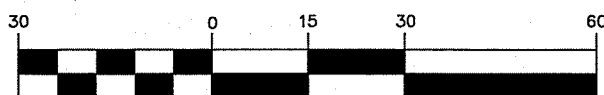


GRAPHIC SCALE

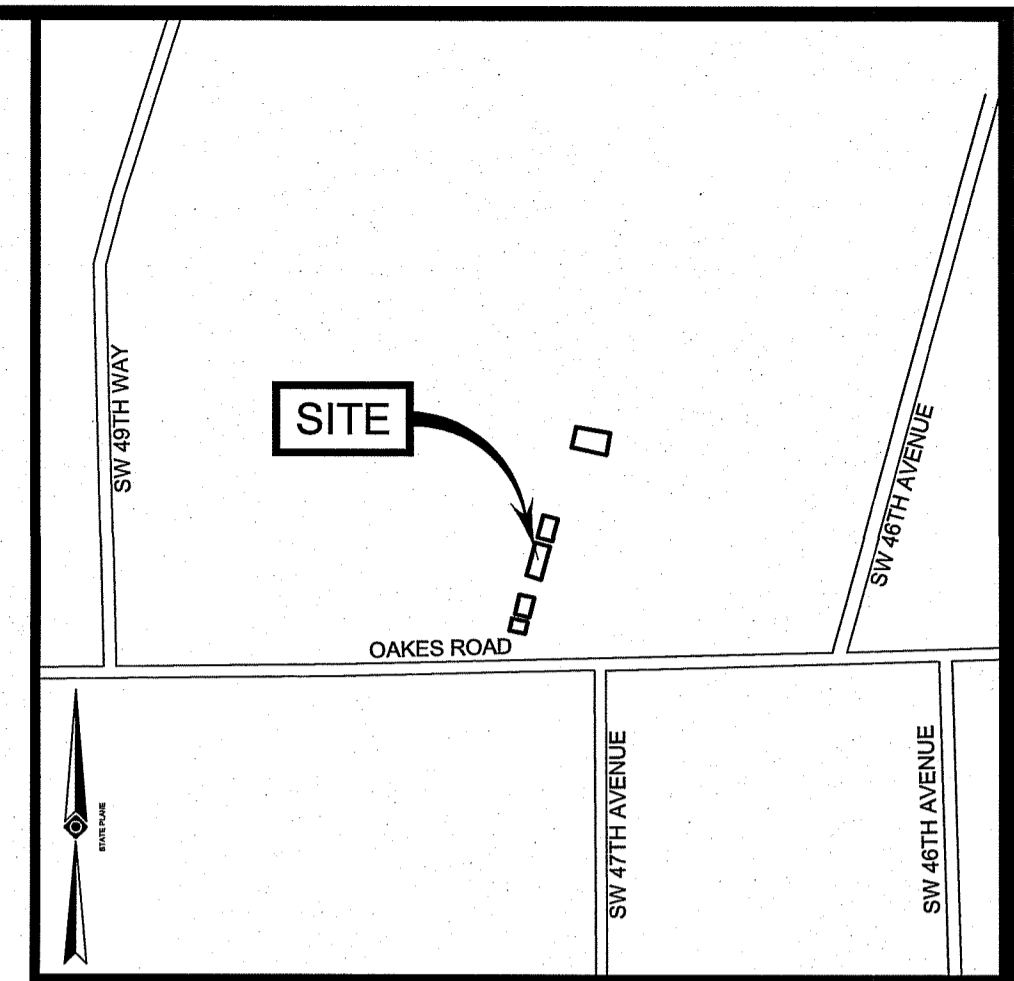


(IN FEET)
1 inch = 30 ft.

LEGEND

- B.C.R. = BROWARD COUNTY RECORDS
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- CL = CENTERLINE OF RIGHT-OF-WAY
- C.L.F. = CHAIN LINK FENCE
- C/O = CLEAN OUT
- U.P. = UTILITY POLE
- WM ⊗ = WATER METER
- C/O ○ = CLEAN OUT
- O/S = OFFSET
- O/W = OVERHEAD UTILITY LINES
- PG. = PAGE
- P.B. = PLAT BOOK
- = UTILITY POLE
- = PINE TREE
- CL = CENTERLINE OF RIGHT-OF-WAY
- D.B. = DEED BOOK
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- PG. = PAGE
- P.B. = PLAT BOOK
- ⊗ WM = WATER METER
- ▭ = CATCH BASIN
- EOP = EDGE OF PAVEMENT
- EOG = EDGE OF GRAVEL

FLORIDA EAST STATE PLANE COORDINATE SYSTEM (NAD83)



