

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

- 8" CITRUS TREE
- FICUS TREE
- OAK TREE
- PALM TREE
- UMBRELLA TREE
- GUMBO LIMBO TREE

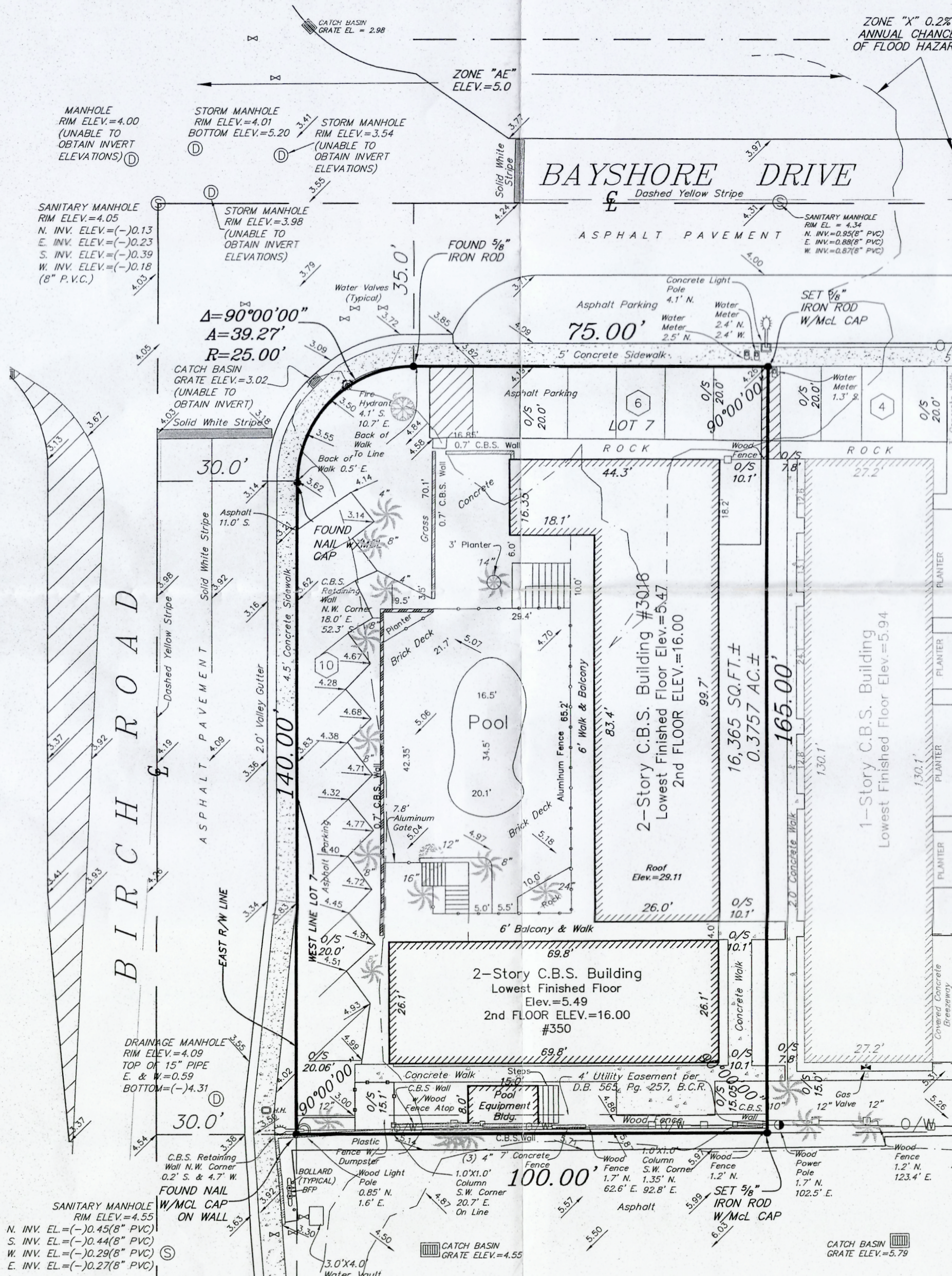
NOTES:

- 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.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Engineering Department, BM #154, Brass disc top of curb West side of A-1-A between Bayshore Dr. & Granada St. Elevation= 8.120 (NGVD29) converted to 6.610 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: \pm or \pm Elev. = 4.32
- This property lies in Flood Zones "AE", Elev.=5.0 and "X", 0.2% Annual Chance Of Flood Hazard & "X", Area of Minimal Flood Hazard Per Flood Insurance Rate Map No. 12011C0388, Dated: August 18, 2014. Community Panel No. 125105.
- 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/>
- Pipe identification is by Visible Evidence only. Pipes are old and have been repaired.

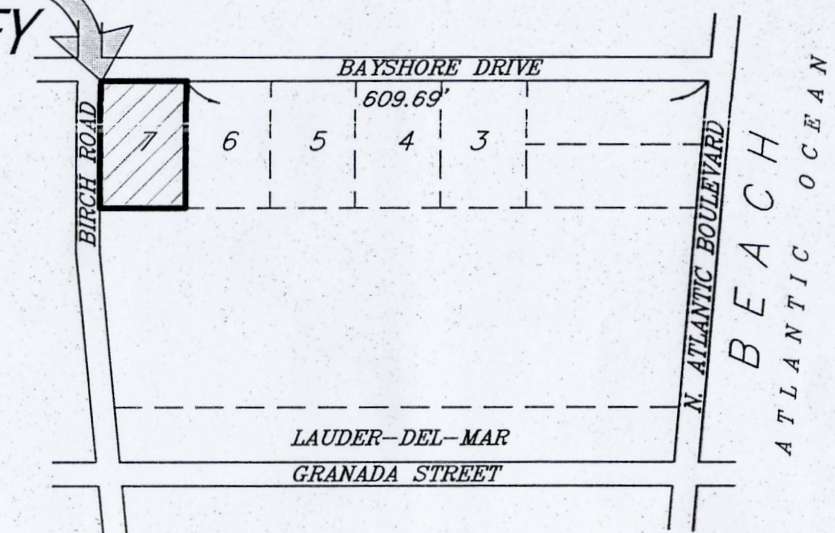
TOPOGRAPHIC SURVEY

LOT 7, BIRCH ESTATES

PLAT BOOK 23, PAGE 24, B.C.R.



THIS
SURVEY



Location Sketch
Not To Scale

Legal Description

Lot 7, BIRCH ESTATES, according to the plat thereof, as recorded in Plat Book 23, Page 24, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 16,365 square feet or 0.3757 acres, more or less.

LEGEND

- | | |
|--|--------------------------------------|
| A = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | C = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | P.G. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |
| NGVD = NATIONAL GEODETIC VERTICAL DATUM | O/W = OVERHEAD UTILITY WIRES |
| NAVD = NORTH AMERICAN VERTICAL DATUM | |
| 8 = PARKING SPACES | |

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 1st day of April, 2019.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida.

REF. DWG.: 06-3-097

FIELD BOOK NO. Print

JOB ORDER NO. U-3656, V-0745, V-2614, V-3499, V-3733, V-4257

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