

# BOUNDARY AND TOPOGRAPHIC SURVEY ZION EVANGELICAL LUTHERAN CHURCH



**VICINITY MAP (NOT TO SCALE)**

**DESCRIPTION:**

ALL OF TRACT 'A', ZION EVANGELICAL LUTHERAN CHURCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.  
SAID LAND SITUATE LYING AND BEING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 12.88 ACRES, MORE OR LESS.

**NOTES:**

1. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR A CERTIFIED DIGITAL SIGNATURE OF A REGISTERED FLORIDA SURVEYOR AND MAPPER.
2. THIS DRAWING IS THE PROPERTY OF CARNAHAN PROCTOR & CROSS, INC., CERTIFICATE OF AUTHORIZATION LB2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. LAND DESCRIPTION SHOWN HEREON IS BASED ON THE INSTRUMENT OF RECORD.
4. BEARINGS SHOWN ARE BASED ON THE MONUMENTS FOUND IN THE FIELD, HAVING AN INITIAL BEARING OF NORTH LINE OF THE PROPERTY NORTH BY 75°15'54"E, AND ALL CALCULATED (C) BEARINGS SHOWN ARE RELATIVE THERETO, BEARINGS NOTED WITH (P) ARE PER SAID PLAT.
5. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
6. THIS OFFICE HAS MADE NO SEARCH OF PUBLIC RECORDS.
7. THE TITLE SEARCH HAS TO BE PERFORMED IN ORDER TO DETERMINE IF THERE IS ANY ADDITIONAL EASEMENT OR DEDICATION OF THE RIGHT-OF-WAY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON BROWARD COUNTY BENCHMARK 2546, DESCRIBED AS 'X CUT' IN SOUTHEAST CORNER OF CONCRETE SLAB FOR NEW SOUTHERN BELL BOX AT NORTHEAST CORNER OF SOUTHEAST 10 STREET AND SOUTHEAST 6 AVENUE, ELEVATION = 13.00'
9. THE FLORIDA POWER AND LIGHT 10 FOOT EASEMENT AS SHOWN ON SAID PLAT IS NOT MATHEMATICALLY DEFINED WITH BEARINGS OR INTERIOR ANGLES, SO THE SURVEYOR ASSUMED THAT THE EASEMENT CENTERLINE IS PERPENDICULAR TO THE SOUTH BOUNDARY LINE, AS WELL AS TO EACH BRANCH OF IT.
10. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY.
11. ALL MEASUREMENTS ARE RELATIVE TO STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 0901, 1983-40' ADJUSTMENT, AND ARE IN THE US SURVEY FEET.
12. THE EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/-0.01'

**THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY  
LONDON M. CROSS, USING A DIGITAL SIGNATURE. THIS SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.**

**SURVEYORS CERTIFICATION:**

HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON CONFORMS TO THE APPLICABLE CANONICUS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (BPSM) AS SET FORTH IN FLORIDA STATUTES, FLORIDA STATE STATUTES AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE LAST DATE OF FIELD WORK WAS ON 7/25/2022.

DATE OF PLAT OR MAP: 7/29/2022.

LONDON M. CROSS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 123348

Landon M  
Cross

Digitally signed by Landon M Cross  
DN: cn=US, o=CARNAHAN PROCTOR AND CROSS INC.,  
email=lfm@cpcc.com, ou=141000000181F36A  
951E0005555F, cn=Landon M Cross  
Date: 2022.08.01 09:08:08 -0400'

