTABLE WARNING SURFACE
E.	EAST
ELEV.	ELEVATION
(F)	FIELD BEARING
FND	FOUND
INV.	INVERT
LB	FLORIDA LICENSE BUSINESS NUMBER
MAG	MAGNETIC
MISC.	MISCELLANEOUS
N.	NORTH
NE.	NORTHEAST
NW.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT BEARING
PG.	PAGE
P.B.	PLAT BOOK
PVC	POLYVINYL CHLORIDE PIPE
S.	SOUTH
SE.	SOUTHEAST
SW.	SOUTHWEST
UTD.	UNABLE TO DETERMINE
W.	WEST

MISC. LINETYPES

- EDGE OF LANDSCAPE
- EDGE OF WATER (EOW)
- GUARDRAIL
- HEDGE
- TOE OF SLOPE (TOE)

TREE TABLE

TREE NUMBER	TREE TYPE	D.B.H (INCHES)	CANOPY (FEET)
503	OAK	8	20
524	GUMBO LIMBO	24	30
675	OAK	14	40
676	OAK	14	40
677	OAK	14	40
713	OAK	10	30
714	OAK	10	30
715	OAK	12	30
724	OAK	10	30
725	OAK	10	30
787	OAK	10	30
792	GUMBO LIMBO	24	40
793	GUMBO LIMBO	24	40
794	OAK	14	30
795	OAK	14	30
796	UNKNOWN	4	15
797	UNKNOWN	4	15
798	UNKNOWN	4	15
799	UNKNOWN	4	15
800	OAK	12	40
801	OAK	12	40
802	GUMBO LIMBO	20	40
803	UNKNOWN	4	20
804	UNKNOWN	4	20
805	OAK	14	40
806	OAK	14	40
807	OAK	12	40
809	GUMBO LIMBO	24	50
810	GUMBO LIMBO	24	50
811	PALM	8	25
812	PALM	8	25
813	PALM	8	25
814	PALM	8	30
818	PALM	8	25
819	PALM	8	25
820	GUMBO LIMBO	10	30
822	GUMBO LIMBO	4	10
823	GUMBO LIMBO	4	10
824	GUMBO LIMBO	4	10
825	GUMBO LIMBO	4	10
826	GUMBO LIMBO	4	10
827	GUMBO LIMBO	4	10
828	GUMBO LIMBO	4	10
829	OAK	8	30
955	PALM	10	20
956	PALM	10	20
957	PALM	10	20
958	PALM	10	20
1003	PALM	10	20
1004	PALM	6	20
1005	PALM	8	20
1006	OAK	8	20
1077	OAK	12	40
1078	OAK	8	40
1081	OAK	14	40
1082	OAK	20	50
1083	OAK	20	50
1088	OAK	18	50
1089	OAK	18	50
1090	OAK	18	50
1208	OAK	14	40
1209	OAK	14	40
1210	OAK	14	40
1211	OAK	14	40
1212	OAK	12	40
1213	OAK	14	40
1214	OAK	12	40
1215	OAK	12	40
1216	SILVERLEAF	4	10
1217	SILVERLEAF	4	10
1218	SILVERLEAF	4	10
1219	UNKNOWN	4	15
1220	GUMBO LIMBO	5	15
1221	GUMBO LIMBO	24	40
1223	GUMBO LIMBO	20	40
1224	SILVERLEAF	6	20
1225	GUMBO LIMBO	20	40
1317	OAK	8	25
1349	OAK	20	40
1350	OAK	12	30
1398	OAK	12	40
1399	OAK	12	40
1400	OAK	6	15
1419	OAK	14	40
1470	PALM	6	20
1471	PALM	6	20
1472	PALM	6	20
1473	PALM	6	30
1474	GUMBO LIMBO	18	40
1500	OAK	18	30
1501	OAK	12	40
1502	OAK	12	40
1503	OAK	12	40
1522	GUMBO LIMBO	22	50
1523	SL	4	15
1525	GUMBO LIMBO	22	40
1526	GUMBO LIMBO	22	40
1527	GUMBO LIMBO	22	40
1528	SILVERLEAF	6	20
1535	PALM	8	20
1536	PALM	8	20
1537	PALM	8	20
1585	OAK	8	30
1586	GUMBO LIMBO	14	30
1595	OAK	12	30
1600	OAK	12	30
1601	OAK	12	30
1602	OAK	12	30
1603	OAK	12	30
1610	OAK	12	40
1611	OAK	12	40
1612	OAK	12	40
1675	OAK	10	25
1676	OAK	10	25
1679	GUMBO LIMBO	20	50
1680	SILVERLEAF	4	15
1681	OAK	20	50
1682	OAK	20	50
1683	PALM	8	20
1755	GUMBO LIMBO	22	50
1756	GUMBO LIMBO	18	40
1757	GUMBO LIMBO	18	40
1758	GUMBO LIMBO	18	40
1763	OAK	10	25
1764	OAK	10	25
1765	OAK	12	30
1766	OAK	12	30
1767	OAK	12	30
1768	OAK	16	30
1770	OAK	10	20
1771	OAK	14	30
1772	OAK	10	30
1773	OAK	10	30
1774	ROYAL POINCIENA	14	50
1794	PALM	6	25
1795	PALM	6	25
1796	PALM	6	25
1797	PALM	6	30
1822	OAK	10	30
1834	CYPRESS	8	25
1835	CYPRESS	20	30
1836	PALM	6	15
1856	PALM	6	30
1857	PALM	8	30
1858	PALM	8	30
1870	GUMBO LIMBO	8	20
1871	CYPRESS	6	20
1872	CYPRESS	8	20
1880	PALM	8	20
1881	PALM	8	30
1895	GUMBO LIMBO	6	20
1896	GUMBO LIMBO	6	20
1897	CYPRESS	6	20
1898	CYPRESS	8	25
1899	CYPRESS	5	20
1912	MAPLE	6	20
2002	GUMBO LIMBO	18	35
2003	CYPRESS	6	20
2004	CYPRESS	6	20
2005	MAPLE	10	25
2006	CYPRESS	12	20
2007	OAK	12	25
2010	OAK	14	25
2011	OAK	18	25
2013	OAK	18	25
2014	OAK	12	25
2016	OAK	14	25
2017	OAK	8	25
2019	OAK	10	25
2022	OAK	8	25
2023	OAK	12	25
2024	OAK	10	25
2047	GUMBO LIMBO	20	40
2062	GUMBO LIMBO	18	20
2162	GUMBO LIMBO	4	5
2164	GUMBO LIMBO	20	30
2165	GUMBO LIMBO	16	30
2180	GUMBO LIMBO	22	30
2181	GUMBO LIMBO	12	30
2489	GUMBO LIMBO	5	10
2490	GUMBO LIMBO	6	20
2495	GUMBO LIMBO	16	30
2496	GUMBO LIMBO	22	30
2503	GUMBO LIMBO	22	30
2504	GUMBO LIMBO	18	30
2509	GUMBO LIMBO	22	30
2510	GUMBO LIMBO	20	30
2515	GUMBO LIMBO	20	30
2634	OAK	12	30
2635	OAK	12	30
2674	OAK	12	30
2675	OAK	12	30
2735	OAK	14	30
2736	OAK	14	30
2937	OAK	16	30
2940	GUMBO LIMBO	18	40
2981	GUMBO LIMBO	20	30
3037	GUMBO LIMBO	16	30
3057	GUMBO LIMBO	20	30
3073	GUMBO LIMBO	18	30
3099	OAK	12	40
3190	OAK	12	40
3191	OAK	12	40
3198	OAK	12	30
3199	OAK	12	30
3207	OAK	10	30
3208	OAK	10	30
3209	OAK	16	50
3212	GUMBO LIMBO	20	30
3213	GUMBO LIMBO	20	30
3214	GUMBO LIMBO	20	30
3216	GUMBO LIMBO	16	30
3217	GUMBO LIMBO	10	30
3218	GUMBO LIMBO	10	30
3369	OAK	14	30
3370	OAK	10	30
3392	GUMBO LIMBO	18	30
3393	GUMBO LIMBO	18	30
3404	GUMBO LIMBO	24	40
3405	GUMBO LIMBO	18	40
3887	GUMBO LIMBO	4	20
3888	CYPRESS	10	30
3889	CYPRESS	20	40
3890	MAPLE	6	20
3891	MAPLE	12	30
3892	MAPLE	10	30
3893	CYPRESS	14	30
3894	CYPRESS	14	30
3895	CYPRESS	12	30
3896	MAPLE	14	30
3897	CYPRESS	15	30
3898	CYPRESS	15	30
3902	CYPRESS	16	20
3903	CYPRESS	16	20
3906	CYPRESS	15	30
3909	CYPRESS	18	30
3910	CYPRESS	18	30
3915	CYPRESS	18	30



