

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY SURVEY / PLOT PLAN LOT 432 - PARKLAND ROYALE

LEGAL DESCRIPTION

LOT 432, "PARKLAND ROYALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGES 60 THROUGH 77, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

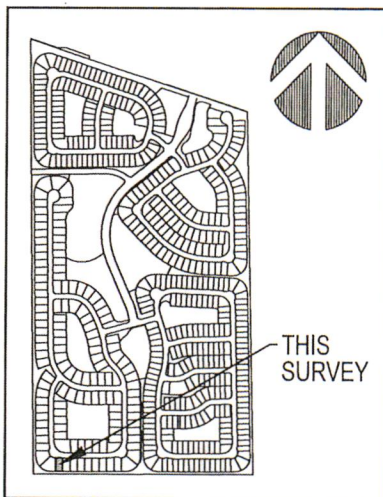
SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA, AND CONTAIN 9,033 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. DATUM CONVERSION: N.G.V.D. 1929 VALUE (-) MINUS 1.52' = N.A.V.D. 1988 VALUE.
7. PROPERTY ADDRESS: 12170 BASTILLE CIRCLE SOUTH, PARKLAND FL 33076
8. FLOOD INFORMATION IS AS FOLLOWS:
 - COMMUNITY NUMBER : 120051
 - PANEL NUMBER : 12011C0135H
 - DATE OF FIRM INDEX : 08-18-2014
 - ZONE : X PER LOMR-F #20-04-1589A
 - BASE FLOOD ELEVATION : N/A

ABBREVIATIONS

AC	=	AIR CONDITIONER
ALF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
CB	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK & STUCCO
CLF	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.F.	=	FINISHED FLOOR
FND.	=	FOUND
GAR.	=	GARAGE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
L	=	ARC LENGTH
L.B.E.	=	LAKE BUFFER EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
V.G.	=	VALLEY GUTTER



LOCATION MAP
NOT TO SCALE

LEGEND

	WATER SERVICE
	ELECTRIC SERVICE
	TELEPHONE BOX
	CABLE TV BOX
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	WATER VALVE
	SIGN
	FIRE HYDRANT
	CATCH BASIN
	LIGHT POLE
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
	CLEAN OUT
	CENTERLINE
	0.00' EXISTING ELEVATION
	(0.00') PROPOSED ELEVATION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, 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 AS PREPARED UNDER MY DIRECTION.

Jeff S. Hodapp
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Digitally signed
by Jeff S Hodapp
Date: 2023.02.07
16:28:28 -05'00'

DATE OF LAST FIELD WORK: DECEMBER 31, 2020

PROJECT NAME: PARKLAND ROYALE	DWG BY: AJR	DATE: P.P. 02/07/2023
JOB NO. 20252	CK'D BY: JSH	SHEET 1 OF 2