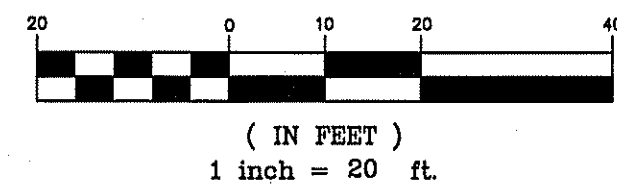




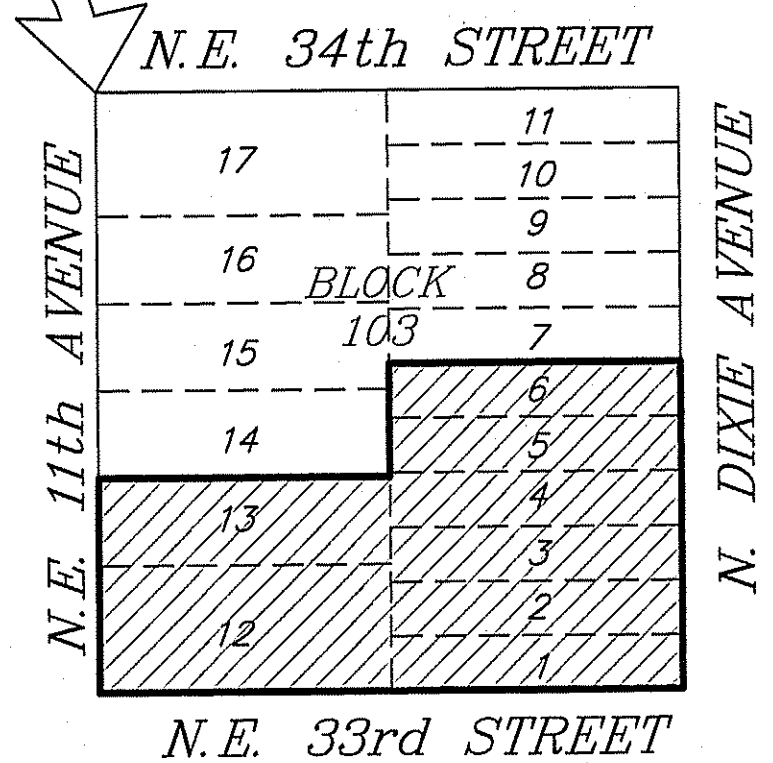
prepared by  
McLAUGHLIN ENGINEERING COMPANY (LB#285)  
1700 N.W. 64th STREET, SUITE 400  
FORT LAUDERDALE, FLORIDA, 33309  
PHONE: (954) 763-7611 FAX: (954) 763-7615  
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# GRAPHIC SCALE



## RECORD LAND SURVEY LOTS 1, 2, 3, 4, 5 and 6, 12 and 13, BLOCK 103, OAKLAND PARK, SECOND ADDITION, PLAT BOOK 1, PAGE 39, B.C.R.

