0 40' 80'

GRAPHIC SCALE
1"=40'

LEGAL DECRIPTION

ALL OF TRACTS LB, AND LB3, TOGETHER WITH A PORTION OF TRACTS A, B AND LB1, "FIRST BAPTIST CHUCH AT HILLSBORO", ACCORDING TO THE PLAT THEREF, AS RECORDED IN PLAT BOOK 176 AT PAGES 123 AND 124 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 00°25'02" EAST, ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 573.38 FEET; THENCE SOUTH 89° 35'28" WEST, ALONG THE SOUTH LINE OF SAID TRACTS A AND LB3, A DISTANCE OF 935.00 FEET; THENCE NORTH 45°24'47" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 42.42 FEET; THENCE NORTH 00°25'02" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 24.00 FEET; THENCE NORTH 89° 35'28" EAST, A DISTANCE OF 392.00 FEET; THENCE NORTH 00° 25'02" WEST, A DISTANCE OF 519.77 FEET; THENCE SOUTH 81°19'08" EAST, A DISTANCE OF 2.48 FEET; THENCE NORTH 89° 35'28" EAST, A DISTANCE OF 270.00 FEET; THENCE NORTH 00° 35'28" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89° 35'28" EAST, A DISTANCE OF 60.55 FEET; THENCE SOUTH 81° 19'07" EAST, A DISTANCE OF 50.64 FEET; THENCE NORTH 89° 35'28" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID TRACT A).

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 8.034 ACRES, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS AND RIGHTS-OF-WAY SHOWN IN TITLE SEARCH REPORT 10-2014-008487, AS PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC. DATED JULY 8, 2014. ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID TRACT A HAVING A BEARING OF SOUTH 00°25'02" EAST, ACCORDING TO SAID PLAT.
4. ELEVATIONS SHOWN ARE RELATIVE TO BROWARD COUNTY BENCH-NUMBER 2428; ELEVATION = 15.89' NGVD 1929. ALL ELEVATIONS SHOWN HAVE BEEN TRANSFORMED TO NAVD 1988. NAVD 1988 + 1.55' = NGVD 1929.
5. UNDERGROUND IMPROVEMENTS NOT LOCATED.

FLOOD INFORMATION

COMMUNITY NUMBER : 120031
PANEL NUMBER : 0105
SUFFIX : F
DATE OF FIRM INDEX : AUGUST 18, 1992
ZONE : X

TREE LIST

7669 10" UNKNOWN TREE
7670 10" UNKNOWN TREE
7671 24" FICUS
7672 10" UNKNOWN TREE
7673 8" OAK TREE
7674 8" OAK TREE
7675 10" OAKTREE
7676 12" SLASH PINE
7677 10" OAK TREE
7678 15" OAK TREE
7679 12" SLASH PINE
7680 15" GUMBO LIMBO
7681 6" GUMBO LIMBO
7682 12" GUMBO LIMBO
7683 12" GUMBO LIMBO
7684 18" GUMBO LIMBO
7685 15" FICUS
7686 6" FICUS
7687 (2) 24" FICUS
7688 12" PALM
7689 12" PALM
7690 12" PALM
7691 8" YELLOW TABEBUIA
7692 8" PALM/FICUS
7693 18" YELLOW TABEBUIA

ABBREVIATIONS

ASPH	-	ASPHALT
B.C.R.	-	BROWARD COUNTY RECORDS
C	-	CALCULATED
C&G	-	CURB & GUTTER
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
COR.	-	CORNER
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
U.E.	-	UTILITY EASEMENT
W.F.	-	WOOD FENCE
WPP	-	WOOD POWER POLE

SURVEYOR'S CERTIFICATION

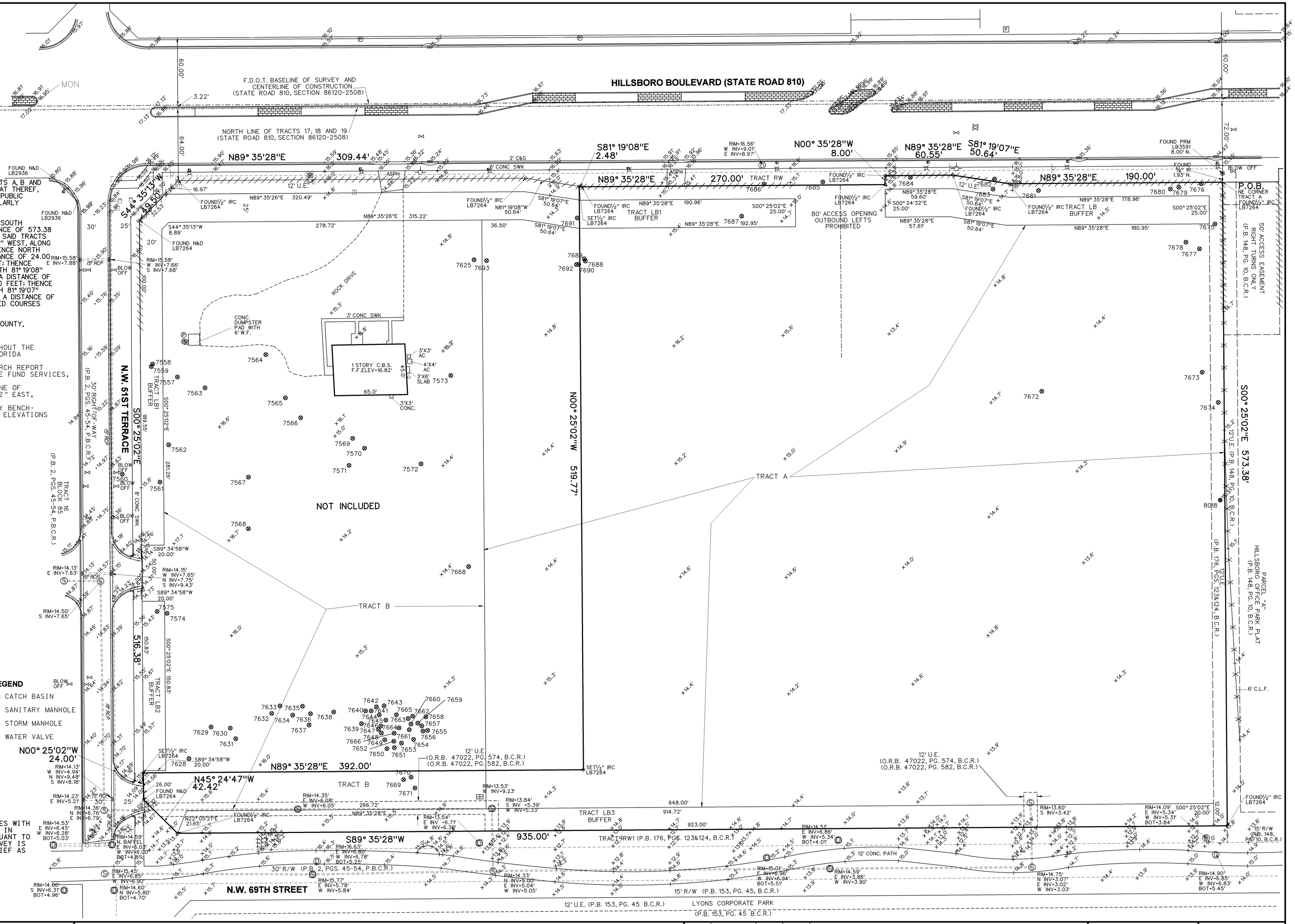
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

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

DATE OF LAST FIELD WORK ; JUNE 27, 2014

LEGEND

- CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- WATER VALVE



NO.	DATE	BY	CK'D	REVISIONS: FB/PG
1	12-15-2011	JSH		BOUNDARY AND TOPOGRAPHIC SURVEY
2	06-27-2014	JSH		UPDATE, REVISED BOUNDARY, CONVERT TO NAVD 1988
3				
4				
5				
6				

PERIMETER
SURVEYING & MAPPING
949A Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182

FIRST BAPTIST CHURCH AT HILLSBORO
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

SEAL

JOB NO. 10114
SCALE 1"=40'
FB/PG /1
DRAWN JSH
CHECKED JSH
SHEET 1 OF 1