

Acad Version : R22.0s (LMS Tech) Date/Time : Tue, 11 Feb 2020 - 8:44am Current Plotstyle : ByColor Layout Tab: 1 Path Name : I:\WestPalmBeach\OakPC\01 Carter Woodson Park Survey\CAD\190600-V_X_1-OAKPC_WOODSON_PARK.dwg User Name : 793hn

BOUNDARY/TOPOGRAPHIC SURVEY

SURVEY NOTES:

- THIS SKETCH OF A TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY BAXTER & WOODMAN, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING BETWEEN CONTROL POINTS CP1 AND CP2 BEING, N 88°05'05" E.
- THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING GPS OBSERVATIONS.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) DATUM = (+)1.58.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS NOT A BOUNDARY SURVEY.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1 FEET) OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE FRONT OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY BAXTER & WOODMAN, INC. (B&W). B&W HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. B&W CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. B&W MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT B&W FOR VERIFICATION OF ACCURACY.
- RIGHT OF WAY INFORMATION OBTAINED FROM PLAT OF "HARLEM", PLAT BOOK 18, PAGE 13, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND "HARLEM PARK, PLAT BOOK 31, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIPTION:

TRACT 1 (EXCEPTING THE SOUTH 70 FEET OF THE WEST 160 FEET THEREOF) AND ALSO LOTS 2, 3, 9, AND 14 OF PLAT OF HARLEM, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTROL POINTS				
PT	NORTHING	EASTING	EL (NAVD88)	EL (NGVD29)
CP1	668788.33	937424.20	3.961	5.541
CP2	668797.22	937689.92	6.292	4.712
CP3	668497.76	937600.26	5.495	3.915

NOTE: NGVD 29 → NAVD88 CONVERSION = (-)1.58

BENCHMARKS (ORIGINAL)				
NO.	TYPE	EL (NAVD88)	EL (NGVD29)	DESCRIPTION
3302	BENCHMARK	5.145	6.725	SO CUT ON NE 6TH AVENUE & 38TH STREET
T664	BENCHMARK	3.36	4.94	FOUND IRON ROD @ NW CORNER ANDREWS AVENUE & NW 3RD STREET IN CURB LINE

NOTE: NGVD 29 → NAVD88 CONVERSION = (-)1.58

SURVEY SYMBOL LEGEND:

	SIGN		FIRE HYDRANT
	OVERHEAD UTILITY WIRE		BACKFLOW PREVENTER
	EXISTING ELEVATION		WATER VALVE
	WOOD POWER POLE		WATER METER
	ELECTRIC HANDHOLE		CATCH BASIN
	GUY WIRE ANCHOR		ELECTRIC OUTLET
	CONTROL POINT		POWER POLE CONCRETE
	RIGHT-OF-WAY LINE		CONCRETE LIGHT POLE
	BENCH		ELECTRIC METER
	MAILBOX		POLE GUY ANCHOR

SURVEY ABBREVIATIONS:

B	SURVEY BASELINE
BCR	BROWARD COUNTY RECORDS
CB	CATCH BASIN
CLNO	CLEANOUT
CONC	CONCRETE
CP	CONTROL POINT
EL	ELEVATION
ELHH	ELECTRIC HANDHOLE
ELEO	ELECTRIC OUTLET
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GTA	POLE GUY ANCHOR
INV	INVERT
LB	LICENSED BUSINESS
LPC	LIGHT POLE (CONCRETE)
MHD	MAN-HOLE (DRAINAGE)
MHS	MAN-HOLE (SEWER)
OHW	OVERHEAD WIRE
P	PROPERTY LINE
WPP	POWER POLE (WOOD)
R/W	RIGHT-OF-WAY
SAN	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STM	STORM SEWER
UNK	UNKNOWN

SURVEY TREE LEGEND:

00"	ACACIA	00"	UNKNOWN	00"	CITRUS	00"	CYPRESS
00"	PALM SPECIES	00"	ROYAL POINCIANA	00"	CACTUS	00"	PAPAYA
00"	BANANA	00"	MAPLE	00"	MANGO	00"	BUTTONWOOD
00"	FICUS	00"	MAHOGANY	00"	HEDGE	00"	PINE
00"	SEAGRAPE	00"	OAK	00"	BUSH		

↑ Indicates trunk diameter

NOTE: VERIFICATION OF TREE SPECIES SHOULD BE CONDUCTED BY A PROFESSIONAL ENGAGED IN THE FIELD OF NATURAL SCIENCE.

