

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		ENTRY STROLLER RAMP MARK
	CONCRETE LIGHT POLE		UNDERMAN HANDLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FIREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	CONNECTION BOX		BELL SOUTH MANHOLE
	CABLE TV BOX		PARKING METER
	UNKNOWN BOX		PAVING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT		SENSOR VALVE
	BOLLARD		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		SHAMES CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE/COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
	GUARD POST		RIGHT-OF-WAY
	FLAG POLE		RADIUS
	DRAINAGE WELL		DELTA ANGLE
	SQUARE DRAINAGE		ARC DISTANCE
	PS INLET		PERMANENT CONTROL POINT
	PS INLET		PERMANENT REFERENCE MONUMENT
	PS INLET		PLAY BOOK AND PAGE
	CIRCULAR SEWER		OVERHEAD UTILITY VIOLATION
	CATCH BASIN		OFFICIAL RECORDS BROW
	ACCESS MANHOLE		CONCRETE BLOCK STRUCTURE
	TRAFFIC SIGNAL POLE		CONCRETE CHANGE LANE
	TRAFFIC SIGN		WOOD FENCE
	PEDESTRIAN CROSS SIGNAL		FOUND IRON PIPE
	PEDESTRIAN CROSS SIGNAL		FOUND NAIL & BRASS DISC
	PAVEMENT ASPHALT		ENCRUSTED
	CURB & GUTTER		DEEP OR LOCAL DISTANCE
	VALVE		NARROWED DISTANCE
			RECORD OR PLATTED DISTANCE
			RECORD CALCULATION
			UTILITY ESTIMATED
			CONCRETE

LOCATION MAP

S.W. 196TH AVENUE

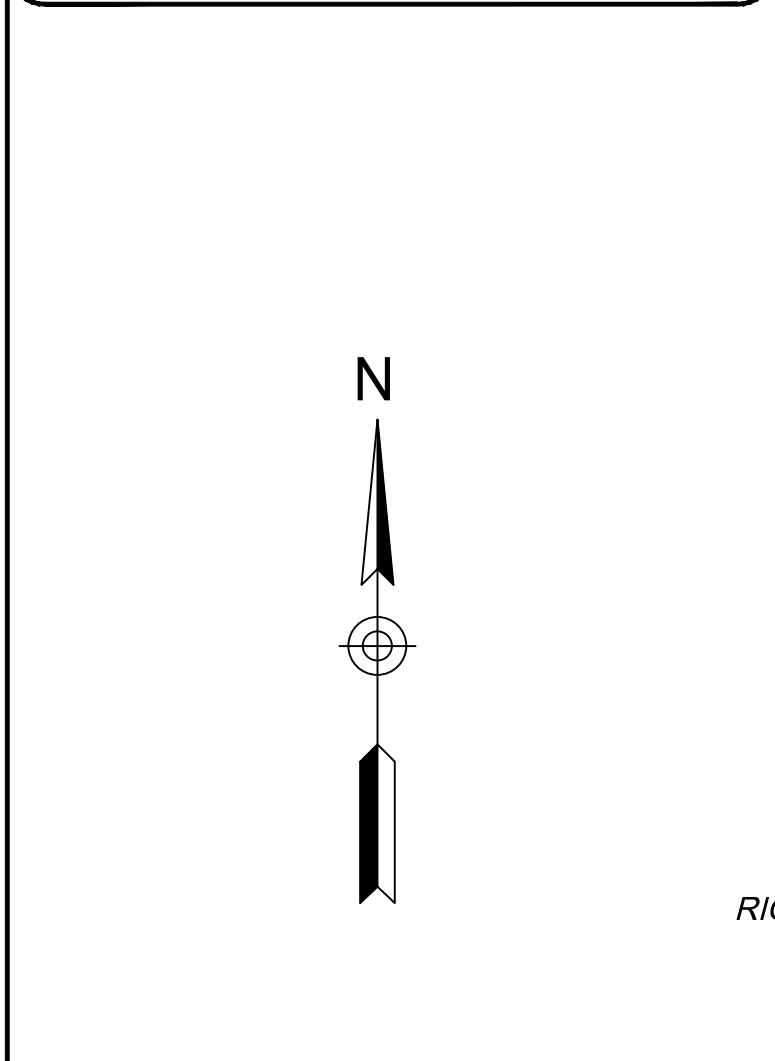
S.W. 5th ST.

