LEGEND:

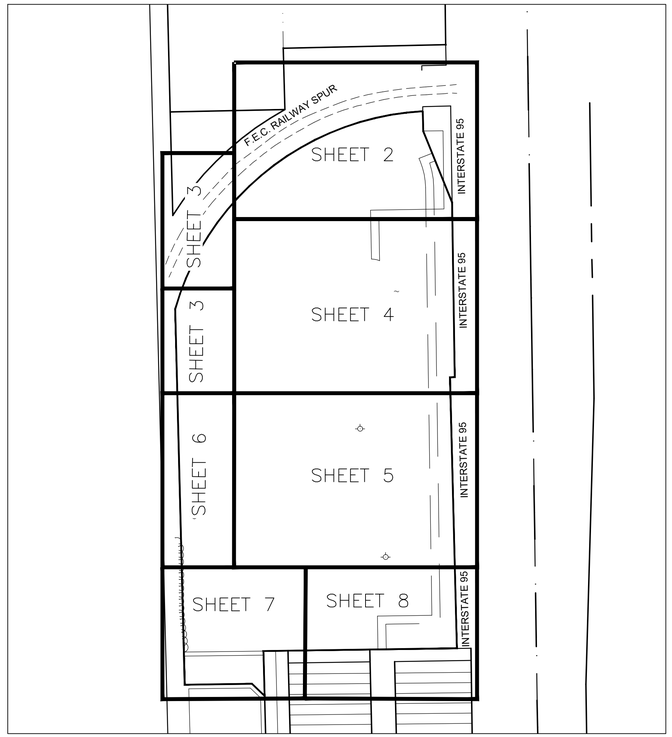
APPROX.	APPROXIMATE
B.C.R	BROWARD COUNTY RECORDS
BLDG.	BUILDING
BTM.	BOTTOM
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
D.B.H.	DIAMETER AT BREAST HEIGHT
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
E.	EAST
ELEV.	ELEVATION
FL	FLORIDA
FND.	FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISHED FLOOR ELEVATION
FP&L	FLORIDA POWER AND LIGHT
GIS	GEOGRAPHIC INFORMATION SYSTEM
GPS	GLOBAL POSITIONING SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
L	ARC LENGTH (CURVE DATA)
LB	LICENSED BUSINESS
MAG	MAGNETIC
N.	NORTH
NE	NORTHEAST
NW	NORTHWEST
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PG'S.	PAGES
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS (CURVE DATA)
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
STY.	STORY
S.	SOUTH
SE	SOUTHEAST
T.O.P.	TOP OF PIPE
T.O.V.	TOP OF VALVE
TYP.	TYPICAL
VERT.	VERTICAL
W.	WEST
Δ	DELTA/CENTRAL ANGLE (CURVE DATA)

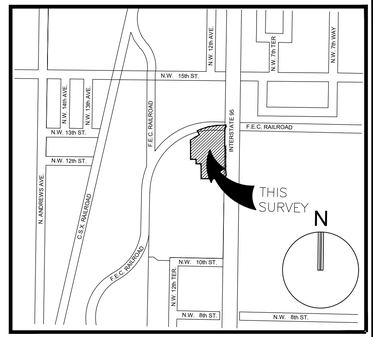
LEGEND:

ARV	AIR RELEASE VALVE
AC	AIR CONDITIONER
BFP (NNN)	BACK FLOW PREVENTER
	BOLLARD
	CATCH BASIN
CO	CLEAN OUT
	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	COLUMN
	DOUBLE DETECTOR CHECK VALVE
	DOUBLE POST SIGN
D	DRAINAGE MANHOLE
EHH	ELECTRIC HANDHOLE
E	ELECTRIC METER
	ELECTRIC OUTLET
EP	ELECTRIC PANEL
	END OF SIGNAL
	FIRE HYDRANT
	FLAG POLE
	FLOOD LIGHT
FM	FORCE MAIN VALVE
	GUY ANCHOR
ICV	IRRIGATION CONTROL VALVE
M	METAL POST
MW	MONITORING WELL
S	SANITARY SEWER MANHOLE
SSGV	SANITARY SEWER VALVE
	SINGLE POST SIGN
SLH	STREETLIGHT HANDHOLE
TH	TEST HOLE
U	UNKNOWN HANDHOLE
UNK	UNKNOWN MANHOLE
	WATER METER
	WATER SPIGOT
WGV	WATER VALVE
	WOOD UTILITY POLE

