



CAULFIELD & WHEELER, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 3591
Civil engineering - Landscape Architecture - Surveying
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**BOUNDARY SURVEY
(PLOT PLAN)**

LEGAL DESCRIPTION

LOT 9, BLOCK 3, **McJUNKIN FARMS PLAT**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, ON PAGES 260 THROUGH 272 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 "McJUNKIN FARMS" BEARING N 89°40'58"E.
8. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 88 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.
9. BENCHMARKS REFER TO BROWARD COUNTY ENGINEERING DEPARTMENT BM #3365 IN W. BULLNOSE AT INTERSECTION OF HILLSBORO BLVD & NW 76 DR. 7.5' S' OF THE S EOP OF HILLSBORO BLVD & 19' W. OF THE W. EOP OF NW 76 DR. B.M. FOUND 7-20-2000 FOUND GOOD 6-19-2008, ELEVATION =+16.037 NAVD.
10. THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATIONS ONLY AT THE POSITIONS SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINTS AN AS SHOWN HEREON.
11. FLOOD ELEVATION INFORMATION:
 - A. FIRM MAP/PANEL NO. : 12011C0155H
 - B. MAP DATE : 8-18-14
 - C. FIRM ZONE : X - BELOW 500 YEAR FLOOD PLAIN
 - D. BASE FLOOD ELEVATION : N/A
12. ADDRESS: 7930 ROWAN TERRACE, PARKLAND, FLORIDA 33067.
13. AREA OF THIS PROPERTY IS 8,792 SQUARE FEET, MORE OR LESS.
14. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
15. THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
 - 1.
 - 2.
 - 3.

ABBREVIATIONS

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY AT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J17-6, 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:

Scott M. Pirtle
Digitally signed by Scott M. Pirtle
Date: 2023.01.05 14:24:12 -05'00'

McJUNKIN FARMS PLAT-PARKLAND FALLS

JOB NO.: 8347-H

DATE:01-04-2023

SHEET 1 OF 2 SHEETS