

POMPAÑO CITI CENTRE PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA MAY, 2002

CFN #104455848

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PLAT BOOK 174 PAGE 52

SHEET 8 OF 8 SHEETS

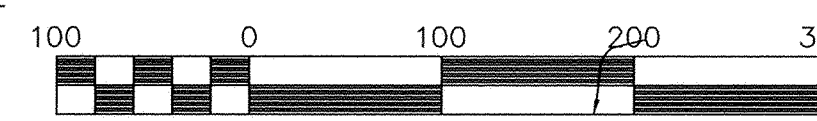
NORTH ONE-QUARTER (1/4) CORNER
SECTION 25-48-42
FOUND 1/2" IRON PIPE
IN SQUARE CUT

2681.89' N88°26'35"E FIELD
2681.80' N88°28'54"E F.D.O.T.
SECTION NO.86020-2518
NORTH LINE SECTION 25-48-42

NE CORNER SECTION 25-48-42
NW CORNER SECTION 30-48-43
CALC. 89°23'04" 30
CALC. 90°28'30" 30

2659.60' N88°35'31"E FIELD
2659.84' N88°37'20"E F.D.O.T. SECTION NO.86020-2518
N88°34'05"E F.D.O.T. SECTION NO.86020-2525
1035.46' FIELD
1033.18' F.D.O.T. SECTION NO.86020-2518
NORTH LINE OF THE NW 1/4 SECTION 30-48-43
BEARING BASE

NORTH ONE-QUARTER (1/4) CORNER
SECTION 30-48-43
FOUND IRON ROD
IN SQUARE CUT



Scale 1" = 100'

NOT INCLUDED
PARCEL 809
ORB.21519, PG.394; B.C.R.
1,060 S.F.(SEE DETAIL "C")
SEE SHEET 7 of 8

FLORIDA POWER & LIGHT
EASEMENT
ORB. 6663, PAGE 826; B.C.R.

R/W PARCEL 147
PER O.R.B. 18831, PG. 156; B.C.R.

THIS AREA
SEE DETAIL "C"
SHEET 7 OF 8

ACREAGE

N 07°35'43" E

953.23'

N 88°19'09" W

656.86'

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, (ADJUSTMENT OF 1990) RELATIVE TO CONTROL POINTS 8694BGPS#7 AND 8694BGPS#8 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 5 (FEDERAL HIGHWAY) SHEET 1 OF 1, SECTION NO. 86020-2518, DATED 3-94, PREPARED BY CARNAHAN-PROCTOR AND ASSOCIATES, INC. THE NORTH LINE OF THE NW 1/4 OF SECTION 30-48-43 BEARS NORTH 88°35' 31" EAST AS FOUND AND FIELD LOCATED RELATIVE TO SAID CONTROL POINTS.
- 2) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND REFERENCED TO THE FOLLOWING BENCHMARKS: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 640, A P.K. NAIL AND DISC AT THE INTERSECTION OF N.E. 16th STREET AND N.E. 27th AVENUE, ELEVATION = 5.910.
- 4) ALL RECORDED INFORMATION CAN BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

LEGEND

- B.M. EL. INDICATES BENCH MARK ELEVATION.
S.F. INDICATES SQUARE FEET.
O.R.B. INDICATES OFFICIAL RECORDS BOOK.
PG. INDICATES PAGE.
--- INDICATES NON-VEHICULAR ACCESS LINE
● INDICATES PERMANENT REFERENCE MONUMENT (PRM) LICENSED BUSINESS NUMBER 271.
A= INDICATES ARC LENGTH
Δ= INDICATES DELTA (CENTRAL ANGLE)
R= INDICATES RADIUS
P.O.C. INDICATES POINT OF COMMENCEMENT
P.O.B. INDICATES POINT OF BEGINNING
F.P.L. INDICATES FLORIDA POWER & LIGHT
F.DOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
R/W INDICATES RIGHT-OF-WAY
DESC. INDICATES PER DESCRIPTION
L= INDICATES LENGTH OF ARC
B.C.R. INDICATES BROWARD COUNTY RECORDS
C. INDICATES CENTER LINE
C.M. INDICATES 4"x4"x24" CONCRETE MONUMENT W/ NUMBERED DISC
P.B. INDICATES PLAT BOOK
CALC. INDICATES CALCULATED FROM THE CHARLTON SURVEY OF TOWNSHIP 48 RANGE 42 EAST, PB 20, PG 1, BCR AND THE CHARLTON SURVEY OF TOWNSHIP 48 RANGE 43 EAST, PB 20, PG 2, BCR AND BEING RELATIVE TO BEARINGS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 5 (FEDERAL HIGHWAY) SHEET 1 OF 1, SECTION NO. 86020-2518.

ACREAGE

ACREAGE

SOUTH LINE SECTION 25-48-42

SE CORNER SECTION 25-48-42
SW CORNER SECTION 30-48-43

25 36

31

FOUND IRON PIPE
W/ LB 26, CAP

SOUTH LINE SECTION 30-48-43
PLAT BOOK 149, PAGE 20; B.C.R.

SEE DETAIL "E"
SEE SHEET 7 of 8

FOUND PRM
NAIL & DISC
LB # 271

20'x50' FPL EASEMENT
O.R. BOOK 4236, PAGE 661 B.C.R.



PLAT PREPARED BY:
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