

ABBREVIATIONS:

AT&T AMERICAN TELEGRAPH AND TELEPHONE B.C.R. CALC CB CLF CONC COR (E) GEN GIS GPS LB (N) CALCULATED
CATCH BASIN
CHAIN LINK FENCE
CONCRETE CORNER GENERATOR GEOGRAPHIC INFORMATION SYSTEM GLOBAL POSITIONING SYSTEM FLORIDA LICENSED BUSINESS NUMBER PLAT BOOK PALM BEACH COUNTY RECORDS PG. PG'S. RTK REAL TIME KINEMATIC SOUTH TYPICAL WEST WITH

SYMBOLS:

AT TA BACK FLOW PREVENTER BBQ BARBECUE GRILL BELL SOUTH RISER BNCH BENCH CABLE TELEVISION BOX CB CATCH BASIN CLEANOUT 00 DOUBLE POST SIGN - SINGLE FACE ELECTRICAL HAND HOLE ELECTRICAL PANEL FIBER OPTIC MARKER POST -ŏ-FIRE HYDRANT FLAG POLE 8 GARBAGE CANISTER WITH CONCRETE PAD

GEN GENERATOR D⊠ RCW IRRIGATION CONTROL VALVE IRON ROD

IRON ROD AND CAP MAINTENANCE ACCESS STRUCTURE - DRAINAGE METAL LIGHT POLE

METAL LIGHT POLE 器 METAL LIGHT POLE 0 SIGN POST - SINGLE FACE SIGN POST - MULTI FACE

TRANSFORMER 4 TRAFFIC DIRECTION PAINT MARKS VAULT - FIBER OPTIC

WATER METER WATER METER VAULT WATER DRINKING FOUNTAIN WATER VALVE CENTERLINE

LINE TYPES:

CONCRETE PAVERS - X - CHAIN LINK FENCE ---TOB--- TOP OF BANK - SWALE AREA



LOCATION SKETCH (NOT TO SCALE)

SITE ADDRESS:

5650 CORAL LAKE DRIVE MARGATE, FLORIDA 33063

LAND DESCRIPTION:

WEST 268.57 FEET OF TRACT 64, BLOCK 90, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF MARGATE, BROWARD COUNTY FLORIDA CONTAINING 177,349 SQUARE FEET (4.07 ACRES) MORE OF LESS.

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT 2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENT OF RECORDS.

4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND BEATON OF THE SENST. HOWEVER A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.

5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.

7. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5,1-17 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.

8. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS TH MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRCE DY THE STANDARDS OF PRACTICE (5J-17, A-2,), THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

9. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 40' OR SMALLER. 10. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.

11. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ALTERED FOR CLARITY, ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET

12. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (SANSRS2011). THANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATICS (RTK) GPS OSSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE OBTAINED AND PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATIONS (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.

13. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.

14. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0165H, EFFECTIVE DATE 8-18-2014, THIS PROPERTY LIES IN ZONE X, BASE FLOOD ELEVATION (NONE).

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY 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 AUGUST 6, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5.17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

Digitally signed by DONALD A SPICER Date: 2024.08.14 DONALD A. SPICER PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4677 STATE OF FLORIDA (FOR THE FIRM)

Pompano Beach, FL 33060 PH: (954) 788-3400 REVISIONS DATE NO. DESCRIPTION DATE: 8/6/2024 DRAWN BY: S.N

CHECKED BY: FIELD-BOOK FIELD BOOK:



GRAPHIC SCALE



NOTE: PRINTED DRAWING SIZE

CORAL GATE PARK CITY OF MARGATE

SHEET TITLE

BOUNDARY SURVEY

SHEET 11:06:27-04'00' NUMBER

1 OF 1 PROJECT 12020.03