

Legal Description

PARCEL "A", **ABYSSINIAN BAPTIST CHURCH OF CHRIST**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

TOGETHER WITH;

ALL THAT PART OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

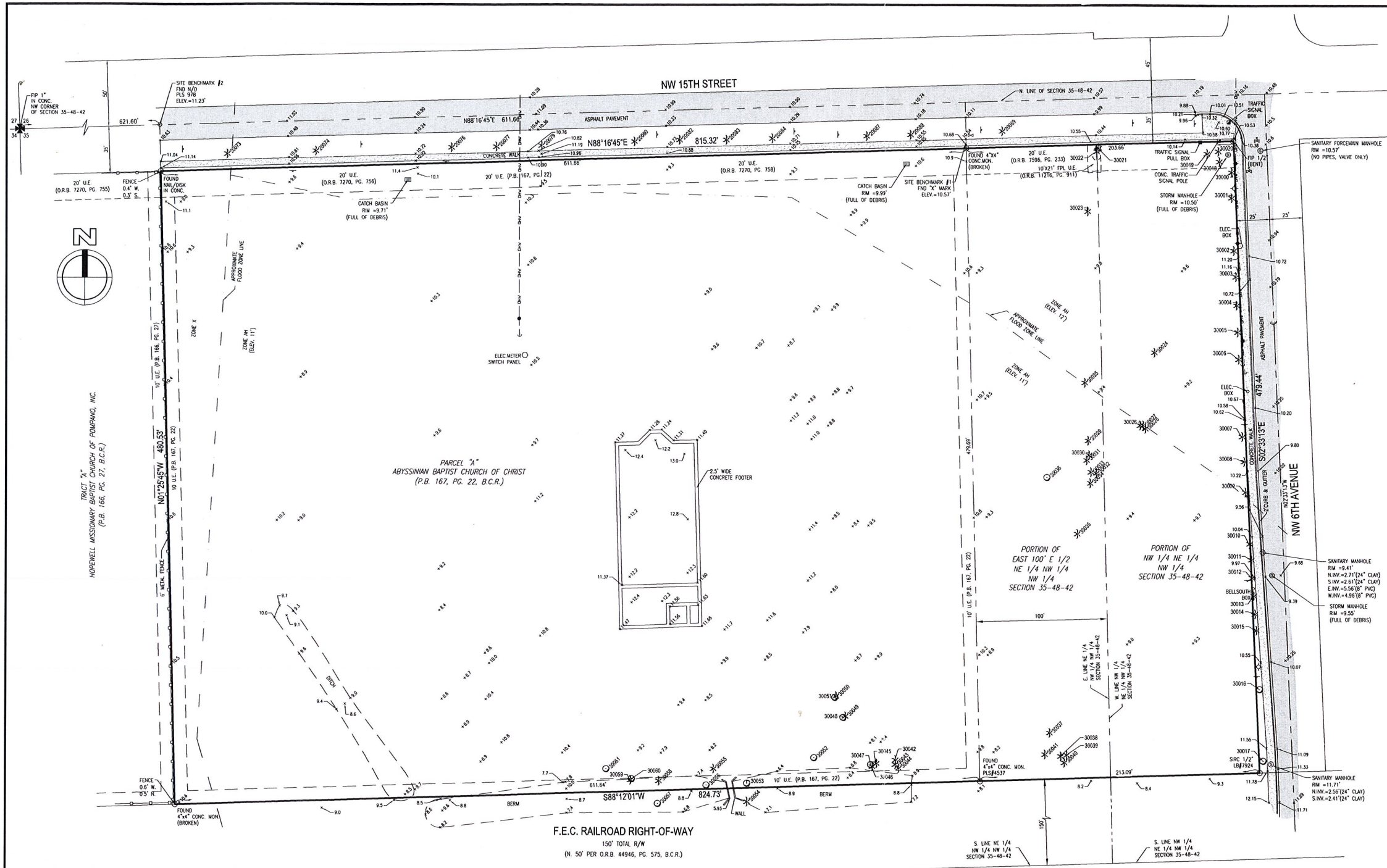
AND

THE EAST 100 FEET OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAIN 9.035 ACRES, MORE OR LESS.

Folio # 484235750010 & 4842 35 75 0010 & 4842 35 00 0280

Exhibit "A" 2 of 2



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SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- THE AREA OF THIS PROPERTY IS 9.035 ACRES, MORE OR LESS.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 88 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2621: ELEVATION 10.00' (CONVERTED FROM THE PUBLISHED ELEVATION OF 11.57' NGVD 29).
- FEMA FLOOD ELEVATION INFORMATION:
 - A. FIRM NO.: 12011C0357H
 - B. EFFECTIVE DATE: AUGUST 18, 2014
 - C. ZONE: AE & AH
 - D. BASE FLOOD ELEV.: 11' & 12'
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "A", ABYSSINIAN CHURCH OF CHRIST, HAVING AN ASSUMED BEARING OF NORTH 88°16'45" EAST.
- TREE TYPES WERE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, OR OTHER PROFESSIONAL WITH SUCH CAPACITY.
- TEMPORARY CONSTRUCTION FENCES ARE NOT SHOWN HEREON.

