

	360° LIGHT POLE
	BACKFLOW PREVENTOR
	BENCH
	BOLLARD
	CATCH BASIN
	CLEAN OUT
	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	CURB INLET
	DRAINAGE MANHOLE
	ELECTRIC CABINET
	ELECTRIC HANDHOLE
	ELECTRICAL PANEL
	FIBER OPTIC HANDHOLE
	FIRE HYDRANT
	GUY WIRE ANCHOR
	IRON ROD
	IRON ROD & CAP
	IRRIGATION CHECK VALVE
	MAST ARM
	METAL LIGHT POLE
	NAIL AND DISK
	PAINT STRIPE ARROW LEFT TURN
	PAINT STRIPE ARROW LEFT TURN & STRAIGHT
	PAINT STRIPE ARROW RIGHT TURN
	PAINT STRIPE ARROW STRAIGHT
	PAINT STRIPE BIKE
	PEDESTRIAN SIGNAL
	POST
	SANITARY MANHOLE
	SANITARY SEWER VALVE
	SINGLE POST SIGN
	STREETLIGHT HANDHOLE
	TELEPHONE PEDESTAL
	TELEVISION PEDESTAL
	TRAFFIC SIGNAL HANDHOLE
	TRASH RECEPTACLE
	TREE (SEE TREE CHART)
	PALM TREE (SEE TREE CHART)
	UNKNOWN HANDHOLE
	UNKNOWN MANHOLE
	WATER SPIGOT
	WATER VALVE
	WATER METER
	WOOD UTILITY POLE
	YARD DRAIN

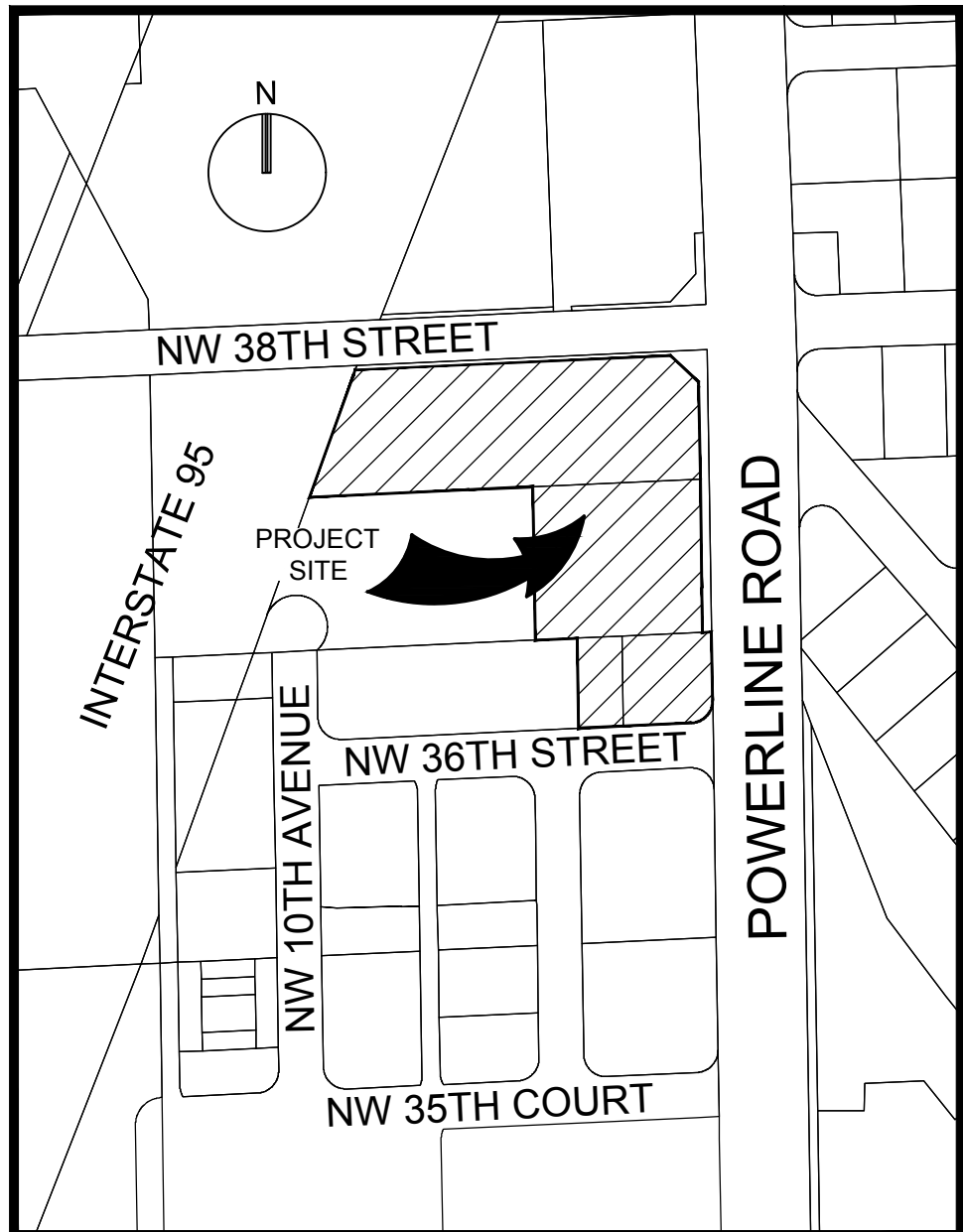
	CHAINLINK FENCE
	EDGE OF WATER
	GUARDRAIL
	HEDGE
	HAND RAIL
	OVERHEAD WIRE
	TOE OF SLOPE
	TOP OF BANK
	WOOD FENCE