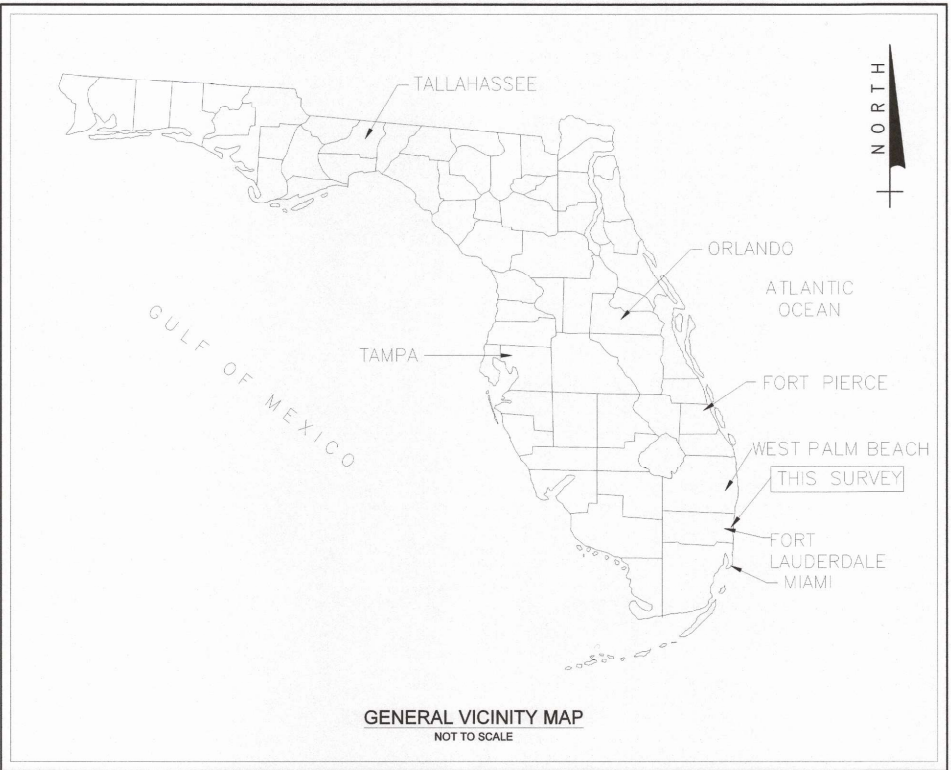
SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SKETCH OF A TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LAST DAY OF FIELD WORK: 12/17/2019

DATE OF SIGNATURE: 05/07/2020

ANTHONY BIANCHI
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7108
STATE OF FLORIDA
BAXTER AND WOODMAN LB 8175



LOCATION MAP
NOT TO SCALE

NOTE:
SEE SHEET #1 FOR NOTES/LEGEND

NO.	DATE	ISSUED FOR	APRV'D BY	FIELD:	S.H.
				DRAWN:	H.N.
				CHECKED:	M.D.
				APPROVED:	A.B.

BAXTER & WOODMAN
Consulting Engineers

6600 North Andrews Avenue, Suite 100, Fort Lauderdale, Florida 33309
Phone: 954-945-5483 • Fax: 561-655-6179
www.baxterwoodman.com EB-3175

VERIFY SCALE

1"
BAR IS ONE INCH
ON FULL SIZE
(22x34) ORIGINAL
DRAWING. ADJUST
SCALES AS
NECESSARY.

