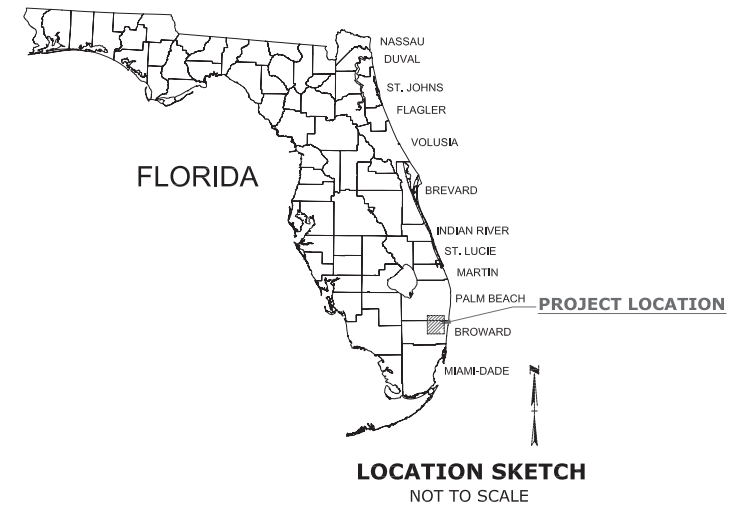


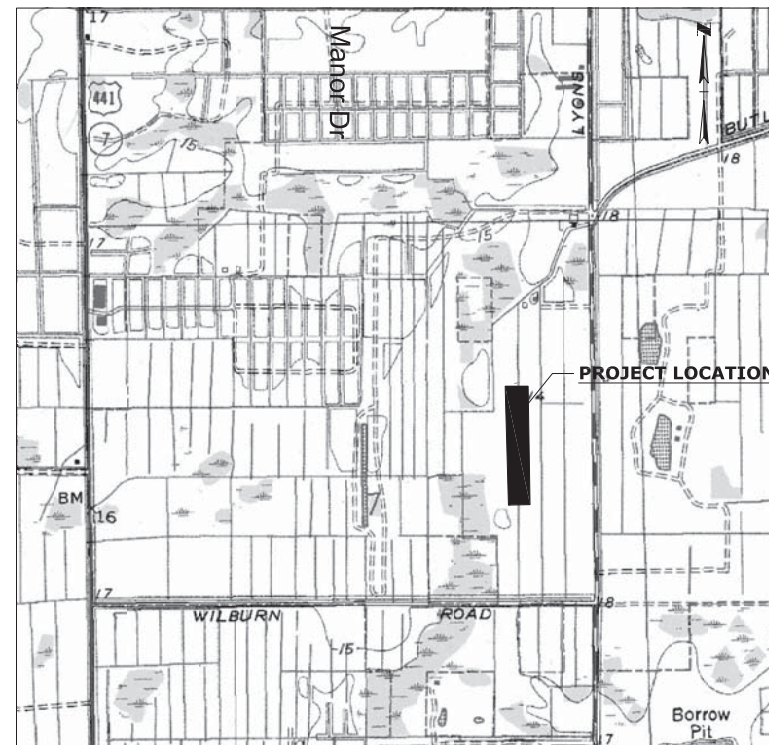
# WINSTON PARK FOUNDATION TRACT H WINSTON PARK, SECTION 1 COCONUT CREEK, FLORIDA

## BOUNDARY SURVEY SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST



**ABBREVIATIONS:**

- A/C = AIR CONDITIONER PAD
- ADJ. = ADJACENT
- BFP = BACK FLOW PREVENTOR
- M.D.C.R. = BROWARD COUNTY RECORDS
- B.M. = BENCHMARK
- (C) = CALCULATED
- CB = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- D = DELTA ANGLE
- D.D.R. = DADE COUNTY RECORDS
- D.D.C.V. = DOUBLE DETECTOR CHECK VALVE
- D.E. = DRAINAGE EASEMENT
- E.O.W. = EDGE OF WATER
- E = EAST
- EL. = ELEVATION
- F.A. = FINISHED FLOOR
- F.P.L. = FLORIDA POWER & LIGHT CO.
- FD. = FOUND
- GAR. = GARAGE
- INV. = INVERT
- IP = IRON PIPE
- IR = IRON ROAD
- IRC = IRON ROAD & CAP
- L = ARC LENGTH
- LME = LAKE MAINTENANCE EASEMENT
- LB = LICENSED BUSINESS
- (LD) = LEGAL DESCRIPTION
- (M) = MEASURED
- M.H. = MANHOLE
- MISC. = MISCELLANEOUS
- M-D.C. = MIAMI-DADE COUNTY
- N/D = NAIL AND DISK
- N/T = NAIL AND TAB
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N/A = NON-APPLICABLE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N = NORTH
- N.T.S. = NOT TO SCALE
- O/S = OFFSET
- OH = OVERHEAD WIRES
- O.R.B. = OFFICIAL RECORD BOOK
- F.E.C.R. = FLORIDA EAST COAST RAILROAD
- PG. = PAGE
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- (P) = PLAT
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PROP. = PROPOSED
- P.C.R. = PALM BEACH COUNTY RECORDS
- R. = RADIUS
- R/W = RIGHT OF WAY
- SECT. = SECTION
- SF = SQUARE FEET
- SR = STATE ROAD
- T.O.B. = TOP OF BANK
- T.O.P. = TOP OF PIPE
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- GRASS = GREEN AREA/LANDSCAPE/NATURAL GROUND
- WM = WATER METER



LOCATION MAP  
Scale 1" = 1000'

**LEGAL DESCRIPTION:**

TRACT "H", WINSTON PARK, SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131 AT PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF TRACT "H"; THENCE SOUTH 0°24'54" EAST, A DISTANCE OF 1253.78 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1640 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 4°34'48.43" EAST AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 86°17'40.89" EAST, 50.08 FEET; THENCE NORTH 0°24'54" WEST, A DISTANCE OF 13.46 FEET; THENCE NORTH 0°24'54" WEST, A DISTANCE OF 1248.32 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2606.48 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 13°15'03.34" WEST AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 77°18'41.17" EAST, 51.17 FEET.

**SURVEYOR'S REPORT:**

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF BDH CONSULTING GROUP, LLC, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF BDH CONSULTING GROUP, LLC.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
5. LEGAL DESCRIPTION FURNISHED TO THE SURVEYOR BY CLIENT.
6. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
7. FENCE TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
8. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT H, OF THE PLAT ENTITLED "WINSTON PARK SECTION ONE", PLAT BOOK 131 AT PAGE 23, BROWARD COUNTY RECORDS, BEARING NORTH 0°24'54" WEST.
9. PROPERTY ADDRESSES: NW 56 STREET, COCONUT CREEK, FL 33073
10. CONTAINING 1.44 ACRES, MORE OR LESS.
11. CERTIFIED TO: WINSTON PARK FOUNDATION, INC.

INDEX OF SHEETS	
SHEET NUMBER	TITLE
S-1	COVER SHEET AND LOCATION MAP
S-2	PLAN SHEET

Sheet 1 of 4 Not valid without sheets 2, 3 and 4.

**TOPO LEGEND:**

- SET 5/8" IR & CAP (PLS 6887)
- △ FOUND 5/8" IR & CAP (PLS 4034)
- PCP
- ⊙ PRM
- +11.5 EX. ELEVATION
- ⊕ EX. FIRE HYDRANT
- ⊘ CENTERLINE
- ⊕ EX. LIGHT POLES
- ⊞ EX. COLUMN
- ⊗ EX. MANHOLE (STORMWATER)
- ⊙ EX. CLEAN OUT (SANITARY)
- ▨ EX. CATCH BASIN
- EX. ELECTRIC SERVICE
- ⊞ EX. GAS METER
- EX. WATER METER
- ⊞ EX. CABLE TV BOX
- ⊘ EX. UTILITY POLE
- ⊕ EX. MANHOLE (UNKNOWN)

**CERTIFICATE OF SURVEYOR:**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAIN IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE; PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

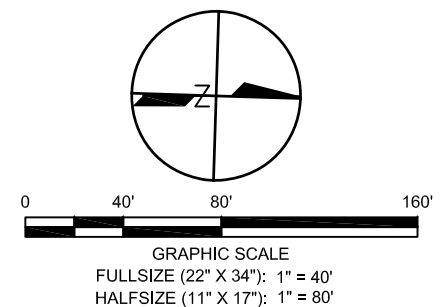
DERIS H. BARDALES, PSM  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
CERTIFICATION NUMBER LS6778

10-13-2014  
DATE OF LAST FIELD WORK

	PROJECT TITLE	WINSTON PARK FOUNDATION TRACT "H" WINSTON PARK, SECTION 1
	BROWARD COUNTY, COCONUT CREEK, FLORIDA	
PROJECT NO	S0901-14257	
DATE	OCTOBER 2014	
<b>S-1</b> SHEET 1 OF 4		

BDH CONSULTING GROUP, LLC  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
712 NE 8TH AVENUE, BOYNTON BEACH, FL 33435  
(561)-452-2348  
CERTIFICATE OF AUTHORIZATION # 30026  
CERTIFICATE OF AUTHORIZATION # LB8012





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**PROJECT TITLE**  
**WINSTON PARK FOUNDATION**  
**TRACT "H"**  
 WINSTON PARK, SECTION 1  
 BROWARD COUNTY, COCONUT CREEK  
 FLORIDA



NO	ZONE	REVISIONS / SUBMISSIONS	DATE
1			

PROJECT NO	S0901-14257
DATE	OCTOBER 2014
DESIGNED	N/A
DRAWN	JN
CHECKED	DH
REVIEWED	DH
SCALE	AS SHOWN

**DRAWING TITLE**  
 BOUNDARY  
 SURVEY

**S-3**  
 SHEET 3 OF 4