CONC.
DETECTABLE WARNING
PAVERS

B.C.R.	BROWARD COUNTY RECORDS
BLDG.	BUILDING
BM	BENCHMARK
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
(D)	MEASUREMENT PER DESCRIPTION
D.B.H.	DIAMETER AT BREAST HEIGHT
DWS.	DETECTABLE WARNING SURFACE
E	EAST
ELEV.	ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E.	FINISHED FLOOR ELEVATION
FIRM	FLOOD INSURANCE RATE MAP
FND.	FOUND
ID	IDENTIFICATION
INV.	PIPE INVERT ELEVATION
L	ARC LENGTH (CURVE DATA)
LB	FLORIDA LICENSED BUSINESS NUMBER
(M)	FIELD MEASUREMENT
N	NORTH
NAD83/11	NORTH AMERICAN HORIZONTAL DATUM OF 1983/2011 ADJUSTMENT
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
NE	NORTHEAST
NO.	NUMBER
NW	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PVC	POLYVINYL CHLORIDE
R	RADIUS (CURVE DATA)
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
SE	SOUTHEAST
SW	SOUTHWEST
TV	TELEVISION
TYP.	TYPICAL
UNK.	UNKNOWN
UTD	UNABLE TO DETERMINE
W	WEST
Δ	DELTA/CENTRAL ANGLE (CURVE DATA)

PARCEL NO. 1:	56,569 SQUARE FEET	1.299 ACRES
PARCEL NO. 2:	31,962 SQUARE FEET	0.734 ACRES
PARCEL NO. 3:	8,743 SQUARE FEET	0.201 ACRES
<u>PARCEL NO. 4:</u>	<u>5,024 SQUARE FEET</u>	<u>0.115 ACRES</u>
TOTAL:	102,298 SQUARE FEET	2.349 ACRES MORE OR LESS

