



CAULFIELD & WHEELER, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 3591
Civil engineering - Landscape Architecture - Surveying
7900 Glades Road, Suite 100-Boca Raton, Florida 33434
Office (561)392-1991 Fax (561)750-1452

BOUNDARY SURVEY (PLOT PLAN)

LEGAL DESCRIPTION

LOT 284 "PARKLAND ROYALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 182 AT PAGES 60-77, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
5. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID "PARKLAND ROYALE" BEARING S 89°50'51"W.
8. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NGVD 29 VERTICAL DATUM AND ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATIONS ONLY AT THE POSITIONS SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINTS THAN AS SHOWN HEREON. THE CONVERSION VALUE TO NAVD 88 DATUM IS (-) MINUS 1.52' PER VERTCON ORTHOMETRIC HEIGHT CONVERSION SOFTWARE.
9. BENCHMARKS REFER TO NATIONAL GEODETIC SURVEY PID AJ8786 SURVEY DISK IN CONCRETE MONUMENT - STAMPING = H 548 2001 CERP SEVEN MILES MORE OR LESS WEST OF STATE ROAD 7 AND 12 FEET NORTH OF THE NORTH TOP OF BANK HILLSBORO CANAL ELEVATION =+14.33 NGVD CONVERTED FROM NAVD 88 USING THE ARMY CORP OF ENGINEERS CORPSCON PROGRAM VERSION 6.01.
10. FLOOD ELEVATION INFORMATION:
 - A. COMMUNITY NO. : 120051
 - B. FIRM MAP INDEX DATE : AUGUST 18, 2014
 - C. MAP/PANEL NUMBER : 12011C0135H
 - D. FIRM ZONE : X - (PER FEMA LOMR -F CASE # 20-04- 1589A)
 - E. BASE FLOOD ELEVATION : N/A
11. ADDRESS: 11990 LEON CIRCLE SOUTH, PARKLAND, FLORIDA 33076
12. AREA OF THIS PROPERTY IS 6,422 SQUARE FEET, MORE OR LESS.
13. THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
 - 1.
 - 2.
 - 3.
 - 4.
14. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.

ABBREVIATIONS

A	= ARC LENGTH	E.O.W.	= EDGE OF WATER	N/T	= NAIL AND TAB
A/C	= AIR CONDITIONER SLAB	EL.	= ELEVATION	O.R.B.	= OFFICIAL RECORD BOOK
ADJ	= ADJACENT	F.F.	= FINISHED FLOOR	P.B.	= PLAT BOOK
B.C.R.	= BROWARD COUNTY RECORDS	F.P.L.	= FLORIDA POWER & LIGHT CO.	P.B.C.R.	= PALM BEACH COUNTY RECORDS
B.D.I.C.	= BRASS DISC IN CONCRETE	FND.	= FOUND	P.O.B.	= POINT OF BEGINNING
(C)	= CALCULATED	GAR.	= GARAGE	P.O.C.	= POINT OF COMMENCEMENT
C.A.T.V.	= CABLE JUNCTION BOX	H.C.	= HANDICAPPED	P.R.M.	= PERMANENT REFERENCE MONUMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	I/R & C.	= IRON ROD AND CAP	PROP.	= PROPOSED
C.L.F.	= CHAIN LINK FENCE	I/R	= IRON ROD	PVMT.	= PAVEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT	L.E.	= LANDSCAPE EASEMENT	R	= RADIUS
CH.	= CHORD	L.M.E.	= LAKE MAINTENANCE EASEMENT	R/W	= RIGHT-OF-WAY
CONC.	= CONCRETE	(M)	= MEASURED	SW	= SIDEWALK
D	= DELTA (CENTRAL ANGLE)	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	STY.	= STORY
D.E.	= DRAINAGE EASEMENT	N.T.S.	= NOT TO SCALE	T.O.B.	= TOP OF BANK
E.O.P.	= EDGE OF PAVEMENT	ND	= NAIL AND DISK	U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT M. PIRTLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5630

DATE OF LAST FIELD WORK:

Digitally signed by
Scott M. Pirtle
Date: 2023.03.13
13:21:25
04'00"