VICINITY MAP
NOT TO SCALE

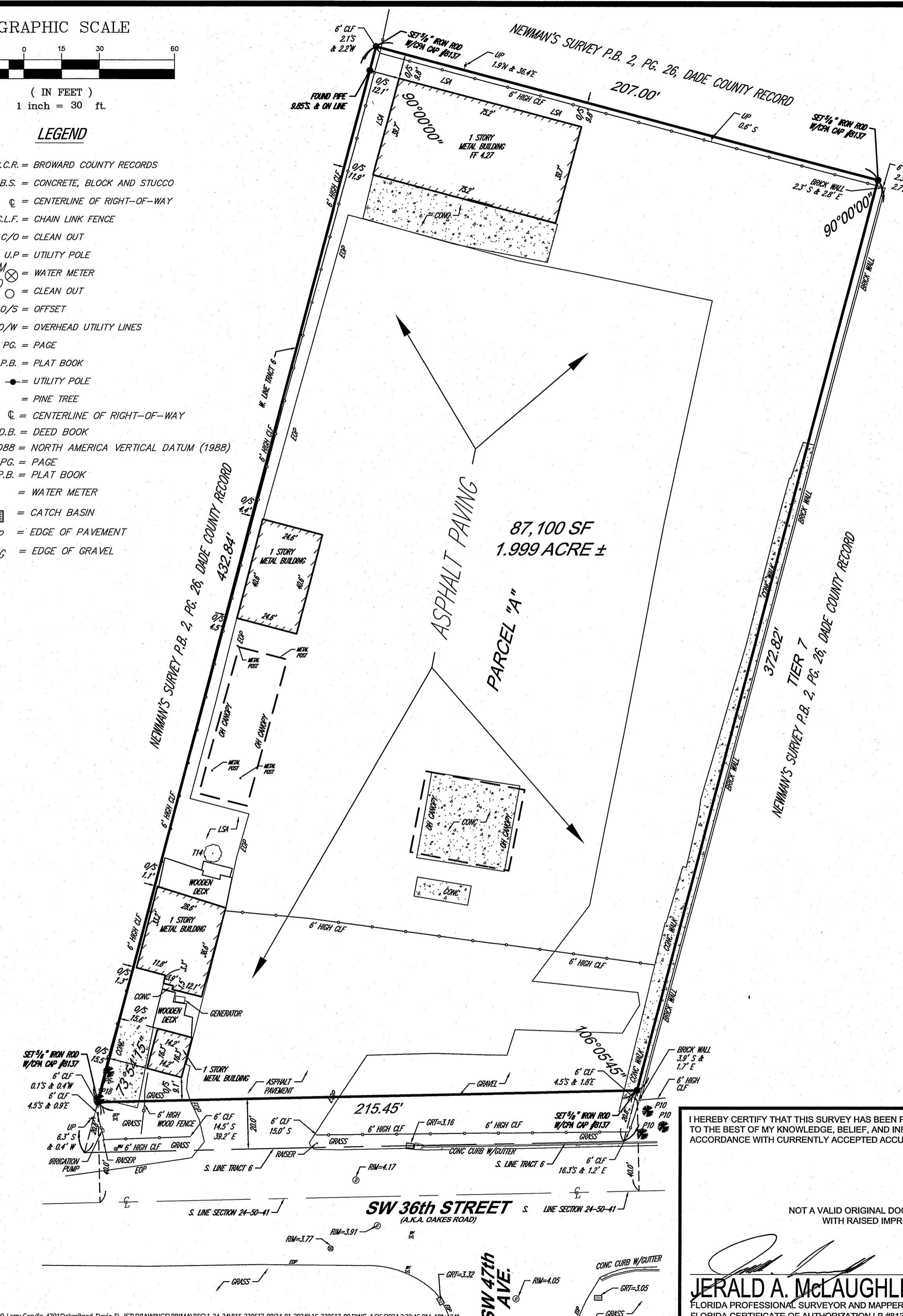
LEGAL DESCRIPTION:
Parcel "A", WEBURG PLAT, according to the plat thereof recorded in Plat Book 88, Page 37, of the public records of Broward County, Florida.

Said land situate, lying and being in the Town of Davie, Broward County, Florida and containing 87,000 square feet or 1.999 acres, more or less.

Dated at Fort Lauderdale, Florida, this 3rd day January, 2024.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company, A DIVISION OF CONTROL POINT ASSOCIATES
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale BM # SW 120, Elevation=5.89 (NGVD29) converted to 4.29 (NAVD88).
- 6) Elevations shown refer to Nation Geodetic Vertical Datum (1929), and are indicated thus: , Elev. = 0.38
- 7) This property lies in Flood Zones "AH", Elev.=6.0 , Area of Minimal Flood Hazard Per Flood Insurance Rate Map No. 12011C0556H, Dated: August 8, 2014. Community Panel No. 125105.



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

01-12-2024
DATE

FIELD DATE	01-01-2024				
FIELD BOOK NO.	N/A				
FIELD BOOK PG.	N/A				
FIELD CREW	C.W				
DRAWN:	P.V.				
REVIEWED:	JST	APPROVED:	JAM	DATE:	01-12-2024
SCALE:	1" = 30'	FILE NO.:	15-230617-00	DWG. NO.:	1 OF 1

BOUNDARY & LOCATION SURVEY
LARRY CERULLO
4701 OAKES ROAD, DAVIE FL.
PARCEL A WEBURG PLAT

McLAUGHLIN ENGINEERING CO.
SURVEYORS - ENGINEERS - PLANNERS
a division of **CONTROL POINT ASSOCIATES, INC.**
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309

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