prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
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RECORD LAND SURVEY

PARCEL "A", HUROK, PAGE BOOK 183, PAGES 446 & 447, B.C.R., AND A PORTION OF THE NW$\frac{1}{4}$, N.W. 9th STREET - N.W. 19th AVENUE, OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
B = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.E.P. = CENTRAL ENERGY PLANT
CH. = CHORD
CH.BRG. = CHORD BEARING
℄ = CENTERLINE OF RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F/K/A = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
GV = GAS VALVE
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LB = LICENSED BUSINESS
L.P.G. = LIQUID PROPANE GAS
MAG. = MAGNETIC
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(☼) = METAL LIGHT POLE
± = MORE OR LESS
MW = MONITORING WELL
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVE
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P/L = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
SV = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P. = STATE PLANE
SQ./FT = SQUARE FEET
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
W.M. = WATER METER
WV = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
8 = PARKING SPACES
= NON-VEHICULAR ACCESS LINE

TREE SYMBOLS

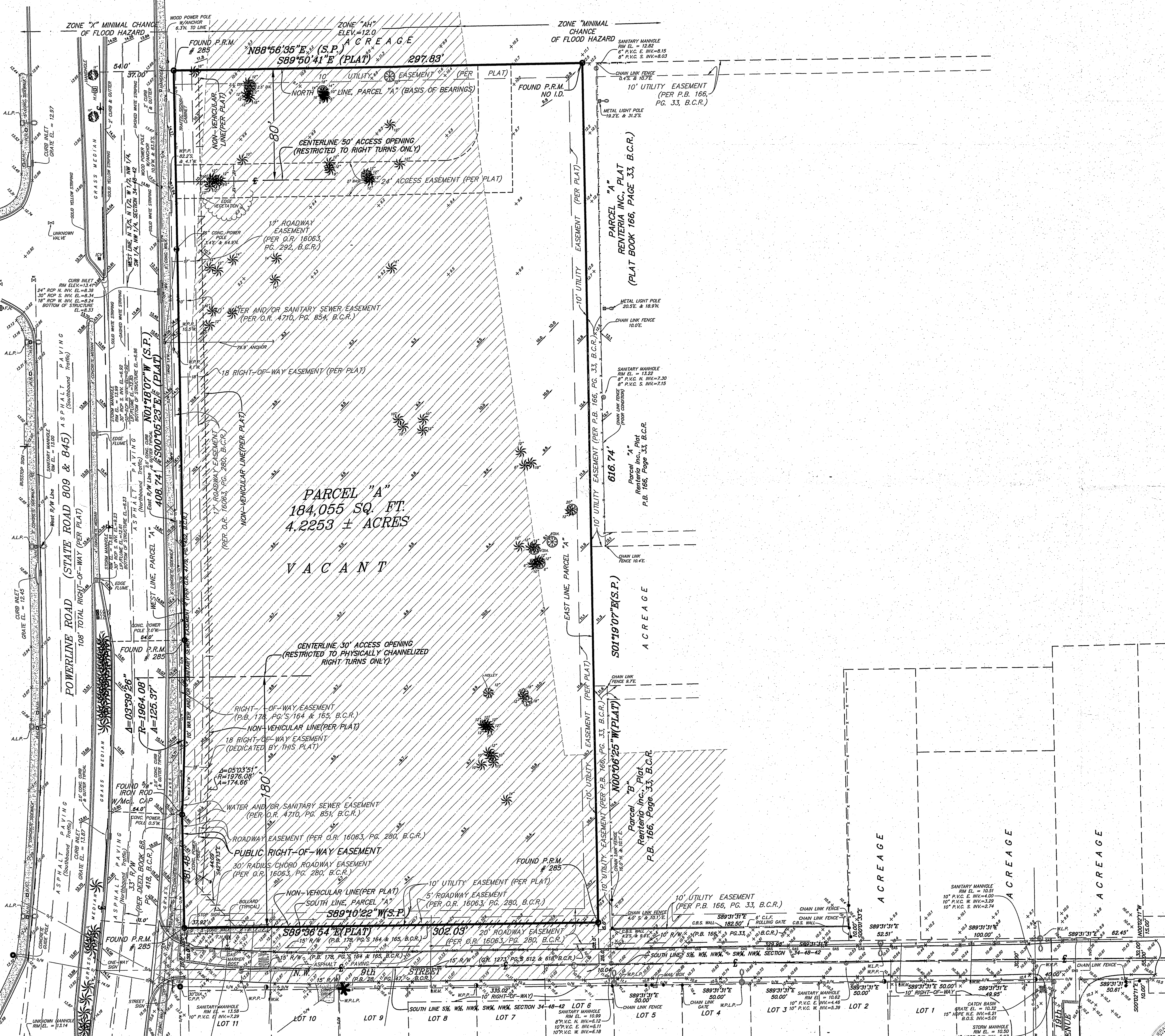
INDICATES DIAMETER± (D.B.H.)
8"
BLACK OLIVE
MAHOGANY
PALM TREE
PALM CABBAGE
UNKNOWN TREE

