

prepared by:
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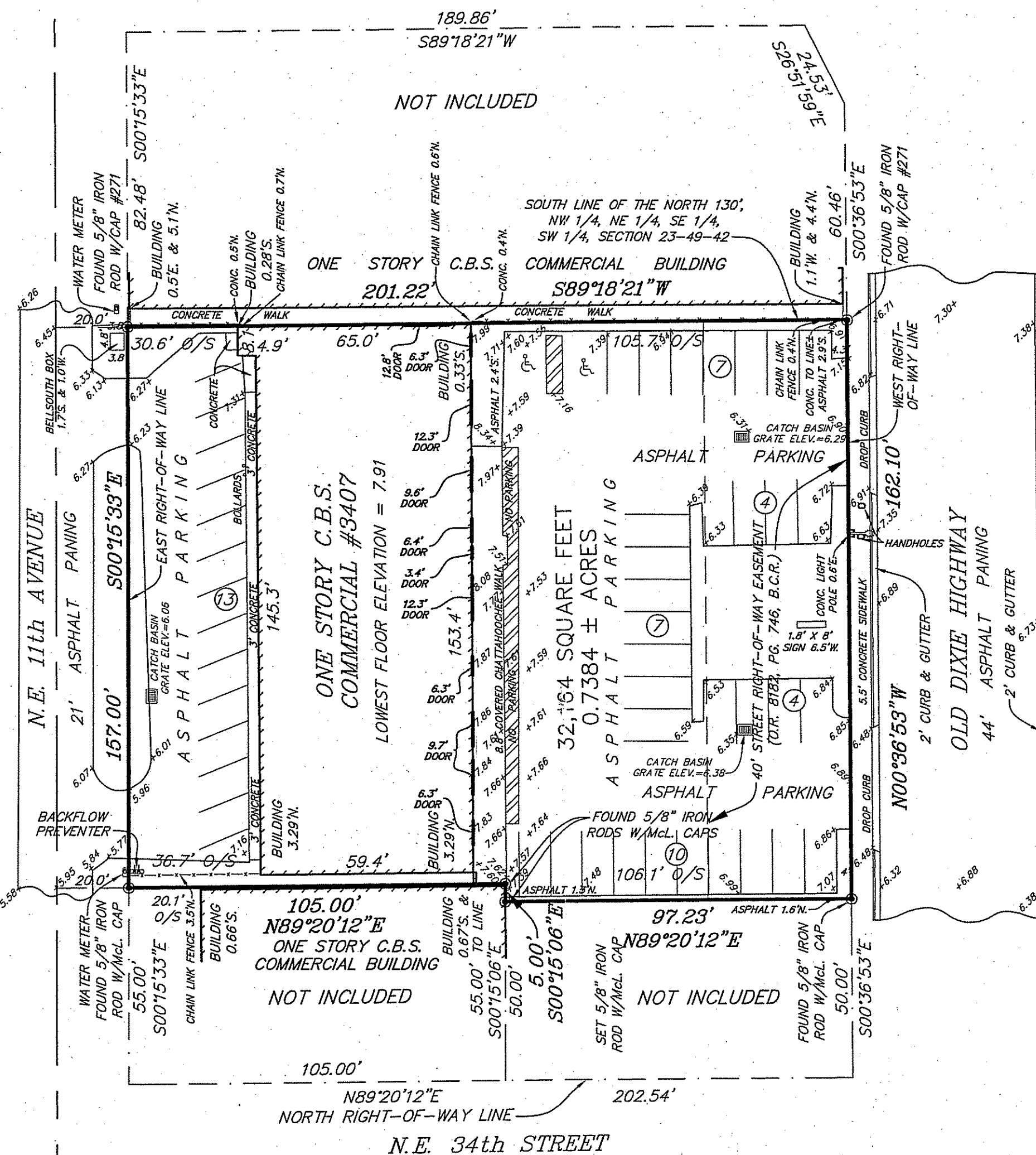
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

RECORD LAND SURVEY

A PORTION OF SECTION 23-49-42

N.E. 34th COURT



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) Boundary survey information does not infer Title or Ownership.
- 4) All iron rods 5/8", unless otherwise noted.
- 5) Reference Bench Mark: Broward County Bench Mark #0580 - West rim of manhole, centerline of N.E. 34th Court and N.E. 13th Avenue. Elevation = 6.970 (NGVD29) converted to 5.380 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 5.38$.
- 7) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0367 H, Dated: August 18, 2014. Community Panel No. 120050.
- 8) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 9) Bearings shown hereon assume the West right-of-way line of Old Dixie Highway as North 00°36'53" West.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>.
- 11) This Property is zoned PARK PLACE - Downtown mixed use and Building setbacks are determined by type of use.
- 12) Legal Description as furnished by client and recorded in Official Records Book 45048, Page 1884, Broward County Records.

LEGEND

A = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
ELEV. = ELEVATION
P = PARKING SPACES

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
H = HANDICAPPED PARKING SPACE

Location Sketch

Not To Scale

TITLE NOTES:

There are no other Easements, Road Reservation or Rights-of Way of record, other than shown, per Chicago Title Insurance Company Commitment, Order Number 4355394, Dated May 28, 2013 at 11:00 PM. Numbering below refers to Schedule B of said Commitment:

5) 10' Street Right-of-Way Easement recorded in O.R. 8182, Page 746, B.C.R., affects this property as shown hereon.

Legal Description

A parcel of land in Section 23, Township 49 South, Range 42 East, Broward County, Florida, more particularly bounded as follows:

On the East by the west boundary line of Old Dixie Highway, as now located, constructed and used; On the West by the east right-of-way line of N.E. 11th Avenue, as now located, constructed and in use; On the North by a line 130.00 feet South of and parallel with the North line of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 23, and On the South by the North right-of-way line of N.E. 34th Street, as now located, constructed and in use; Less the South 50.00 of all of the described land And Less the North 5.00 feet of the South 55.00 feet of the West 105.00 feet of all of the above described.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 32,164 square feet or 0.7384 acres more or less.

CERTIFICATION

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

Dated at Fort Lauderdale, Florida, this 30th day of May, 2013.
Resurveyed this 15th day of March, 2016.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"