

# SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

BLOCK 5  
PATTERSON PARK  
P.B. 39, PG. 33 B.C.R.

## DESCRIPTION:

LOTS 1, 2, 3, 26, 27 AND 28 IN BLOCK 4, OF PATTERSON PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PROPERTY BEING LOCATED IN BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 1.10 ACRES MORE OR LESS.

## SURVEYOR'S NOTES:

- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF OAKLAND PARK FOR THE EXPRESS PURPOSES STATED HEREON AND CONTAINED IN THE CONTRACT WITH THE AGREEMENTED CLIENT FOR THIS PROJECT. COPIING, DISTRIBUTING OR REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE INTENT OF THIS SURVEY IS TO SHOW THE PROPERTY AND RIGHT OF WAY IMPROVEMENTS WITHIN AND ADJACENT TO THE HEREON DESCRIBED PROPERTY AND TO SHOW THE RELATIONSHIP OF SAID IMPROVEMENTS TO THE PROPERTY BOUNDARIES. EASEMENTS SHOWN HEREON ARE BASED ON THE ORIGINAL SUBDIVISION PLAT OF PATTERSON PARK, PLAT BOOK 39, PAGE 33, BROWARD COUNTY RECORDS.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER 55-12, F.A.C.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE ONLY THOSE EASEMENTS ON THE RECORDED PLAT ARE SHOWN HEREON UNLESS OTHERWISE NOTED. INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WAS NOT PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON MAY EXIST. THIS SURVEY IS SUBJECT TO PRESENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND REFERENCED TO THE NORTH BOUNDARY OF BLOCK 12, NORTH ANDREWS TERRACE PLAT, PLAT BOOK 39, PAGE 38, BROWARD COUNTY RECORDS, WHICH IS ASSUMED TO BEAR NORTH 88°44'02" EAST.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND REFERENCED TO CITY OF CORAL GABLES BENCHMARK "NG 2131" MANG NAIL AND DISC SET IN NORTH EDGE OF PAVEMENT OF COMMERCIAL BOULEVARD, 1591 (V) EAST OF THE CENTERLINE OF NE 3 AVENUE, STAMPED "CITY OF FT. LAUDERDALE NG 2131" ELEVATION 5.057.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE ELEVATION AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN SHOWN HEREON. THE ELEVATIONS IN NO WAY REFLECT THE SOIL CONDITIONS OR SURFACE CONDITIONS.
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WERE OBTAINED USING A "LEICA T202 SERIES" TRIMBLE 5-5585RIS TOTAL STATION AND "TDS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVELER CLOSURES.
- THE TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANICAL JOURNALIST OR OTHER PROFESSIONAL WITH SUCH CAPACITY.
- THE LEGAL DESCRIPTION SHOWN HEREON IS REFERENCED TO OFFICIAL RECORDS BOOK 4844, PAGE 1842 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS THE LATEST DEED FOR THIS SITE AS SHOWN ON THE BROWARD COUNTY PROPERTY APPRAISAL WEB SITE (www.broward.com).
- BUILDING TIES SHOWN ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES AND DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 OF A FOOT.
- ALL BOUNDARY DIMENSIONS ARE IN SUBSTANTIAL AGREEMENT WITH THE RECORDED PLAT UNLESS OTHERWISE NOTED.

TWR	SPECIES	DIAM	BUD HEIGHT
500	OKA	8"	
501	OKA	8"	
502	OKA	8"	
503	OKA	8"	
504	OKA	8"	
505	OKA	22"	
506	CREPE MYRTLE	22"	
507	CREPE MYRTLE	22"	
508	CREPE MYRTLE	22"	
509	SABAL PALM	22"	BH-25'
510	SABAL PALM	22"	BH-25'
511	SABAL PALM	20"	BH-24'
512	SABAL PALM	20"	BH-24'
513	ROYAL PALM	22"	BH-27'
514	GUINLEO LINDO	9"	
515	CREPE MYRTLE	22"	
516	CREPE MYRTLE	22"	
517	CREPE MYRTLE	22"	
518	SABAL PALM	25"	BH-25'
519	SABAL PALM	20"	BH-25'
520	SABAL PALM	20"	BH-25'
521	BUTTERNUT	8"	
522	BUTTERNUT	8"	
523	CREPE MYRTLE	22"	
524	CREPE MYRTLE	22"	
525	CREPE MYRTLE	22"	
526	CREPE MYRTLE	22"	
527	CREPE MYRTLE	22"	
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