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
4. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THESE ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES, AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO CITY OF FORT LAUDERDALE BENCHMARK NW1142, BEING A MAGNETIC NAIL AND BRASS DISC STAMPED "CITY OF FT. LAUD BN NW 1142", LOCATED ON THE SOUTH SIDE EDGE OF PAVEMENT FOR NW 38 ST, 26 FEET +/- WEST OF EAST PROPERTY LINE # 770, ELEVATION=2.488" (NAVD88) AND BENCHMARK NW1143, BEING A MAGNETIC NAIL AND BRASS DISC STAMPED "CITY OF FT LAUD BN NW 1143", LOCATED ON THE SOUTH EDGE OF PAVEMENT OF NW 38 ST, 100 FEET +/- EAST OF THE CENTERLINE OF NW 7 AVE, ELEV.=2.995" (NAVD 88).
6. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
7. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.03'$ FOR HARD SURFACE ELEVATIONS AND $\pm 0.10'$ FOR SOFT SURFACE ELEVATIONS. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.
8. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
9. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.10'$. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
10. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0367J, EFFECTIVE DATE 07/31/2024, THIS PROPERTY LIES IN ZONE AE, ELEV. 6'.
11. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
12. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "C". ACCORDING TO "GOOGE PLAT NO.1" AS RECORDED IN PLAT BOOK 139, PAGE 15, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID NORTH LINE BEARS SOUTH 87°19'40" WEST.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.



PARCEL NO. 1:

PARCEL "C", GOOGLE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 15, LESS THE SOUTH 171.00 FEET THEREOF AND LESS THE THOROUGHFARE DEDICATIONS OF NW 9TH AVENUE AND NW 38TH STREET, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "D", GOOGLE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 5, BLOCK 3, OAKLAND PARK INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 62, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 4, LESS THE WEST 45 FEET THEREOF (AS MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID LOT 4), BLOCK 3, OAKLAND PARK INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 7, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "D" AND A PORTION OF PARCEL "C", GOOGLE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 5 AND A PORTION OF LOT 4, BLOCK 3, OAKLAND PARK INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "C"; THENCE SOUTH 19°40'17" WEST, ON THE WEST LINE OF SAID PARCEL "C", A DISTANCE OF 150.81 FEET; THENCE NORTH 87°20'29" EAST, ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 249.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°54'33" EAST, ON THE WEST LINE OF SAID PARCEL "D", A DISTANCE OF 171.08 FEET; THENCE NORTH 87°20'29" EAST, ON THE SOUTH LINE OF SAID PARCEL "D", A DISTANCE OF 47.01 FEET; THENCE SOUTH 00°54'42" EAST, ON THE EAST LINE OF THE WEST 45.00 FEET OF SAID LOT 4, A DISTANCE OF 100.54 FEET; THENCE NORTH 87°18'26" EAST, ON THE SOUTH LINE OF SAID LOTS 4 AND 5, A DISTANCE OF 125.76 FEET TO A POINT OF CURVE; THENCE EASTERLY THROUGH NORTHERLY ON SAID CURVE TO THE LEFT, WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°10'39", AN ARC DISTANCE OF 38.48 FEET TO A POINT OF TANGENCY OF TANGENCY OF SAID CURVE TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH 76°22'22" WEST, ON THE EAST LINE OF SAID LOT 5, A DISTANCE OF 76.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 87°20'29" WEST, ON THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "D"; THENCE NORTH 00°54'43" WEST, ON THE EAST LINE OF SAID PARCELS "D" AND "C", A DISTANCE OF 279.38 FEET; THENCE NORTH 46°46'08" WEST, A DISTANCE OF 43.06 FEET; THENCE SOUTH 87°22'31" WEST, ON THE NORTH LINE OF SAID PARCEL "C", A DISTANCE OF 351.77 FEET TO THE POINT OF BEGINNING.

THE EAST 10.00 FEET OF LOT 5, BLOCK 3; AND THE EXTERNAL AREA OF A 25.00 FOOT RADIUS CURVE AT THE SOUTHEAST CORNER OF SAID LOT 5, THAT IS TANGENT ON THE EAST TO A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 5 AND TANGENT ON THE SOUTH WITH THE SOUTH LINE OF SAID LOT 5, ALL IN OAKLAND PARK INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 12, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