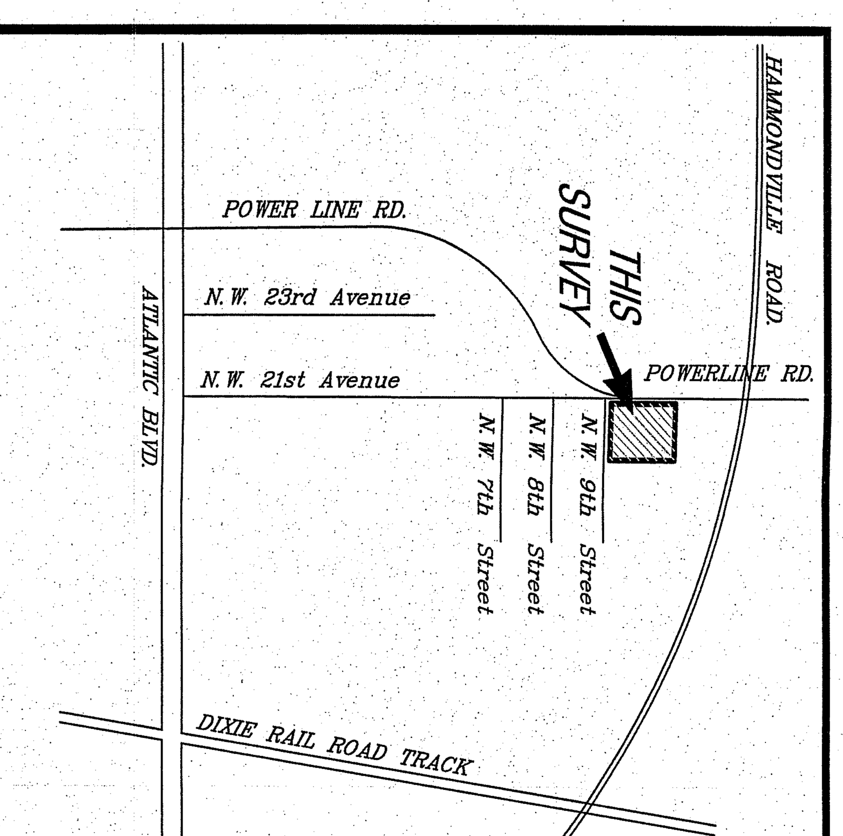
FLOOD ZONE LEGEND

ZONE "AH" =(EL=12.0)
ZONE "X" =AREA OF MINIMAL FLOOD HAZARD

UNDERGROUND LINE LEGEND

UNDERGROUND COMMUNICATIONS LINE
UNDERGROUND DRAINAGE LINE
UNDERGROUND WATER LINE





Location Sketch
Not To Scale

Legal Description:

Parcel "A", HUROK, according to the plat thereof, as recorded in Plat Book 183, Pages 446 and 447, 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 184,055 square feet or 4,2253 acres more or less.

TITLE NOTES:

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Old Republic National Title Insurance Company Commitment No. 17037839, effective date April 6, 2017 at 8:00AM.

7) Matters per Plat Book 178, Page 164 of the Public Records of Broward County, Florida and Agreement per O.R. Book 50207, Page 1021 of the Public Records of Broward County, Florida affects this property and as shown.
8) Easement per O.R. Book 4779, Page 452 of the Public Records of Broward County, Florida affects this property as shown.
9) Easement per O.R. Book 16063, Page 280 of the Public Records of Broward County, Florida affects this property and as shown.
10) Resolution per O.R. Book 16063, Page 310 of the Public Records of Broward County, Florida, now vacated.

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 authorized 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, BM # 1259, Elevation= 14.760 (NGVD29) converted to 13.170 (NAVD88).
7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: + 9.87 or 9.87, Elev. = 9.87
8) This property lies in Flood Zones "AH", Elev.=12.0 & "X" Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0357 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) 10) Bearings shown refer to record plat, and assume the North line of Parcel "A", as South 89°50'41" East.
11) 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/

OFFICE NOTES

FIELD BOOK NO. LB# 294/71, 72, 73, & 74, TDS, REF. DWG (V-5160) (07-3-048), PRINT, GPS
JOB ORDER NO. V-2742(PLAT), V-5498, V-6802
CHECKED BY:
DRAWN BY: KT, RT, RDR, KT

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 07th day of October, 2020.
Topography & inverts added this 22nd day of October, 2020.
Revised to show new plat information this 4th day of November, 2020. (NOT RESURVEYED)
Revised this 10th day of November, 2020.
Revised utility lines this 19th day of January, 2021.
Additional information added this 16th day of March, 2022.
Resurveyed this 28th day of March, 2022.

Digitally signed by Jerald A McLaughlin:A01410C00000177F88B6A11000174C4
Date: 2022.05.05 11:02:50 -04'00'

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

FILE NO.: 07-3-48(22)

DRC
PZ22-12000008
6/15/2022

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