ENGINEER NO.: XXX

CLIENT
PROJECT NO.: 190600

CAD REF.: _____

CARTER WOODSON PARK
OAKLAND PARK, FLORIDA

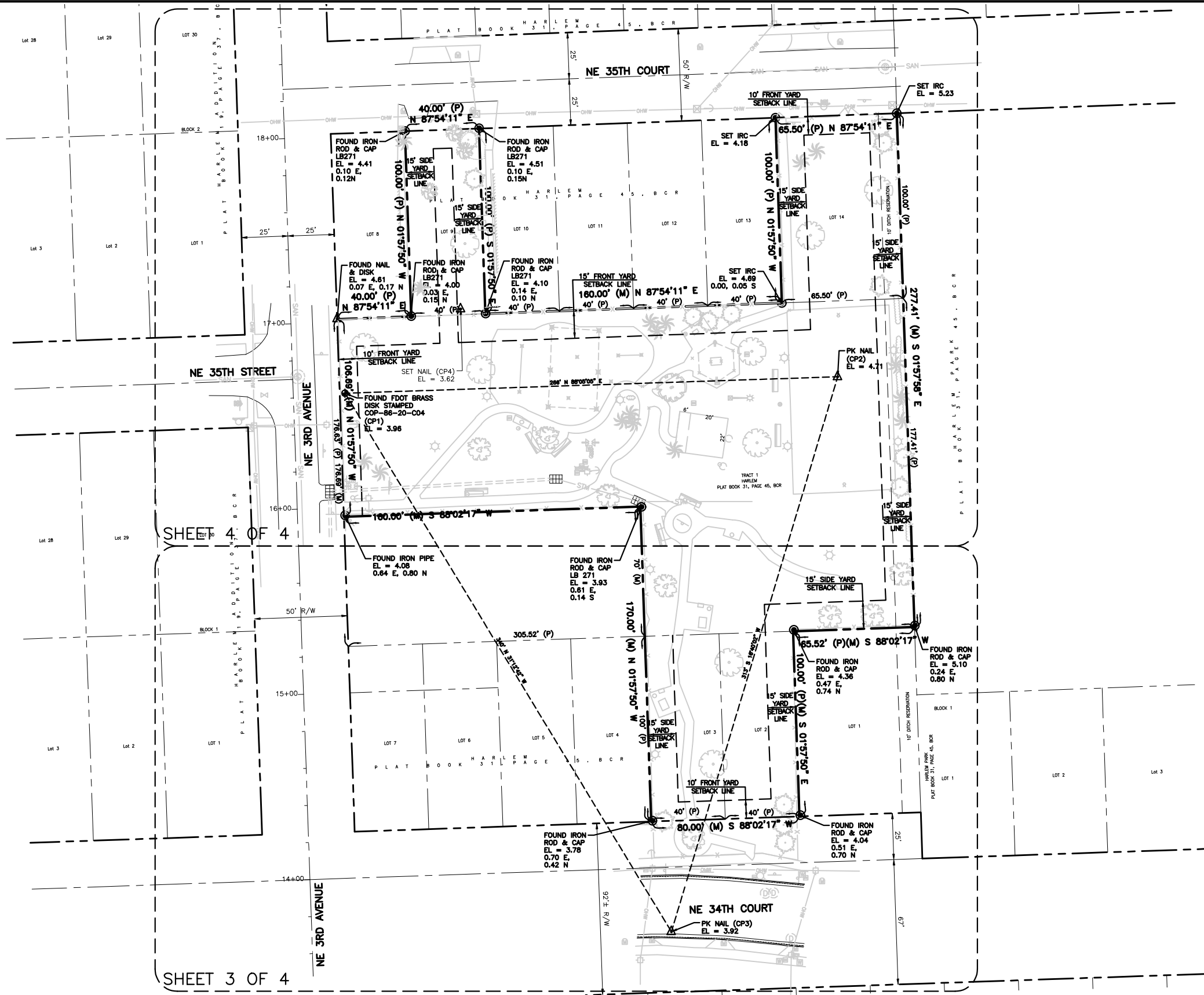
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE: JANUARY 2020

SHEET: 1 of 4

DRAWING:

Acad Version : R22.0s (LMS Tech) User Name : 793hln Date\Time : Tue, 11 Feb 2020 - 8:32am Current Plotsyle : ByColor Layout Tab: 2 Path\Name : I:\WestPalmBeach\OAKPC\01 Carter Woodson Park Survey\CAD\190600-V_X_1-OAKPC_WOODSON_PARK.dwg



VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM OF
1988 (NAVD 88)



1"=30'-0"

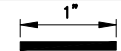
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VERIFY SCALE



BAR IS ONE INCH
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ENGINEER NO.: XXX

CLIENT
PROJECT NO.: 190600

CAD REF.:

CARTER WOODSON PARK
OAKLAND PARK, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

DATE: JANUARY 2020

SHEET: 2 of 4

DRAWING:

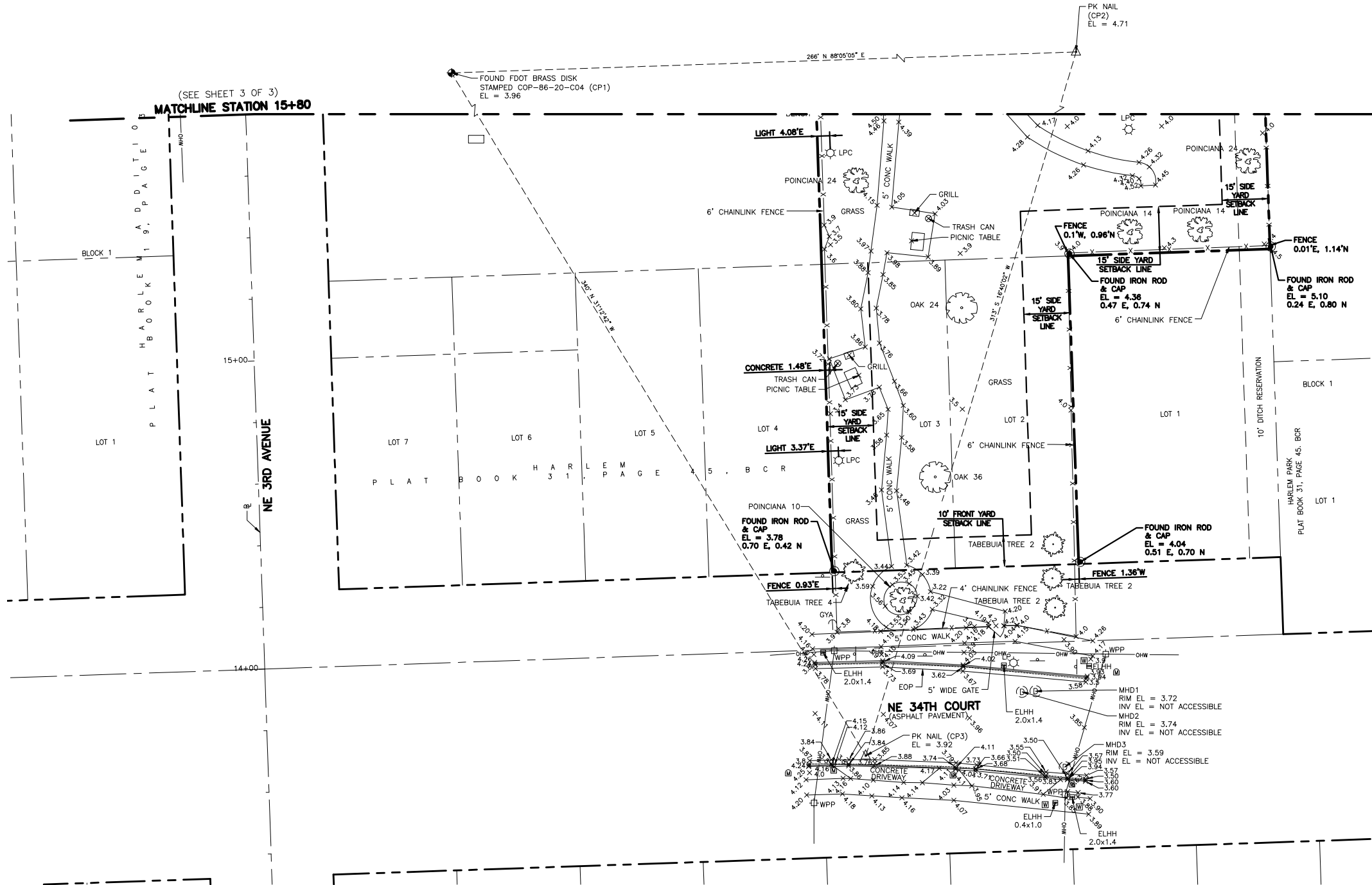
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VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM OF
1988 (NAVD 88)



1"=20'-0"

20' 10' 0 20'



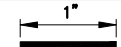
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VERIFY SCALE



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ENGINEER NO.: XXX

CLIENT
PROJECT NO.: 190600

CAD REF.: _____

CARTER WOODSON PARK
OAKLAND PARK, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

