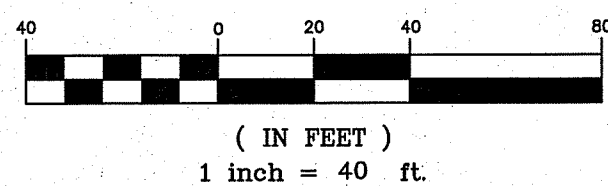




prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

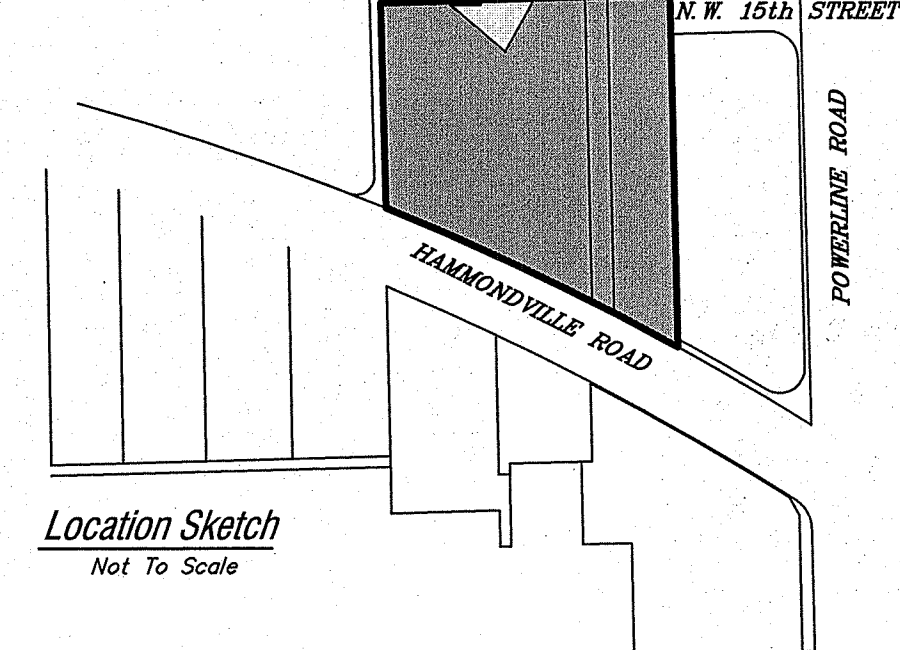
GRAPHIC SCALE



RECORD LAND SURVEY

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

THIS
SURVEY



Location Sketch
Not To Scale

Legal Description

A portion of the Northeast one-quarter (NE 1/4) of Section 33, Township 48 South, Range 42 East, more fully described as follows:

Commencing at the Northeast corner of said Section 33; thence South 88°28'20" West, on the North line of said Section 33, a distance of 257.68 feet to the Point of Beginning; thence continuing South 88°28'20" West, on the North line of said Section 33 a distance of 402.64 feet; thence South 01°22'37" East, on the East line of Pompano Manor, according to the plat thereof, as recorded in Plat Book 22, Page 14, of the public records of Broward County, Florida, a distance of 284.56 feet to a point on a curve, and to a point on the Northerly Right-of-Way line of Hammondville Road thence Southeasterly on said Northerly right-of-way line and said curve to the right, with a radius of 3869.93 feet, a central angle of D6°38'49", an arc distance of 448.94 feet; thence North 01°05'26" West, on a line 257.68 feet West of and parallel with the East line of said Section 33, a distance of 488.87 feet to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 153,341 square feet or 3.5202 acres more or less.

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. OR EL. = ELEVATION
A OR L = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	C = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD	M & L = MORE AND LESS
TAN. = TANGENT	F.P.L. = FLORIDA POWER AND LIGHT CO.
TAN.BRG. = TANGENT BEARING	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
P.O.C. = POINT OF COMMENCEMENT	M.D.C.R. = MIAMI DADE COUNTY RECORDS
W/MCL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	P.B.R. = PALM BEACH COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK	
CONC. = CONCRETE	P.C. = POINT OF CURVE
C.B.S. = CONCRETE, BLOCK AND STUCCO	R/W = RIGHT-OF-WAY
I.C.V. = IRRIGATION CONTROL VALVE	C.O. = CLEAN OUT
D.I.A. = DIAMETER	H.H. = HAND HOLE
W.M. = WATER METER	CL.F. = CHAIN LINK FENCE
W.V. = WATER VALVE	CL.P. = CONCRETE LIGHT POLE
W.L.P. = WOOD STREET LIGHT POLE	W/F = WET FACE OF BULKHEAD
W.P.P. = WOOD POWER POLE	O.W. = OVERHEAD UTILITY LINES
B.F.P. = BACK FLOW PREVENTOR	ELEC. = WITH WITNESS CAP
ELEC. = ELECTRIC	CO. = COMPANY
BA. = SEWER VALVE	NO. = NUMBER
FE. = FEET	INV. = INVERT
LB. = LICENSE BUSINESS	MEAS. = MEASURE
F.H. = FIRE HYDRANT	MISC. = MISCELLANEOUS
D.B.H. = DIAMETER AT BREAST HEIGHT	P.C.D. = POLLUTION CONTROL DEVICE
NAVD88 = NORTH AMERICAN VERTICAL DATUM (1988)	NAVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)

NOTES:

- 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.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: Broward County Engineering Department, Bench Mark # 2390, Elevation= 12.482 (NGVD29) converted to 10.892 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 9.87$
- This property lies in Flood Zones "AH", Elev.=12.0 & "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0357 H, Dated: August 18, 2014, Community Panel No. 120055.
- Underground Utility locations shown hereon, if any, are based upon point 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.
- Bearings shown hereon refer to an assumed datum and assume the North Right-of-way line of N.W. 15th Street as South 88°28'20" West.
- 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 8.0.1) obtained from <http://www.tech.army.mil/>

FLOOD ZONE HATCH LEGEND

	= FLOOD ZONE "AH" ELEVATION=12'
	= FLOOD ZONE "X" MINIMAL CHANCE OF FLOOD HAZARD

OFFICE NOTES

FIELD BOOK NO. EFB, Print, LB# 376/20

JOB ORDER NO. V-3791, V-3902, V-4171

CHECKED BY:

DRAWN BY: RDR

FILE NO.: 18-3-048(19)

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 30th day of October, 2018.
General revisions added this 29th day of November, 2018.
Additional information added this 5th day of December, 2018.
Trees and Invert information added this 7th day of March, 2019.

McLAUGHLIN ENGINEERING COMPANY

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