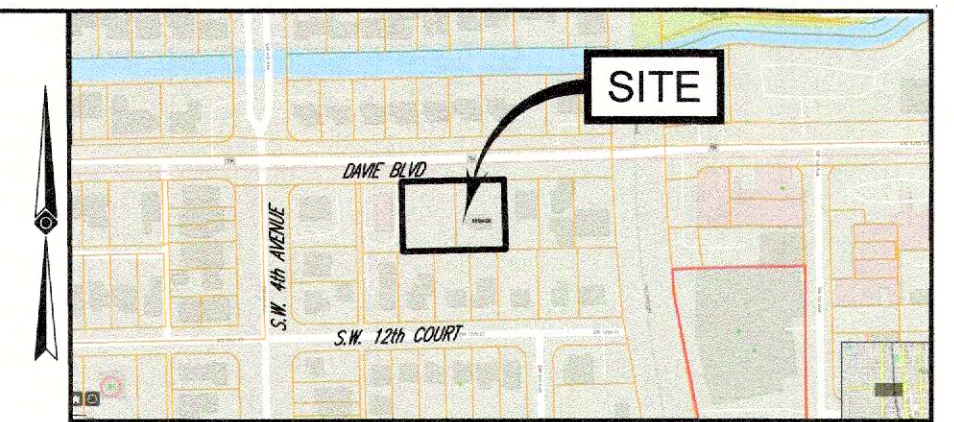


S.W. 12th STREET (DAVIE BOULEVARD)

(A.K.A. OCEAN ROAD WEST-PLAT)
(81' WIDE PUBLIC R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

SURVEY DESCRIPTION:

THE WEST 15 FEET OF LOT 4, LOTS 5, 6, 7 AND THE EAST 1/2 OF LOT 8, BLOCK 31, CROISSANT PARK SOUTH RIVER SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 20, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 24,320 SQUARE FEET OR 0.5583 ACRES, MORE OR LESS.

NOTES:

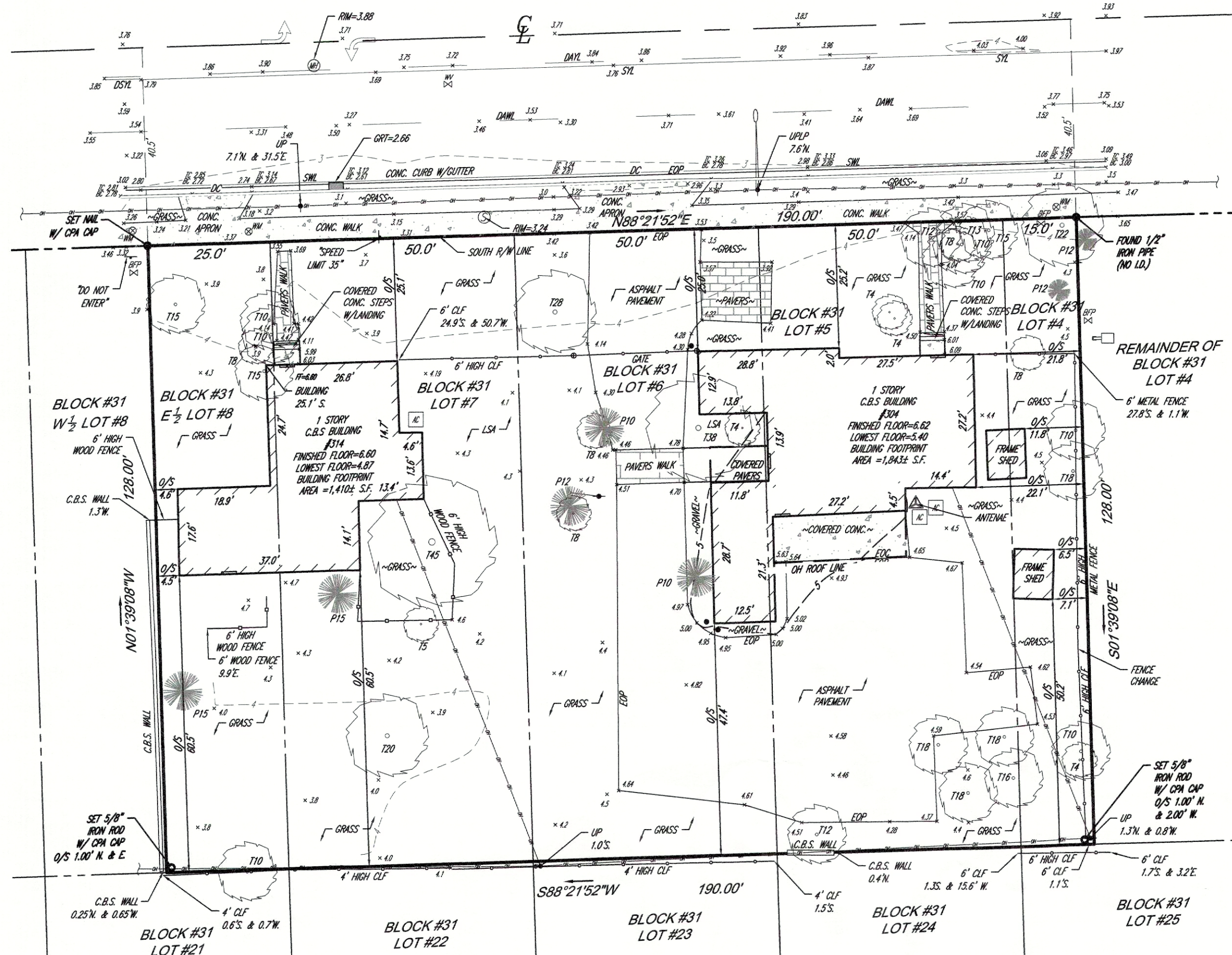
- PROPERTY KNOWN AS THE WEST 15 FEET OF LOT 4, LOTS 5, 6, 7 AND THE EAST 1/2 OF LOT 8, BLOCK 31, CROISSANT PARK SOUTH RIVER SECTION, PLAT BOOK 8, PAGE 20, BROWARD COUNTY, FLORIDA.
- AREA= 24,320 SQUARE FEET OR 0.5583 ACRES, MORE OR LESS
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THIS PROPERTY LIES IN FLOOD ZONE "AE". ELEVATION=6' PER FLOOD INSURANCE RATE MAP NO. 12011C0557 J, DATED JULY 31, 2024. COMMUNITY PANEL NO. 125105.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON CITY OF FORT LAUDERDALE BENCH MARK # SW-371. ELEVATION=3.492 (NAVD88), PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM SW 371 TOP OF CURB S SIDE OF SW 12 ST & 28' +/- E OF W PL #300 SW 12 ST
- BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION AND REFERENCE THE SOUTH R/W LINE OF S.W. 12th STREET AS N88°21'52"E
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR PDF OF DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REFERENCES:

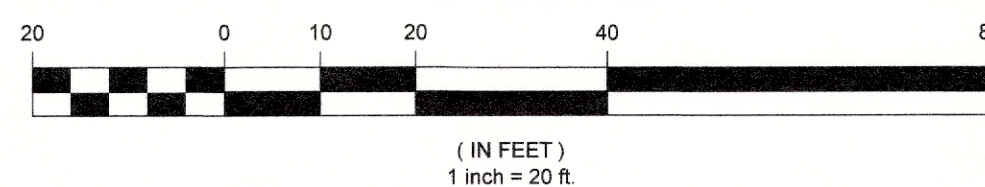
- MAP ENTITLED "PLAT OF CROISSANT PARK SOUTH RIVER SECTION", PLAT BOOK 8, PG. 20, BROWARD COUNTY RECORDS
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0557 J, DATED JULY 31, 2024. COMMUNITY PANEL NO. 125105.

LEGEND

1/2	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
x 123.45	EXIST. TOP OF CURB ELEVATION
TC 123.45	EXIST. TOP OF WALL ELEVATION
BC 122.95	EXIST. BOTTOM OF CURB ELEVATION
TW 123.45	EXIST. TOP OF WALL ELEVATION
BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
FF 123.45	EXIST. FINISHED FLOOR ELEVATION
OH	OVERHEAD WIRES
---	DEPRESSED CURB
CB	CATCH BASINS
WM	WATER METER
WV	WATER VALVE
S	SIGN
B	BOLLARD
PA	PAINTED ARROWS
GW	GUY WIRE
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE/SOLAR PANEL
GP	GATE POST
AC	AIR CONDITIONING UNIT
AL	AREA LIGHT
DT	DECIDUOUS TREE & TRUNK SIZE
PT	PALM TREE & TRUNK SIZE
UM	UNKNOWN MANHOLE
S	SANITARY/SEWER MANHOLE
CLF	CHAIN LINK FENCE
DWL	DASHED WHITE LINE
DYL	DASHED YELLOW LINE
DC	DEPRESSED CURB
DSYL	DOUBLE SOLID YELLOW LINE
EDP	EDGE OF PAVEMENT
EDC	EDGE OF CONC.
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
LSA	LANDSCAPED AREA
MW	MASONRY BLOCK WALL
E	EVIDENCE FOUND
U	UNKNOWN TERMINUS
BPP	BACK FLOW PREVENTER
CBS	CONCRETE BLOCK STUCCO
O/S	OFFSET
CONC.	CONCRETE
CL	CENTERLINE OF RIGHT-OF-WAY
RM	RIM ELEVATION
GRT	GRATE



GRAPHIC SCALE



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, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

JERALD A. McLAUGHLIN

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

04-08-2026
DATE

FIELD DATE	04-06-2026	BOUNDARY & TOPOGRAPHIC SURVEY				
FIELD BOOK NO.	100	GARIE BLACKWELL				
FIELD BOOK PG.	36	304 & 314 SW 12th STREET CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA PORTION OF LOTS 4 & 8 AND ALL OF LOTS 5-7, CROISSANT PARK SOUTH RIVER SECTION (P.B. 8, PG.20, B.C.R.)				
FIELD CREW	K.R.	CONTROL POINT ASSOCIATES FL 1901 WEST CYPRESS CREEK ROAD (AKA NW 62nd St) SUITE 501 FT. LAUDERDALE, FL 33309 954.763.7611 WWW.CPASURVEY.COM				
DRAWN:	RDR	APPROVED:	J.A.M.	DATE	04-08-2026	SCALE
REVIEWED:	J.M.M., jr.	DATE	04-08-2026	SCALE	1" = 20'	FILE NO.
						15-260083-00
						SHEET
						1 OF 1