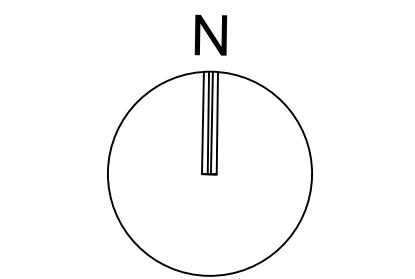


KEITH

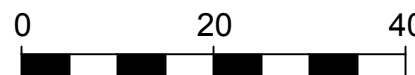
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

[illegible]

DATE:	11/06/24
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1132



GRAPHIC SCALE



SCALE: 1" = 20'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

POWERLINE
APARTMENTS

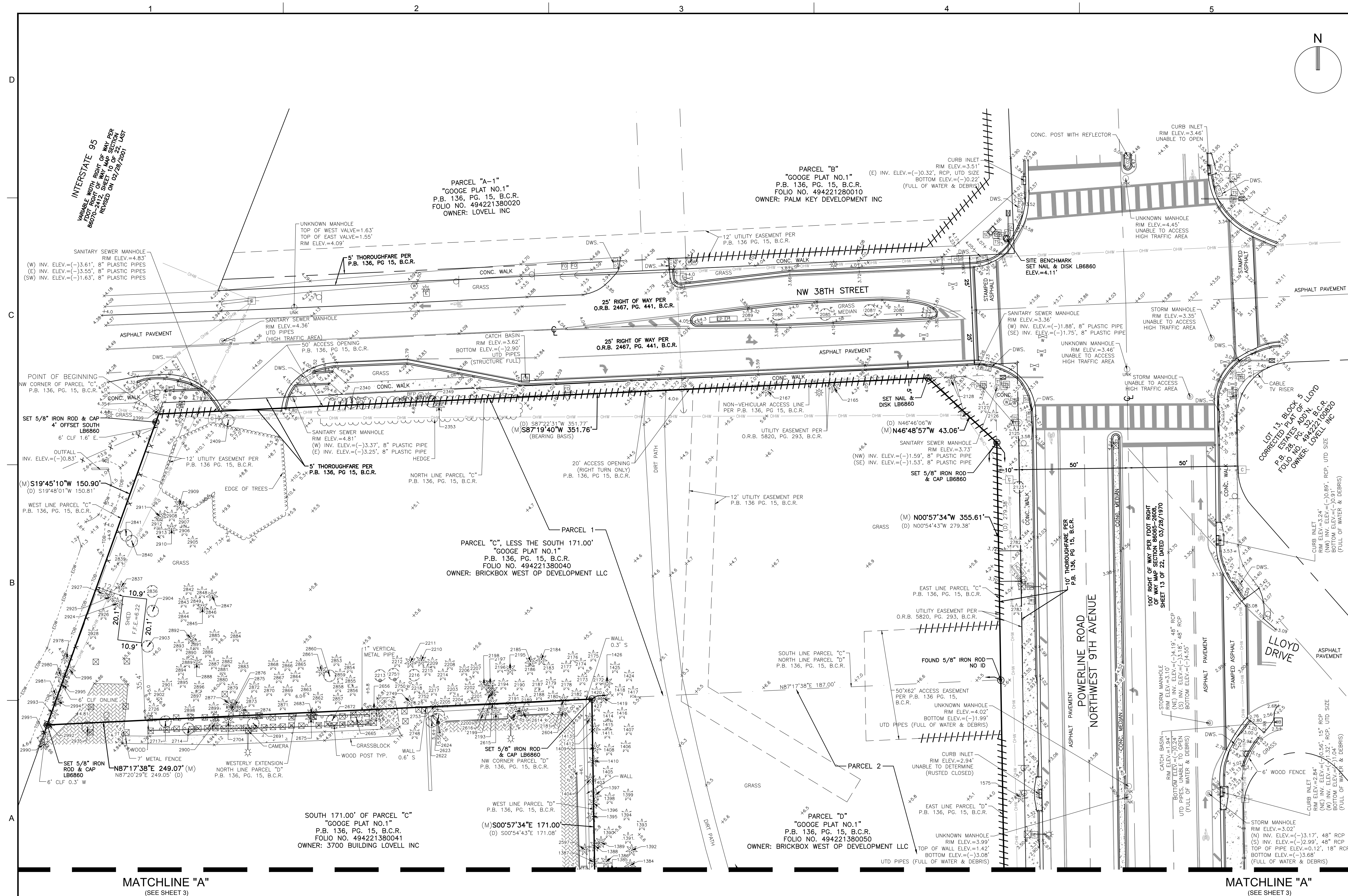
PORTIONS OF
"GOOGE PLAT NO. 1"
P.B. 136, PG. 15, B.C.R. AND
PORTION OF BLOCK 3
OAKLAND PARK
INDUSTRIAL CENTER
P.B. 62, PG. 7, B.C.R.

