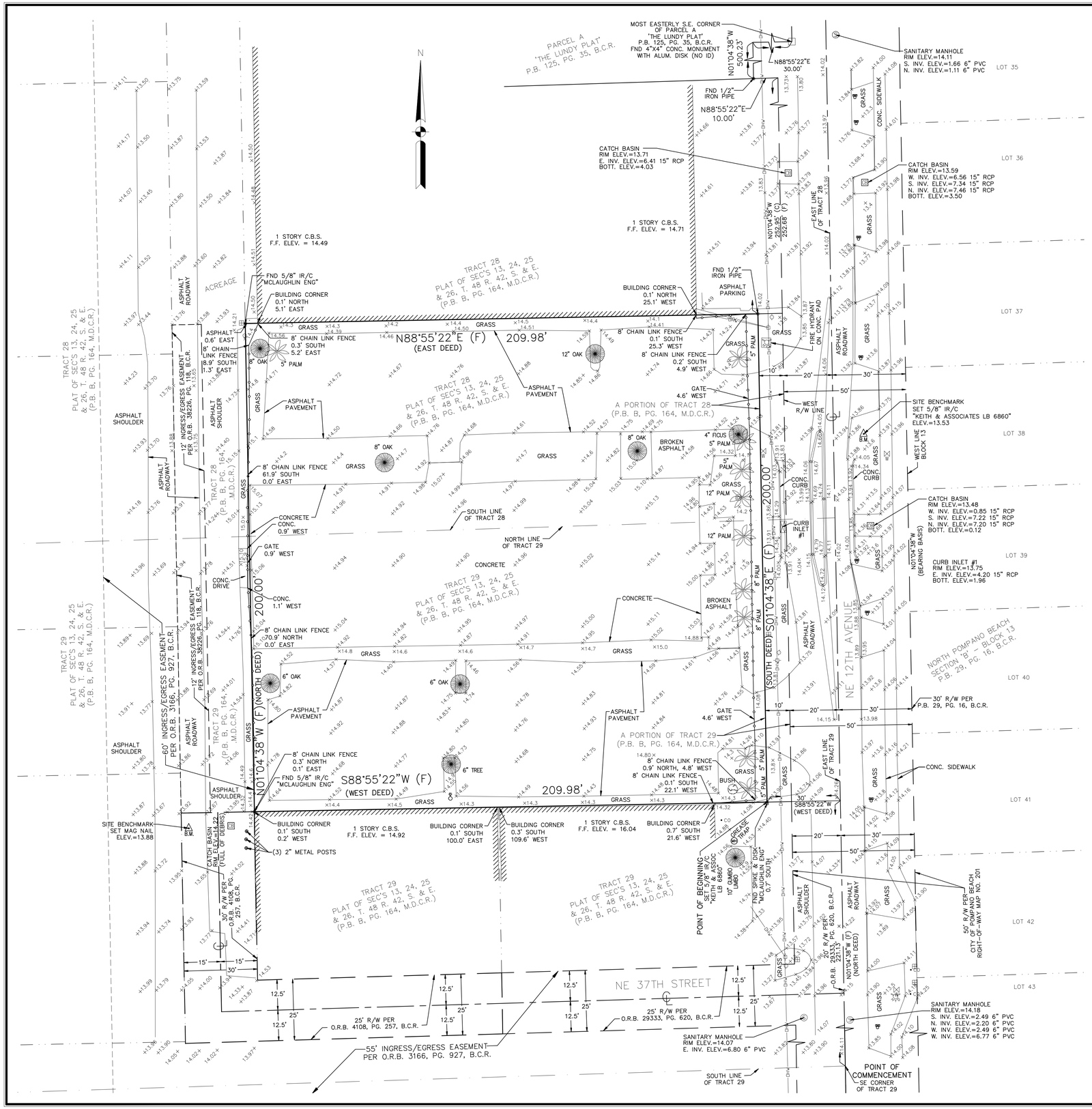

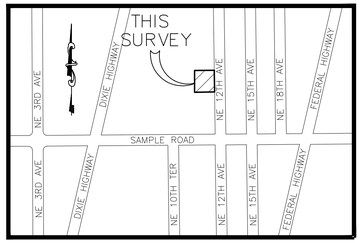

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:

