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

BOUNDARY SURVEY

SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST

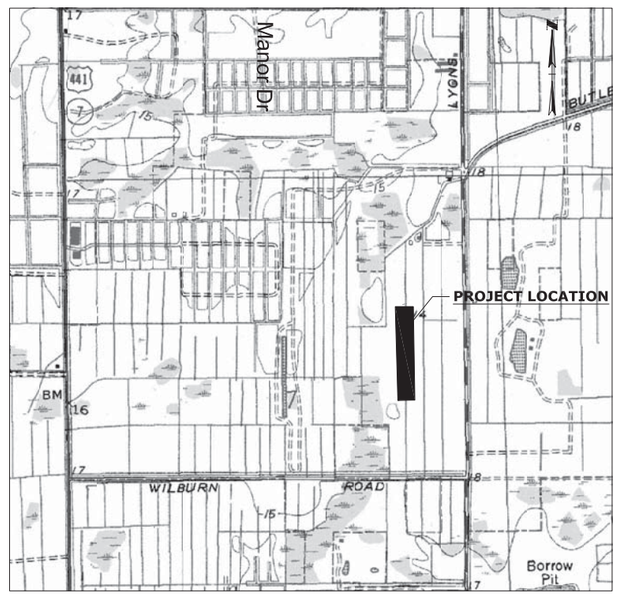
LOCATION SKETCH
NOT TO SCALE

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 LENGH
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

TOPO LEGEND:

○	SET 5/8" IR & CAP (PLS 6887)	Ⓢ	EX. MANHOLE (STORMWATER)
△	FOUND 5/8" IR & CAP (PLS 4034)		EX. CLEAN OUT (SANITARY)
●	PCP		EX. CATCH BASIN
◎	PRM		EX. ELECTRIC SERVICE
+11.5	EX. ELEVATION		EX. GAS METER
	EX. FIRE HYDRANT		EX. WATER METER
℄	CENTERLINE		EX. CABLE TV BOX
	EX. LIGHT POLES		EX. UTILITY POLE
	EX. COLUMN		EX. MANHOLE (UNKNOWN)



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 SOUTH0°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 OF1248.32 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.

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.

10-13-2014
DERIS H. BARDALES, PSM — DATE OF LAST FIELD WORK
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
CERTIFICATION NUMBER LS6778

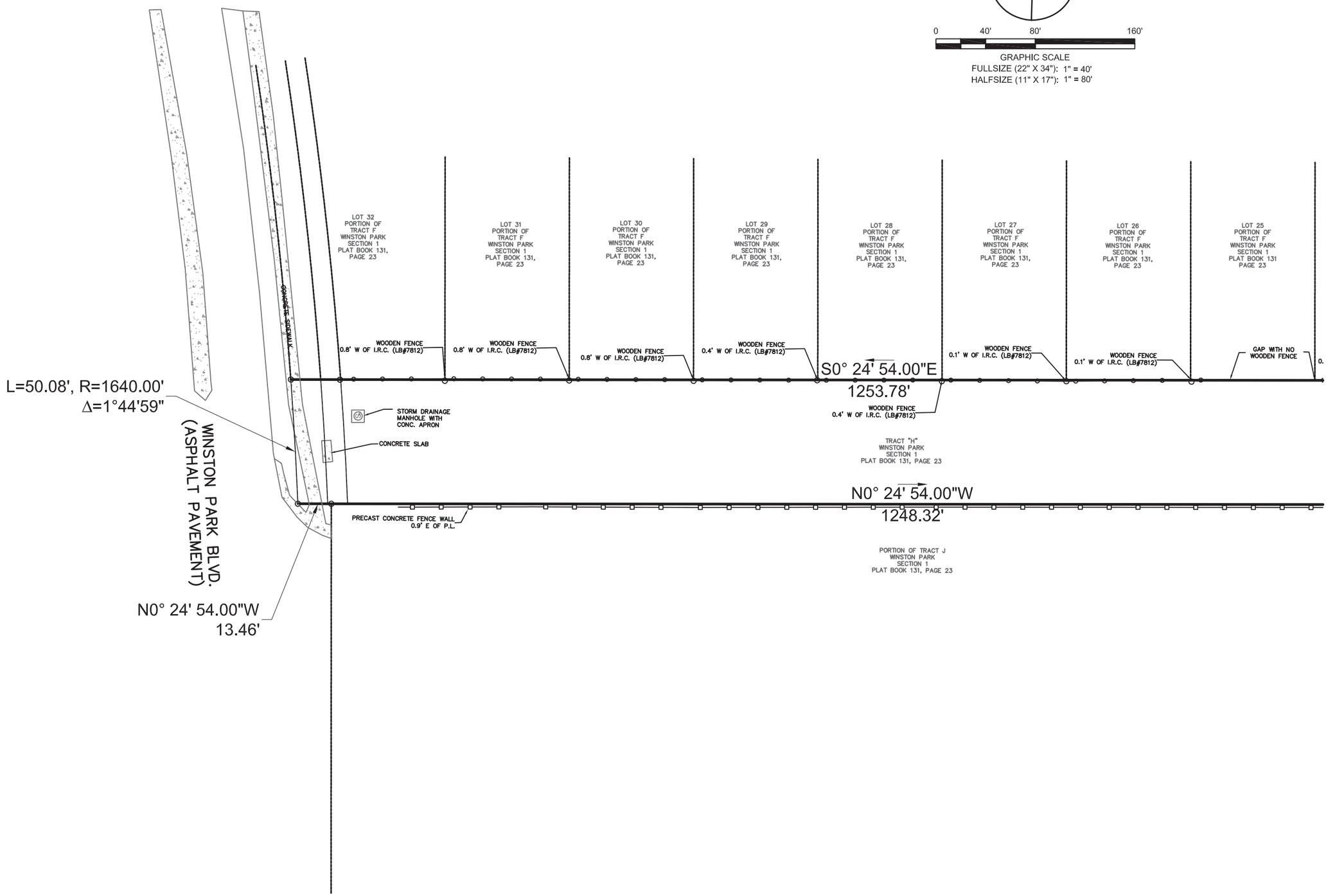
BDH CONSULTING GROUP, LLC
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
712 NE 8TH AVENUE, BOYNTON BEACH, FL 33435
(561)-452-2348
CERTIFICATE OF AUTHORIZATION # 30026
CERTIFICATE OF AUTHORIZATION # LB8012

PROJECT TITLE
WINSTON PARK FOUNDATION
TRACT "H"
WINSTON PARK, SECTION 1

BROWARD COUNTY, COCONUT CREEK, FLORIDA

PROJECT NO	S0901-14257
DATE	OCTOBER 2014

S-1
SHEET 1 OF 4



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NO	ZONE	REVISIONS / SUBMISSIONS	DATE
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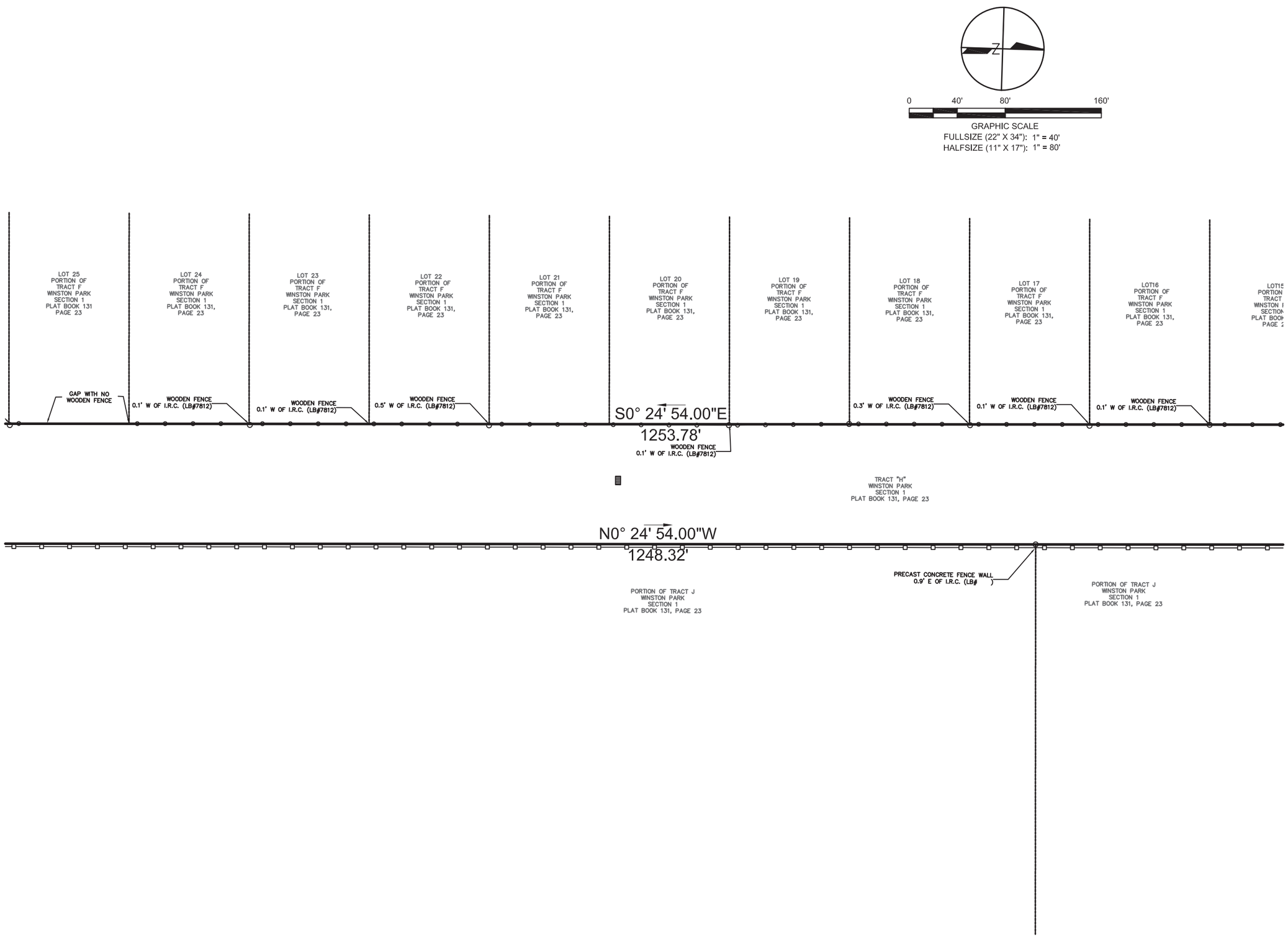
2			
3			
4			
5			
6			

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

DRAWING TITLE
BOUNDARY SURVEY

S-2
SHEET 2 OF 4



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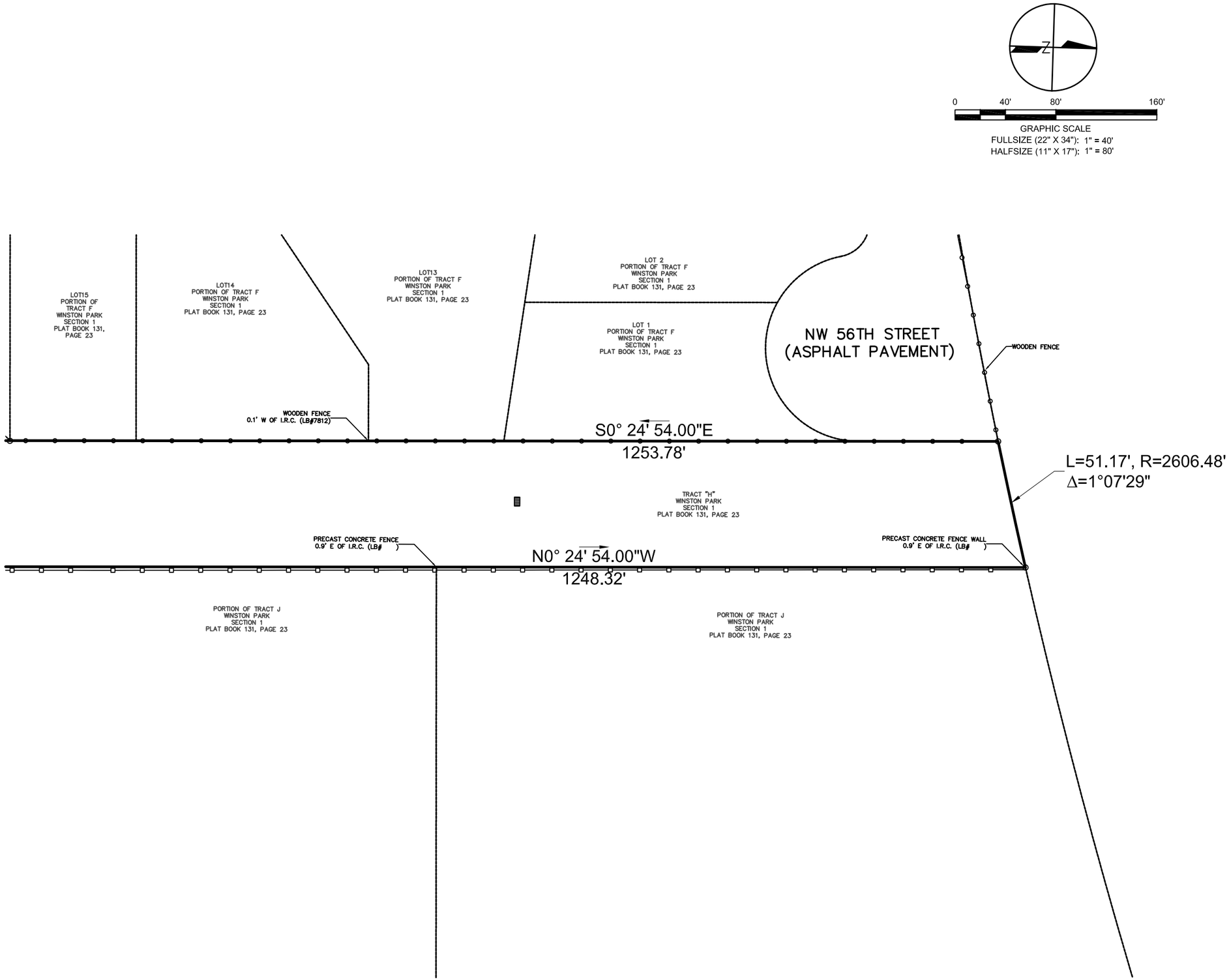
DRAWN	JN
CHECKED	DH
REVIEWED	DH
SCALE	AS SHOWN

DRAWING TITLE

BOUNDARY SURVEY

S-3

SHEET 3 OF 4



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DRAWING TITLE

BOUNDARY
SURVEY

S-4

SHEET 4 OF 4