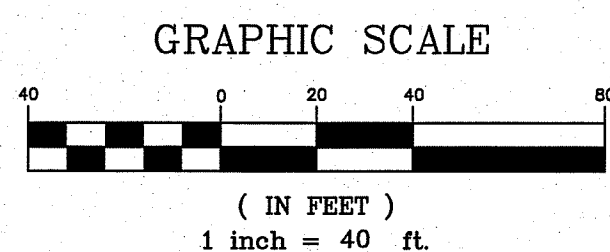


**RECORD LAND SURVEY
PARCEL "A" BONSAI AMERICAN PLAT,
PLAT BOOK 179, PAGE 3, B.C.R.**

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 N.W. 6TH STREET, SUITE 400 FORT LAUDERDALE, FLORIDA
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



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 embossed 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 Benchmark #0B33, Elev.=13.745 (NNGVD 29, or 12.145 (NAVD 88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: NVD_{88}
- 8) This property lies in Flood Zones "AH", Elev.=12.0, "X" 0.2% Annual Chance of Flood Hazard, and "X" Outside 0.2% Annual Chance of Flood Hazard, Per Flood Insurance Rate Map No. 12011C0170 H & 12011C0357 H Dated: August 18, 2014. Community Panel No. 120355.
- 9) Bearings shown refer to an assumed meridian, and assume the North is 1/4 of said section 27-48-42, and to North 89°50'34" East, as referenced by found monuments as shown hereon.

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH/B.R.G. = CHORD BEARING	C = CENTERLINE OF RIGHT-OF-WAY
TANG.B.R.G. = TANGENT BEARING	F.P.L. = FLORA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWNS RECORDS
W/M/L CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.R. = PALM BEACH COUNTY RECORDS
C.S. = CONCRETE	O.F. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE BLOCK AND STUCCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C. = CLEAN OUT
B.P.F. = BACK FLOW PREVENTOR	C.L.F. = CHAIN LINK FENCE
D.O.B. = DEPARTMENT OF TRANSPORTATION	NGVD = NATIONAL GEODETIC SURVEY DATUM
	NAVd = NORTH AMERICAN VERTICAL DATUM

MATCH LINE
SEE SHEET 2

FIELD BOOK NO. 6, Part, LB# 287/25, TDS, Print, EFB, PRINT, EFB, PRINT

OB DER U-434 V-3389, V-4425, v-7821

CHECKED BY: _____
S.P. MMK R

3-12000032

FILE NO. **95 - 3 - 70(23)**

SHIFT 1 OF 2


- NOTES:**
1. Trees shown are not to scale for clarity purposes.
 2. Width of tree canopies as noted are approximate.
 3. Heights are noted from adjacent ground and are approximate.

— **CERTIFICATION**

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 15th day of May, 2008.
Resurveyed this 16th day of July, 2009.
Resurveyed this 27th day of June, 2018.
Additional location and topography added this 12th day of July, 2019.
General Revisions added this 6th day of December, 2019.
Resurveyed this 5th day of June, 2021.

McLAUGHLIN ENGINEERING COMPANY



JERALD A. McLAUGHLIN
Professional Surveyor No. 1269
State of Florida

PZ23-1200003:
10/04/2023