

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 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.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING NORTH 88°52'15" EAST.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON COAST & GEODETIC SURVEY BENCH MARK DISK "W 311, PID AD2603", 1.7 MI N FROM POMPANO BEACH, ABOUT 1.7 MILES NORTH ALONG STATE HIGHWAY A1A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPANO BEACH. SET ON THE TOP OF THE SOUTHWEST CORNER OF A CATCH BASIN, ABOUT 0.35 MILE NORTH OF THE JUNCTION OF STATE HIGHWAY 844, NEAR THE JUNCTION OF BARTON ROAD, 22.5 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, 29 FEET SOUTH OF THE APPROXIMATE CENTER LINE OF BARTON ROAD AND ABOUT LEVEL WITH THE HIGHWAY, ELEVATION = 1.77 FEET (NAVD88); AND TIDAL STATION DISK "872 2859 3, PID AD5848", IN POMPANO BEACH AT THE STATE HIGHWAY A1A BRIDGE OVER HILLSBORO INLET IN POMPANO BEACH. THE MARK IS SET IN THE CONCRETE CURBING NEAR A DRAIN AND BEARS 222 FEET SOUTH OF THE SOUTH END OF THE BRIDGE, 18 FEET WEST OF A1A CENTERLINE, AND RECOVERED AS DESCRIBED IN NOS TIDAL DATA, QUAD 260802. THE MARK IS ABOVE LEVEL WITH CURBING, ELEVATION = 2.03 FEET (NAVD88).
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 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 ±0.1'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"=20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0189H EFFECTIVE DATE AGUST 18, 2014. THIS PROPERTY LIES IN ZONE VE. BASE FLOOD ELEVATION 9.0', ZONE VE. BASE FLOOD ELEVATION 12.0'. FLOOD ZONE LINES SHOWN HEREON WERE IMPORTED FROM BROWARD COUNTY GIS FILE.
- THE EAST BOUNDARY LINE SHOWN HEREON COULD NOT BE DETERMINED, THE LINE SHOWN HERE WAS TAKEN FROM THE BROWARD COUNTY PROPERTY APPRAISER'S GIS FILE.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	GUY ANCHOR
BFP	BACK FLOW PREVENTER	HANDICAP PARKING
BLDG.	BUILDING	IRRIGATION CONTROL VALVE
BM	BENCHMARK	IRRIGATION WELL
CB	CATCH BASIN	FLOOD LIGHT
C.B.A.	CONCRETE BLOCK STRUCTURE	GRILL
CMP	CORRUGATED METAL PIPE	METAL LIGHT POLE
CO	CLEAN OUT	PALM TREE
CONC.	CONCRETE	SHADE TREE
D.B.	DEED BOOK	SINGLE POST SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE	SPRINKLER HEAD
DIP	DUCTILE IRON PIPE	SANITARY SEWER CLEANOUT
EH	ELECTRIC HAND HOLE	SANITARY SEWER MANHOLE
ELEV.	ELEVATION	TRASH CAN
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	WATER FOUNTAIN
F.F.	FINISH FLOOR	WATER METER
FPL	FLORIDA POWER & LIGHT COMPANY	WATER VALVE
GIS	GEOGRAPHIC INFORMATION SYSTEMS	WOOD LIGHT POLE
ICV	IRRIGATION CONTROL VALVE	ELECTRIC MANHOLE
INV.	INVERT	ELECTRIC OUTLET
LE	FLORIDA LICENSED BUSINESS NUMBER	FIRE HYDRANT
MB	MONITORING WELL	CHAIN LINK FENCE
O.R.B.	OFFICIAL RECORDS BOOK	WOOD FENCE
RCP	REINFORCED CONCRETE PIPE	METAL FENCE
R/W	RIGHT OF WAY	OVERHEAD LINES
P.B.	PLAT BOOK	
PG	PAGE	
PVC	POLYVINYL CHLORIDE PIPE	
SCH	SCHEDULE	
STY.	STORY	
SPK	SPRINKLER	
TYP.	TYPICAL	
RFP (N/A)	BACK FLOW PREVENTER	
●	BENCH	
●	BENCHMARK	
●	BOLLARD	
●	CATCH BASIN	
●	CONCRETE COLUMN	
●	DOUBLE DETECTOR CHECK VALVE	
●	DOUBLE POST SIGN	
●	ELECTRIC HAND HOLE	

LEGAL DESCRIPTION:

LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 300' THEREOF.

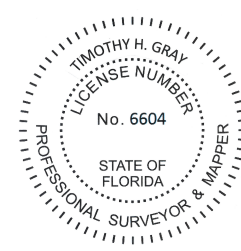
ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED 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 JUNE 24, 2019 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.
CONSULTING ENGINEERS

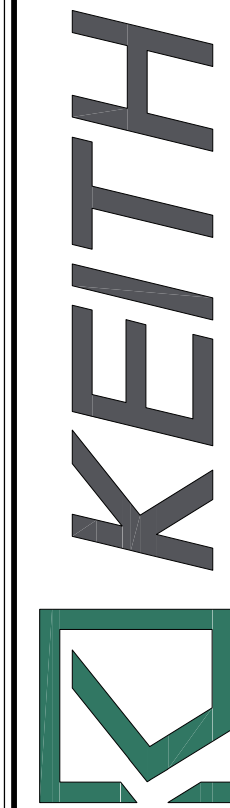
TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA



Digitally signed
by Timothy H. Gray
Date: 2022.03.03
14:23:56-0500

TOPOGRAPHIC SURVEY
NORTH OCEAN PARK

A PORTION OF LOT 20
EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3
PLAT BOOK 1, PAGE 25, B.C.R.
CITY OF POMPANO BEACH
FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE	REVISION	BY

DATE	6/24/19
SCALE	1"= 20'
FIELD BOOK	893
DRAWN BY	DOB
CHECKED BY	LP