ABBREVIATIONS:

A = ARC LENGTH
A/C = AIR CONDITIONER
ALUM. = ALUMINUM
B.C.R. = BROWARD COUNTY RECORDS
BOT = BOTTOM
BRKN = BROKEN
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK & STUCCO
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
D = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FIP = FOUND IRON PIPE
FIR/C = FOUND IRON ROD W/CAP
FIR = FOUND IRON ROD
FND. = FOUND
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
L.B. = LANDSCAPE BUFFER
MON. = MONUMENT
N/D = NAIL AND DISC
P.B. = PLAT BOOK
PC. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
SIR/C = SET 1/2" IRON ROD W/CAP LB7924
SMH. = SANITARY SINKER MANHOLE
SN/D = SET NAIL & DISC LB7924
SQ. = SQUARE
STY. = STORY
TCB = TRAFFIC CONTROL BOX
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WV = WATER VALVE

LEGEND:

BACKFLOW PREVENTER
BOLLARD
CABLE BOX
CATCH BASIN
CENTERLINE
CLEANOUT
ELEVATION
FIRE HYDRANT
MANHOLE, DRAINAGE
MANHOLE, SANITARY
NON-VEHICULAR ACCESS LINE
POLE, LIGHT
POLE, WOOD
SIGN
TREE
VALVE, WATER
WATER METER
WIRES, OVERHEAD
TREE
TREE NUMBER

TREE No.	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	TREE HEIGHT (in feet)	CANOPY DIAMETER (in feet)
20073	COCONUT PALM	8	15	12
20074	COCONUT PALM	8	10	12
20076	COCONUT PALM	8	20	15
20077	COCONUT PALM	8	20	15
20079	COCONUT PALM	8	15	15
20080	COCONUT PALM	10	20	20
20081	COCONUT PALM	8	15	15
20083	COCONUT PALM	8	15	15
20084	COCONUT PALM	8	20	18
20087	COCONUT PALM	6	8	15
20088	COCONUT PALM	8	15	15
20089	COCONUT PALM	8	10	15
20090	CHRISTMAS PALM	2.5	8	10
30001	CHRISTMAS PALM	2.5	8	10
30002	CHRISTMAS PALM	2.5	8	10
30003	CHRISTMAS PALM	2.5	8	10
30004	CHRISTMAS PALM	2.5	8	10
30005	CHRISTMAS PALM	2.5	8	10
30006	CHRISTMAS PALM	2.5	8	10
30007	CHRISTMAS PALM	2.5	8	10
30008	CHRISTMAS PALM	2.5	8	10
30009	CHRISTMAS PALM	2.5	8	10

TREE No.	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	TREE HEIGHT (in feet)	CANOPY DIAMETER (in feet)
30010	CHRISTMAS PALM	8	30	12
30011	CHRISTMAS PALM	8	30	12
30012	CHRISTMAS PALM	8	30	12
30013	CHRISTMAS PALM	8	30	12
30014	CHRISTMAS PALM	8	30	12
30015	CHRISTMAS PALM	8	30	12
30016	UNVE OAK	4	12	8
30017	UNKNOWN	7	15	15
30018	CHRISTMAS PALM	6	20	12
30019	CHRISTMAS PALM	6	15	12
30020	UNKNOWN PALM	12	8	15
30021	CABBAGE PALM	15	6	12
30022	CABBAGE PALM	15	6	12
30023	CABBAGE PALM	14	16	12
30024	CABBAGE PALM	15	15	12
30025	CABBAGE PALM	15	10	12
30026	CABBAGE PALM	15	30	15
30027	CABBAGE PALM	15	20	15
30028	CABBAGE PALM	15	20	15
30029	CABBAGE PALM	18	20	15
30030	CABBAGE PALM	18	20	15
30031	CABBAGE PALM	15	6	12

TREE No.	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	TREE HEIGHT (in feet)	CANOPY DIAMETER (in feet)
30032	CABBAGE PALM	15	12	12
30033	CABBAGE PALM	15	30	15
30034	CABBAGE PALM	18	10	15
30035	CABBAGE PALM	15	10	12
30036	FICUS	15	15	30
30037	CABBAGE PALM	18	8	15
30038	CABBAGE PALM	18	20	15
30039	CABBAGE PALM	15	15	12
30040	CABBAGE PALM	18	6	12
30041	CABBAGE PALM	15	10	12
30042	CABBAGE PALM	10	12	12
30043	CABBAGE PALM	10	12	12
30044	CABBAGE PALM	10	12	12
30045	CABBAGE PALM	10	12	12
30046	CABBAGE PALM	10	12	12
30047	BANYAN	12	15	30
30048	BANYAN	12	15	30
30049	CABBAGE PALM	18	18	12
30050	CABBAGE PALM	18	12	12
30051	BANYAN	10	15	10
30052	UNKNOWN	6	10	12
30053	LIVE OAK	6	15	20

TREE No.	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	TREE HEIGHT (in feet)	CANOPY DIAMETER (in feet)
30054	CABBAGE PALM	18	6	12
30055	CABBAGE PALM	4	6	12
30056	LIVE OAK	4	10	10
30057	LIVE OAK	6	15	12
30058	CABBAGE PALM	15	12	12
30059	CABBAGE PALM	15	12	12
30060	BANYAN	10	15	20
30061	LIVE OAK	4	10	8

NO.	DATE	BY	REVISIONS	FILE
3	3/8/17	JDV	DCW	UPDATE SURVEY
2	9/1/16	DCW	DCW	ADD EASEMENTS PER TITLE OPINION
1	12/31/14	LMK	DCL	ADD IMPROVEMENTS, TOPOGRAPHY, AND TREES
NO.	DATE	BY	CKD	REVISIONS
				FB/PG

SCALE: 1"=40'
DATE: 07/01/14
DRAWN BY: DCL
FIELD BOOK: 013/44
CHECKED BY: DCW
SURVEY TYPE: BOUNDARY



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MAP OF BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY
"RICK CASE HABITAT COMMUNITY"
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
1406-34
SHEET NUMBER
1 OF 1