LAKE

SUBJECT PROPERTY

A PORTION OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 38 EAST,
CITY OF PEMROKE PINES, BROWARD COUNTY, FLORIDA

SCALE 1" = 300'

[illegible]

GROSS AREA (TO CENTERLINE OF S.W. 196th STREET): 210,302 sq.ft. (4.828 Acres)
LOT AREA (TO EXISTING BOUNDARY LINE): 170,898 ± Sq.ft. (3.923 ACRES)

VACANT SITE
NO BUILDING OBSERVED

*SITE IS HEAVILY OVERGROWN
WITH VEGETATION*

PREPARED FOR: BORLUV DEVELOPMENT		
LYING AND BEING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA		
J. Hernandez & Associates Inc. LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. L88092 4805 NW 70th AVE., SUITE #9, MIAMI, FL 33166 (P) 305-256-0606 (E) info@jhasurveys.com DRAWN BY: M.J.M. DATE: 04/23/18 CHECKED BY: J.G.H. DATE: 04/24/18 JOB NUM: 151296 F.B. C&A: PG.35		
LEGAL DESCRIPTION		
THE WEST 1/2 OF TRACT 41, IN THE SUBDIVISION OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, OF FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO.1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LESS RIGHT OF WAY DEDICATION: A PORTION OF TRACT 41 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 01°47'20" WEST, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 15.01 FEET, THENCE NORTH 89°51'45"EAST, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01°47'20" WEST, ALONG A LINE PARALLEL, WITH, AND 15.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 315.27 FEET, THENCE NORTH 89°51'50" EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 110.08 FEET, THENCE SOUTH 01°47'20" EAST, A DISTANCE OF 315.26 FEET, THENCE SOUTH 89°51'45" WEST, ALONG A LINE PARALLEL, WITH, AND 15.00 FEET NORTH OF WHICH MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 110.08 FEET TO THE POINT OF BEGINNING.		
SURVEYOR'S NOTES		
1. FIELD SURVEY WAS COMPLETED ON: APRIL 24, 2018 AND UPDATED APRIL 25, 2018 2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT 3. SUBJECT PROPERTY AREA: 170.884± Sq.ft. (3.923 ACRES) 4. BEARINGS BASED ON AN ASSUED BEARING OF N01°48'07"W ALONG THE WEST BOUNDARY LINE OF SUBJECT PROPERTY. 5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED. 6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED. 7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED. 8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED. 9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM S.W. 196TH AVENUE, A PUBLIC DEDICATED RIGHT-OF-WAY. 10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-GRANT AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.		
CERTIFY TO:		
• BORLUV DEVELOPMENT		
DATUM AND BENCHMARKS		
• ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET. • benchmarks: a. BROWARD COUNTY BENCHMARK 3718, ELEV 9.119 N.G.V.D. - 1.51± 7.609 N.A.V.D. 1988. - B.C.E.T. NIP IN CONC. BASE OF LIGHT POLE, 112' ± W. OF ADJACENT LINE OF N.W. 196TH AVE., 30' N. OF N.E.P. OF PINES VILL.		
PROPERTY INFORMATION		
• PROPERTY ADDRESS: SW 196 AVE PEMBROKE PINES FL 33029 • PROPERTY FOLIO: 513913010140		
FLOOD ZONE INFORMATION		
SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH (ELEV. 4') AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0520H, DATED AUGUST 18, 2014. ELEVATION REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.		
POSSIBLE ENCROACHMENTS		
• THERE ARE NO, OBSERVED, POSSIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.		
REVISIONS		
DATE	JOB NO.	REV.
SURVEYOR'S CERTIFICATION:		
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE. THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES. BY: JOSE S. HERNANDEZ, PRESIDENT PROFESSIONAL LAND SURVEYOR NO. 0952 STATE OF FLORIDA		
THIS IS A BOUNDARY SURVEY		
PROJECT NUMBER: BC-144 SHEET NUMBER: 1 OF 1		
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.



BY: JOSE B. HERNANDEZ
JOSE B. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA

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PROJECT NUMBER: BC-144
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