CITY OF OAKLAND PARK
BROWARD COUNTY,
FLORIDA

BOUNDARY &
TOPOGRAPHIC
SURVEY

SHEET 1 OF 4

PROJECT NUMBER	12921.01
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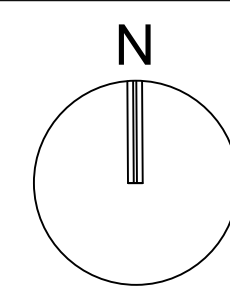


301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

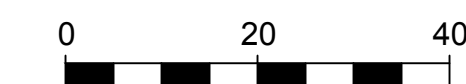
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB8860
Florida Landscape Architecture Business License: LC26000457

[illegible]

DATE:	11/12/2011
DRAWN BY:	ZPE
CHECKED BY:	DAS
FIELD BOOK:	1132



GRAPHIC SCALE



SCALE: 1" = 20'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

POWERLINE
APARTMENTS

PORTIONS OF
"GOOGE PLAT NO. 1"
P.B. 136, PG. 15, B.C.R. AND
PORTION OF BLOCK 3
OAKLAND PARK
INDUSTRIAL CENTER
P.B. 62, PG. 7, B.C.R.

CITY OF OAKLAND PARK
BROWARD COUNTY,
FLORIDA

SHEET TITLE

BOUNDARY &
TOPOGRAPHIC
SURVEY

SHEET 2 OF 4

PROJECT NUMBER	12921.01
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NUMBER	COMMON NAME	D.B.H. (INCHES)
958	PALM	15
1301	FICUS	7
1302	PALM	15
1306	UNKNOWN	5
1336	PALM	6
1337	PALM	5
1338	UNKNOWN	22
1345	PALM	8
1346	PALM	5
1347	PALM	6
1348	PALM	5
1349	PALM	5
1350	PALM	5
1351	PALM	6
1352	PALM	6
1353	PALM	5
1354	PALM	7
1355	PALM	4
1356	PALM	6
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1360	PALM	7
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1365	PALM	5
1366	PALM	6
1367	PALM	6
1368	PALM	7
1373	PALM	6
1374	PALM	5
1375	PALM	4
1376	PALM	7
1377	PALM	12
1378	PALM	5
1379	PALM CLUSTER	3
1380	PALM	7
1381	PALM	7
1382	PALM	6
1383	PALM	6
1384	PALM	5
1385	PALM	6
1386	PALM	7
1387	PALM CLUSTER	4
1388	PALM	10
1389	PALM	4
1390	PALM	8

1391	PALM	6
1392	PALM	4
1393	PALM	10
1394	PALM	6
1395	PALM	5
1396	PALM	6
1397	PALM	4
1398	PALM	8
1399	PALM	7
1403	PALM	7
1404	PALM CLUSTER	10
1405	PALM	6
1406	PALM	8
1407	PALM CLUSTER	6
1408	PALM	5
1409	PALM	14
1410	PALM	7
1411	PALM	10
1412	PALM	6
1413	PALM	7
1414	PALM	7
1415	PALM	8
1416	PALM	7
1417	PALM	3
1418	PALM	4
1419	PALM	7
1420	PALM	7
1424	PALM CLUSTER	6
1425	PALM	4
1426	PALM	4
1427	PALM	12
1539	FICUS	18
1546	PALM	6
1547	PALM	6
1548	PALM	6
1549	PALM	7
1575	PALM	6
1579	PALM	12
1580	UNKNOWN	4
1581	PALM	16
2080	PALM	15
2081	UNKNOWN	8
2085	UNKNOWN	4
2088	UNKNOWN	6
2089	PALM	15
2123	UNKNOWN	8
2125	PALM	12
2126	PALM	14
2127	PALM	18
2128	PALM	12