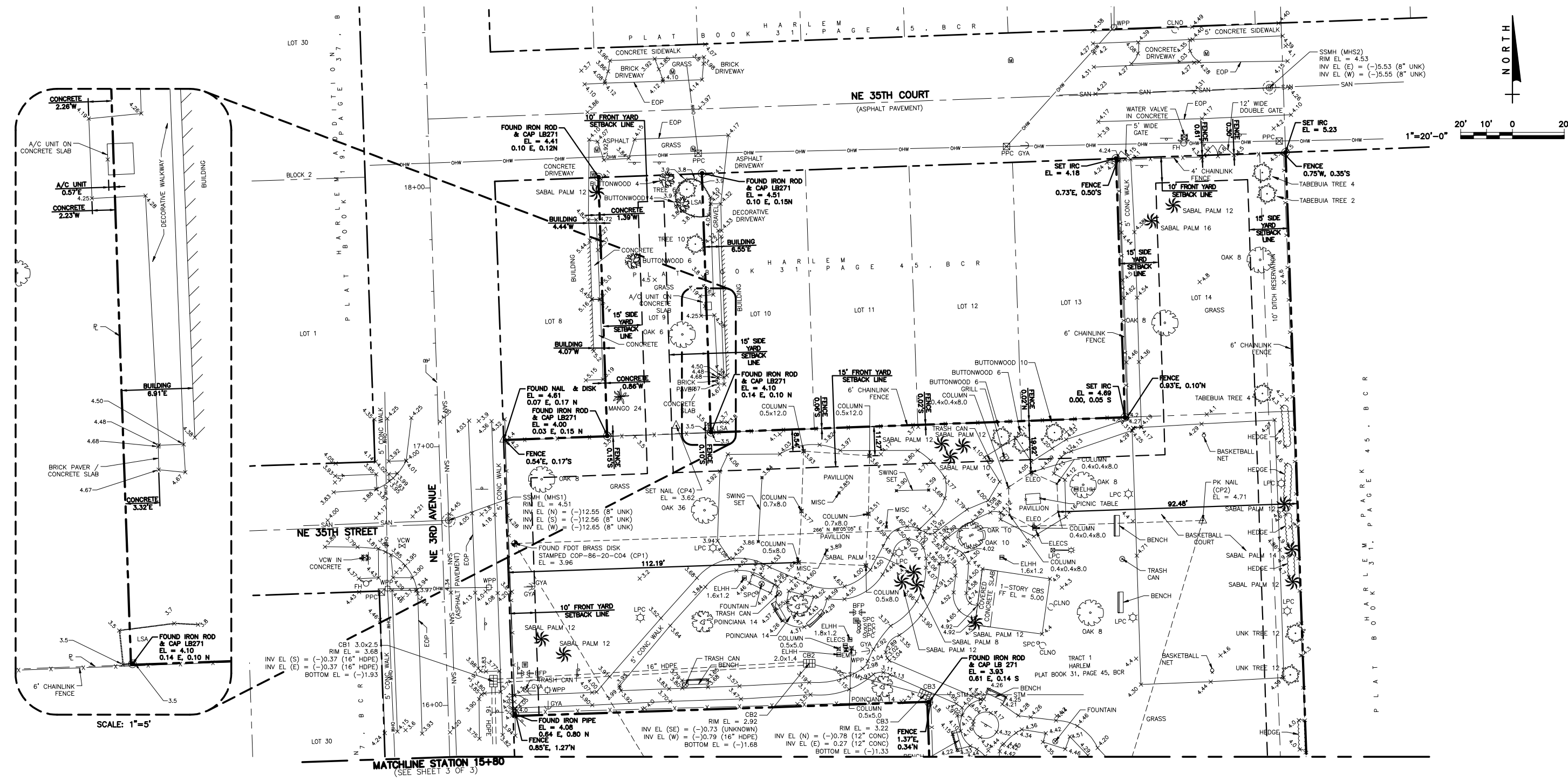
DATE: JANUARY 2020

SHEET: 3 of 4

DRAWING:

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VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM OF
1988 (NAVD 88)



NOTE:
SEE SHEET #1 FOR NOTES/LEGEND

NO.			DATE	ISSUED FOR	APR'V'D BY	FIELD:	S.H.	BAXTER & WOODMAN Consulting Engineers 6600 North Andrews Avenue, Suite 100, Fort Lauderdale, Florida 33309 Phone: 954-945-5483 • Fax: 561-655-6179 www.baxterwoodman.com EB-31795	VERIFY SCALE	ENGINEER NO.:	XXX	CARTER WOODSON PARK OAKLAND PARK, FLORIDA	DATE:	JANUARY 2020
						DRAWN:	H.N.			CLIENT			SHEET:	4 of 4
						CHECKED:	M.D.			PROJECT NO.:	190600			
						APPROVED:	A.B.			CAD REF.:			BOUNDARY AND TOPOGRAPHIC SURVEY	DRAWING: