MATCHLINE: SEE SHEET 3

MATCHLINE: SEE SHEET 4

MATCHLINE: SEE DETAIL "A" SHEET 2

PARCEL I

A PORTION OF PARCEL "D" "ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1" P.B. 111, PG. 22, B.C.R.

NW 18TH STREET

ASPHALT ROAD

PARCEL B
"POMPANO CENTER EXCHANGE"
P.B. 175, PG. 169, B.C.R.

PARCEL A
TRIPLE NICKEL
P.B. 178, PG. 181, B.C.R.

SOUTH LINE PARCEL I

NORTH R/W LINE N.W. 18TH STREET

EAST LINE PARCEL I

WEST LINE PARCEL I

P.O.B. (*) PARCEL I
P.O.C. (**) PARCEL II
P.O.C. (***) PARCEL II LESS-OUT

SITE BENCHMARK: SET MAG NAIL & DISK, LB 6860 ELEV. = 10.80'

SITE BENCHMARK: SET MAG NAIL & DISK, LB 6860 ELEV. = 11.29'

SITE BENCHMARK: SET MAG NAIL & DISK, LB 6860 ELEV. = 11.73'

CATCH BASIN RIM=10.00' N INV. ELEV. = 6.88', 15" CMP SE INV. ELEV. = 6.73', 15" CMP BTM= UTD, EXFILTRATION

CATCH BASIN RIM=9.82' N INV. ELEV. = 7.07', 10" PVC NW INV. ELEV. = 7.05', 15" CMP E INV. ELEV. = 7.09', 15" CMP BTM= UTD, EXFILTRATION

CATCH BASIN RIM=9.96' N INV. ELEV. = 7.19', 10" PVC E INV. ELEV. = 7.21', 15" CMP W INV. ELEV. = 7.17', 15" CMP BTM= UTD, EXFILTRATION

CATCH BASIN RIM=9.86' N INV. ELEV. = 7.09', 15" CMP E INV. ELEV. = 7.10', 15" CMP W INV. ELEV. = 7.09', 10" PVC BTM= UTD, EXFILTRATION

CATCH BASIN RIM=9.56' NE INV. ELEV. = 6.79', 15" CMP W INV. ELEV. = 6.91', 15" CMP BTM= UTD, EXFILTRATION

CATCH BASIN RIM = 9.16' W INV. ELEV. = 5.86, TOP OF BAFFLE = 7.41' BTM = 3.76

CATCH BASIN RIM = 9.26' W INV. ELEV. = 4.42', UTD. SIZE OR TYPE BTM= UTD. EXFILTRATION

SANITARY MANHOLE RIM = 11.60' E INV. ELEV. = 7.72', UTD SIZE OR TYPE

SET 5/8" IRON ROD & CAP LB 6860
L= 47.21' R=1444.23'
Δ=01°52'23"
CH.B.=N00°34'52"W (D)(****)
CH.B.=N00°35'16"E (C)

SET 5/8" IRON ROD & CAP LB 6860
3.0' OFFSET W

FND. 2" IRON PIPE NO ID 2.1'S, 1.' W

FND. 4"X4" CONC. MONUMENT "LB 6860"
SW CORNER OF PARCEL "D"

10' UTILITY EASEMENT (P.B. 111, PG. 22, B.C.R.)

15' THOROUGHFARE DEDICATION (P.B. 111, PG. 22, B.C.R.)

10' UTILITY EASEMENT (P.B. 175, PG. 169, B.C.R.)

10' LANDSCAPE AND BUFFER EASEMENT (P.B. 111, PG. 22, B.C.R.)

S88°25'48"W 578.74' (D)(*)
S88°22'02"W 578.87' (M)

N44°22'02"E 34.75' (D)(****)
N44°21'05"E 34.77' (C)

S88°23'18"W 40.72' (D)(****)
S88°22'16"W 40.72' (C)

N01°24'07"W 625.34' (D)(**)(***)
N01°25'22"W 625.67' (M)

N01°31'03"W 553.90' (D)(****)
N01°31'10"W 554.07' (M)

1 STORY CBS F.F.=11.31'

LESS-OUT PARCEL O.R.B. 46472, PG. 472, B.C.R.

(*) DENOTES PER PARCEL I DESCRIPTION
(**) DENOTES PER PARCEL II DESCRIPTION
(***) DENOTES PER PARCEL II LESS-OUT DESCRIPTION
(****) DENOTES PER O.R.B. 464672, PG. 472, B.C.R. DESCRIPTION

11327820

This item has been digitally signed and sealed by Donald A. Spicer on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DONALD A. SPICER LICENSE No. 4677 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

Digitally signed by DONALD A SPICER
Date: 2023.01.23 09:29:40-05'00'

AAC
PZ22-12000052
06/06/2023

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:	12/21/22
DRAWN BY:	ZH
CHECKED BY:	DAS
FIELD BOOK:	996

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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

1801 N. ANDREWS AVENUE

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1" P.B. 111, PG. 22, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER	SHEET 5 OF 7
PROJECT NUMBER	12866.01

Plotted by: dspicer On 1/17/2023 9:50 AM

Drawing name: T:\12866.01 - 1801 N Andrews - Next Phase - First Industrial\Survey\DWG\12866.01_BTS.dwg