LOCATION SKETCH (NOT TO SCALE)

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
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.
5. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
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. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON "005", AN ALUMINUM DISK STAMPED "005/85", 85' EAST OF POWERLINE ROAD AND 55' NORTH OF NW 15TH STREET, ELEVATION=10.31' (NAVD88) "006", AN ALUMINUM DISK STAMPED "006" 140' SOUTH OF COPANS ROAD AND 70' EAST OF POWERLINE ROAD, ELEVATION=11.36' (NAVD88) .
9. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 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"= 30' OR SMALLER.
11. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.

Digitally signed by Timothy H Gray
Date: 2023.01.06 15:56:03-05'00'

LEGAL DESCRIPTION:

PARCEL 16, AS SHOWN ON THE PLAT OF ALPHA 250, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND 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 SEPTEMBER 26, 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.

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM 6604
(FOR THE FIRM)

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:	09/26/22
DRAWN BY:	ZH
CHECKED BY:	THG
FIELD BOOK:	1056

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

2551 NW 19TH ST. POMPANO BEACH

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER: SHEET 1 OF 2

PROJECT NUMBER: 12901.01

Plotted by: tgray On 1/4/2023 4:26 PM
Drawing name: T:\12901.01 - 2504 NW 19th St Pompano Beach - FR 2504 NW 19, LLC (First Industrial)\Survey\DWG\12901.01_BT_Sheet.dwg