LOTS 6, 7, 8, 9, 12, 13, 14 AND 15, IN BLOCK 2, OF THE UNRECORDED PLAT OF BROWNLOW PARK, BEING A PORTION OF TRACTS 28 AND 29 OF THE PLAT OF SEC'S 13, 24, 25 & 26, T. 48 R. 42, S. & E., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 29; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID TRACT 29, A DISTANCE OF 221.13 FEET; THENCE WEST AT A RIGHT ANGLE A DISTANCE OF 30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST A DISTANCE OF 209.98 FEET; THENCE NORTH AT A RIGHT ANGLE A DISTANCE OF 200 FEET; THENCE EAST AT A RIGHT ANGLE A DISTANCE OF 209.98 FEET; THENCE SOUTH AT A RIGHT ANGLE A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 41,996 SQUARE FEET (0.964 ACRES), MORE OR LESS.

SURVEY NOTES:

1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED.
3. IT IS A VIOLATION OF 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. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 01°04'38" WEST ALONG THE WEST LINE OF BLOCK 13 OF NORTH POMPANO BEACH – SECTION 'B' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK R 400 LOCATED IN POMPANO BEACH, AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND NORTHEAST 33RD STREET, 25.6 FEET SOUTH OF THE STREET CENTERLINE AND 22.6 FEET EAST OF THE NEAR RAIL. ELEVATION = 18.31'
6. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03'.
7. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM OF 2007 ADJUSTMENT APPLIED (NAD 83/NSRS 2007), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
8. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
9. THE INTENDED SCALE OF THIS MAP IS 1"=20' OR SMALLER.
10. KEITH & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. 6860.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
12. THE HORIZONTAL CONTROL ACCURACY FOR THIS SURVEY ACHIEVED THE COMMERCIAL/HIGH RISK REQUIREMENT OF 1 FOOT IN 10,000 FEET. AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
13. THE OWNERSHIP OF FENCES AND/OR PERIMETER WALLS SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
14. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS OR OWNERSHIP.
15. THE BOUNDARY LEGAL DESCRIPTION SHOWN HEREON IS FROM THE INSTRUMENT OF RECORD AS RECORDED IN OFFICIAL RECORDS BOOK 46069, PAGE 64 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DISTANCES SHOWN HEREON AGREE WITH THE INSTRUMENT OF RECORD UNLESS OTHERWISE SHOWN.
16. THE UNRECORDED PLAT OF BROWNLOW PARK WAS UNABLE TO BE FOUND AND WAS NOT USED FOR THIS SURVEY.

LEGEND:

ASSOC.	ASSOCIATES
ALUM.	ALUMINUM
AVE	AVENUE
B.C.R.	BROWARD COUNTY RECORDS
BOTT.	BOTTOM
(C)	CALCULATED BEARING OR DISTANCE
C.B.S.	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
ELEV.	ELEVATION
ENG	ENGINEERING
(F)	FIELD MEASURED BEARING OR DISTANCE
F.F.	FINISHED FLOOR
FND.	FOUND
ID	IDENTIFICATION
INC.	INCORPORATED
INV.	INVERT
IR/C	IRON ROD WITH CAP
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TER	TERRACE

FIRE HYDRANT
WATER GATE VALVE
WATER METER
SANITARY CLEANOUT
WOOD UTILITY POLE
CONCRETE UTILITY POLE
CENTERLINE
(C) CALCULATED DISTANCE
(F) FIELD MEASURED DISTANCE
METAL LIGHT POLE
MAILBOX

— OHW — OVERHEAD WIRE
LOT LINE
R/W LINE
TRACT LINE
+14.0 HARD SURFACE ELEVATION
+13.8 SOFT SURFACE ELEVATION

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & 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 SEPTEMBER 21, 2011 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

DATE	REVISION	BY
11/01/11	ADD TREE TO NW ISLAND	LKP
01/13/12	ADD INGRESS/EGRESS ESMTS	LKP
04/13/12	ADD R/W INFO	DDB

DATE	09-21-11
SCALE	1" = 20'
FIELD BOOK	387
DRAWN BY	LKP
CHECKED BY	MMM

KEITH & ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

FIRE STATION #103
BOUNDARY AND TOPOGRAPHIC SURVEY

PORTIONS OF TRACTS 28 & 29
PLAT OF SEC'S 13, 24, 25 & 26, T. 48 R. 42, S. & E.
PLAT BOOK B, PAGE 164, DADE COUNTY PUBLIC RECORDS
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET 1 OF 1
PROJECT NUMBER
07020.63

N:\07\07020\43 12th Avenue Fire Station - Pompano\Survey\BOUNDARY & TO