2165	PALM	12
2167	PALM	12
2172	PALM	6
2173	PALM	7
2174	PALM	6
2175	PALM	8
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2193	PALM	10
2194	PALM	6
2195	PALM	6
2196	PALM	7
2197	COCO PALM	4
2198	PALM	5
2199	COCO PALM	4
2200	COCO PALM	4
2201	PALM	10
2202	PALM	5
2203	PALM	8
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2205	PALM	6
2206	PALM	8
2207	PALM	10
2208	PALM	5
2209	PALM	4
2210	PALM	8
2211	PALM	6
2212	PALM	8
2213	GUMBO LIMBO	4
2214	PALM	7
2215	PALM	6
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2217	PALM	6
2218	PALM CLUSTER	3
2340	GUMBO LIMBO	10

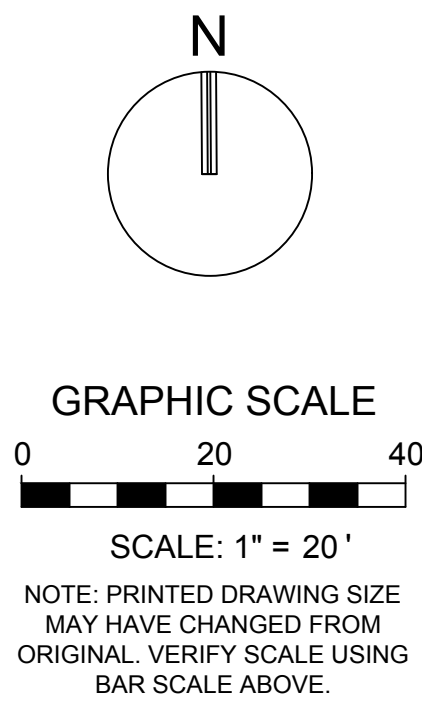
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2588	UNKNOWN	5
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2597	PALM	4
2604	COCO PALM	8
2613	PALM	6
2614	PALM	12
2615	PALM CLUSTER	8
2616	PALM	4
2622	BANANA	4
2623	OAK	6
2624	BANANA	6
2656	PALM	6
2665	OAK	4
2672	OAK	18
2675	PALM	4
2683	PALM	4
2691	UNKNOWN	18
2704	PALM CLUSTER	4
2707	COCO PALM	8
2714	GUMBO LIMBO	8
2717	UNKNOWN	15
2726	PALM	12
2748	PALM	12
2749	PALM	6
2750	PALM	4
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2782	PALM	12
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2846	PALM	12
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2854	PALM	6
2855	PALM	6
2856	PALM	7
2857	PALM	4
2858	PALM	5
2859	PALM	5
2860	GUMBO LIMBO	8
2861	PALM	5
2862	PALM	6
2863	PALM	5
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2925	PALM	18
2926	PALM	12
2927	PALM	8
2928	PALM	12
2935	OAK	12
2978	PALM	5
2980	PALM	4
2981	PALM	4
2990	PALM	4
2991	PALM	4
2992	PALM	4
2993	PALM	4
2994	PALM	4
2995	PALM	6
2996	PALM	6

[illegible]

DATE:	11/12/24
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1132



POWERLINE APARTMENTS

PORTIONS OF
"GOOGE PLAT NO. 1"
P.B. 136, PG. 15, B.C.R. AND
PORTION OF BLOCK 3
OAKLAND PARK
INDUSTRIAL CENTER
P.B. 62, PG. 7, B.C.R.

CITY OF OAKLAND PARK
BROWARD COUNTY,
FLORIDA

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER SHEET 4 OF 4

PROJECT NUMBER	12921.01
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