THIS  
SURVEY



Location Sketch  
Not To Scale

### LEGEND

A = CENTRAL ANGLE (DELTA)	MHW = MEAN HIGH WATER
A/C = AIR CONDITIONING	MISC. = MISCELLANEOUS
A.K.A. = ALSO KNOWN AS	M.L.P. (S) = METAL LIGHT POLE
A.L.P. = ALUMINUM LIGHT POLE	± = MORE OR LESS
ALTA = AMERICAN LAND TITLE ASSOCIATION	± = NATIONAL GEODETTIC SURVEY
A OR L = ARC LENGTH	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
B.C.R. = BROWARD COUNTY RECORDS	NGVD29 = NATIONAL GEODETTIC VERTICAL DATUM (1929)
B.C.R. = BACK OF RIGHT-OF-WAY	NAVD83 = NORTH AMERICAN VERTICAL DATUM (1983)
B.H. = BULKHEAD	N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
C.A.T.V. = CABLE TV TERMINAL OR BOX	NO. = NUMBER
CALC. = CALCULATED	O/S = OFFSET
C.B.S. = CONCRETE BLOCK AND STUCCO	O/W = OVERHEAD UTILITY LINES
C.C. = CENTERLINE OF RIGHT-OF-WAY	P.B. = PAGE
CH = CHORD	P.B. = PLAT BOOK
CH.B.R. = CHORD BEARING	P.B.C.R. = PALM BEACH COUNTY RECORDS
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.C. = POINT OF CURVE
C.L.F. = CHAIN LINK FENCE	P.C.D. = POLLUTION CONTROL DEVICE
C.L.P. = CONCRETE LIGHT POLE	P.I. = POINT OF INTERSECTION
C.P.L.P. = CONCRETE POWER LIGHT POLE	P.I.V. = POST INDICATOR VALVE
C.P.P. = CONCRETE POWER POLE	P.O.B. = POINT OF BEGINNING
CO. = COMPANY	P.O.C. = POINT OF COMMENCEMENT
CONC. = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
C/O = CLEAN CUT	R. = RADIUS
D.B. = DEED BOOK	R.C.P. = REINFORCED CONCRETE PIPE
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R/W = RIGHT-OF-WAY
DIA. = DIAMETER	S.B.T. = SOUTHERN BELL TELEPHONE
D.B.H. = DIAMETER AT BREAST HEIGHT	SE. = SEWER VALVE
ELEC. = ELECTRIC	S.H.W. = SEASONAL HIGH WATER LINE
ELEV. OR EL. = ELEVATION	S.T.L. = SURVEY TIE LINE
FL. = FEET	TAN. = TANGENT
F.H. = FIRE HYDRANT	TAN.B.R. = TANGENT BEARING
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	WM. = WATER METER
F.P.L. = FLORIDA POWER AND LIGHT CO.	W. = WATER VALVE
G.T.M. = GREASE TRAP MANHOLE	W.B.H. = WET FACE OF BULKHEAD
H.H. = HAND HOLE	W.P. = WET FACE OF CAP
I.C.V. = IRRIGATION CONTROL VALVE	W.P.L.P. = WOOD POWER STREET LIGHT POLE
INV. = INVERT	W.P.P. = WOOD POWER POLE
LB. = LICENSE BUSINESS	W/M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
MAD. = MAGNET	W/W.C. = WITH WITNESS CAP # 285
M.D.C.R. = MIAMI DADE COUNTY RECORDS	± = HANDICAPPED PARKING SPACE
MEAS. = FIELD MEASURE	
± = PARKING SPACES	

### 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 authorized 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 Engineering Department, BM # 0580, Elevation= 6.970 (NGVD29) converted to 5.370 (NAVD83), And BM # 0579, Elevation= 7.990 (NGVD29) converted to 6.390 (NAVD83).
- 7) Elevations shown refer to North American Vertical Datum (1983), and are indicated thus:  $\nabla$ , Elev. = 5.14
- 8) 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. Proposed 2019 FEMA Flood Zone VE, Base Flood Elevation=6'
- 9) Underground Utility locations shown hereon, if any, are based upon paint 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.
- 11) Elevations per North American Vertical Datum (1983) 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/>

### OFFICE NOTES

FIELD BOOK NO. Print, LB# 385/54

JOB ORDER NO. V-5096

CHECKED BY: \_\_\_\_\_

DRAWN BY: RDR

FILE NO.:

20-3-

### Legal Description

Lots 1, 2, 3, 4, 5 and 6, 12 and 13, Block 103, OAKLAND PARK, SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 1, Page 39, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 26,690 square feet or 0.6127 acres, more or less.

### TITLE NOTES

There are no other Easements, Road Reservations or Right-of-Ways of record affecting this property per American Land Title Association Commitment file number 1710219-04434 dated May 6, 2019 at 8:00am.

11) Matters per Plat Book 1, Page 39, of the public Records of Broward County, Florida, affects this property as shown No Easement reflected on Plat.

12) Agreement per O.R. Book 40797, Page 39, of the public Records of Broward County, Florida, affects this property nothing plottable

### 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 20th day of March, 2020.  
Revised to show Proposed Flood Zone this 9th day of December, 2020.

McLAUGHLIN ENGINEERING COMPANY

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