	PALM TREE (SEE TREE CHART)
	TREE (SEE TREE CHART)
TOB	TOP OF BANK
TOE	TOP OF SLOPE
OHW	OVERHEAD WIRES
X	CHAIN LINK FENCE
E(B)	ELECTRIC UTILITY LINE (GRADE LEVEL B)
FOC(B)	FIBER OPTIC UTILITY LINE (GRADE LEVEL B)
SL(B)	STREET LIGHT UTILITY LINE (GRADE LEVEL B)
UNK(B)	UNKNOWN UTILITY LINE (GRADE LEVEL B)
W(B)	WATER UTILITY LINE (GRADE LEVEL B)

KEYMAP:





LOCATION SKETCH (NOT TO SCALE)

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, 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.
7. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK 005, A SURVEY DISC STAMPED "005 2011", SET IN TOP OF A 10–INCH ROUND CONCRETE MONUMENT LOCATED 85.0 FEET EAST OF THE CENTERLINE OF NORTH POWERLINE ROAD AND 55.0 FEET NORTH OF NW 15TH STREET; ELEVATION=10.31', AND BENCHMARK 022, A SURVEY DISC STAMPED "022 2011", SET IN TOP OF A 10–INCH ROUND CONCRETE MONUMENT, LOCATED 74.8 FEET NORTHWEST OF A CONCRETE POWER POLE, 39.7 FEET EAST OF THE EAST RAIL OF THE CSX RAILROAD AND 24.6 FEET SOUTH OF THE CENTERLINE OF NW 15TH STREET; ELEVATION=11.97'.
8. 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 WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
9. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND ±0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
10. 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.
11. THE FEATURES SHOWN HEREON WERE LOCATED FROM PROJECT CONTROL POINTS THAT ACHIEVED A HORIZONTAL RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 54,435 FEET. THAT RELATIVE DISTANCE ACCURACY WAS OBTAINED BY REDUNDANT ANGLE AND DISTANCE MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE (TRAVERSE).
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
13. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 12011C0357H, EFFECTIVE DATE 8–14–2014, THE LIMITS OF THIS SURVEY LIES IN ZONE AH BASE FLOOD ELEVATION (11) AND ZONE AH BASE FLOOD ELEVATION (12).
14. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND ARE REFERENCED TO THE EAST LINE OF PARCEL "B", FIRST 95 DISTRIBUTION CENTER, PLAT BOOK 183, PAGE 474, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH A BEARING OF S00°51'24"E.

LAND DESCRIPTION:

PARCEL "A" AND PARCEL "B", FIRST 95 DISTRIBUTION CENTER, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 474, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND 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 JULY 22, 2025 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.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA

Digitally signed by DONALD A SPICER
Date: 2025.09.02 17:58:38-04'00'

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:	07/22/25
DRAWN BY:	ZH
CHECKED BY:	DAS
FIELD BOOK:	1066 1193

PARCEL "A" & PARCEL "B" FIRST 95 DISTRIBUTION CENTER, PHASE II P.B. 183, PG. 474 B.C.R.

CITY OF POMPANO BEACH BROWARD COUNTY, FL

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER	1 OF 9
PROJECT NUMBER	10607.14

DRC
PZ25-12000030
10/01/2025

Plotted by: dspicer On 7/24/2025 3:17 PM

Drawing name: Q:\10607.14 - First 95 Distribution Center - PH 2. - First Industrial\Survey\DWG\10607.14 BTS.dwg