NO.	DATE	BY	CKD	REVISIONS

SCALE: 1" = 20'
DATE: 6/28/2022
DRAWN BY: KP/NI
CHECKED BY: LMC
FB/P: S/T
SURVEY TYPE: BOUNDARY TOPOGRAPHIC SURVEY



CERTIFICATE OF AUTHORIZATION NO. LB 2936

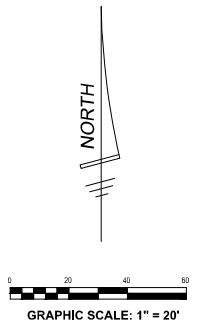
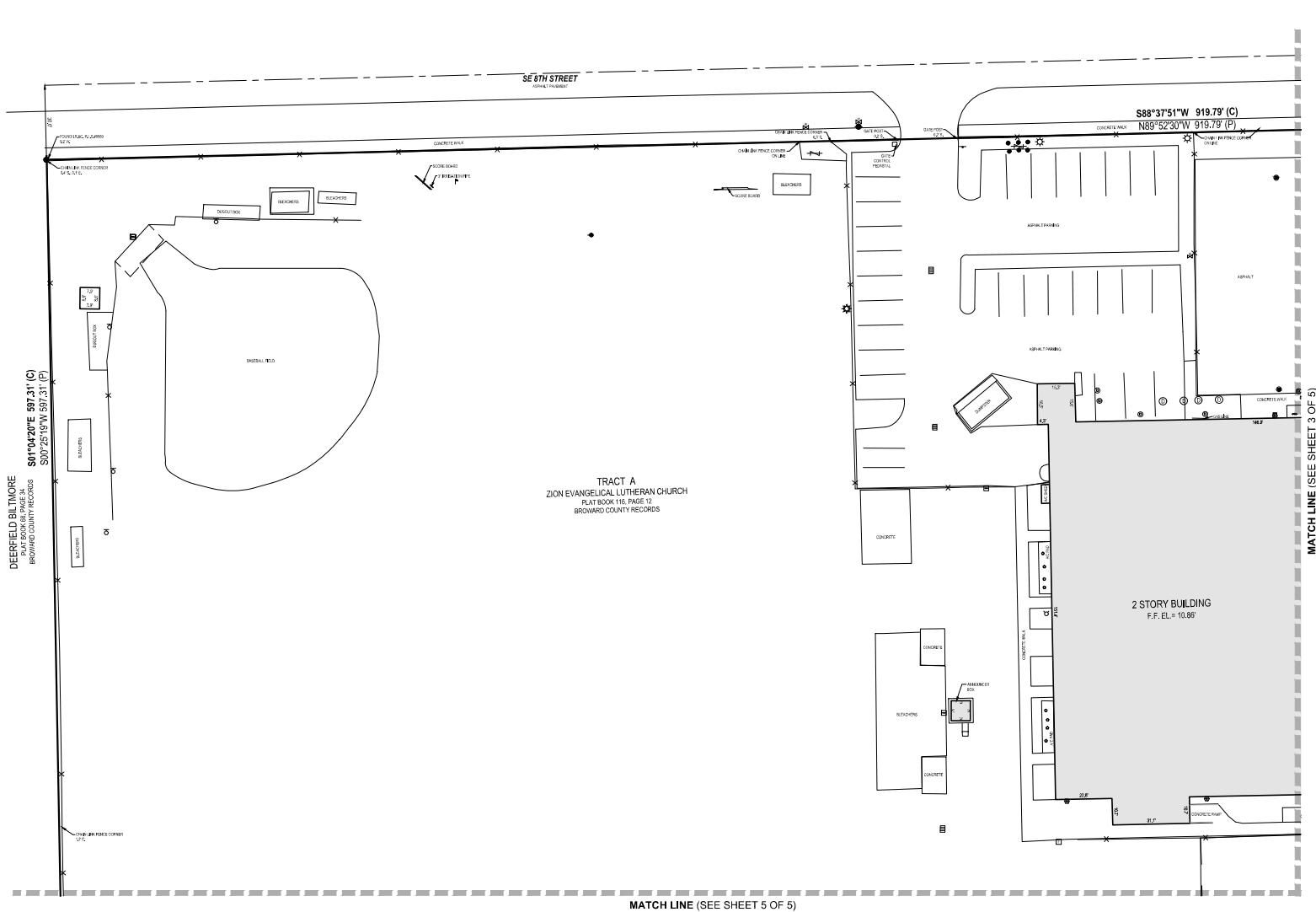
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BOUNDARY AND TOPOGRAPHIC SURVEY  
ZION EVANGELICAL LUTHERAN CHURCH

PLAT BOOK 116, PAGE 12  
BROWARD COUNTY, FLORIDA

PROJECT NO. 220503





- ABBREVIATIONS:**
- A = ARC LENGTH
  - A.C. = AIR CURING FIBER SLAB
  - B.C.E.D. = BROWARD COUNTY ENGINEERING DEPARTMENT
  - B.C.R. = BROWARD COUNTY RECORDS
  - (C) = CALCULATED
  - CL.F. = CHAIN LINK FENCE
  - CONC. = CONCRETE
  - E.F. = FINISHED FLOOR
  - ELEVATION = ELEVATION
  - FND. = FOUND
  - F.P.L. = FLORIDA POWER AND LIGHT COMPANY
  - IR.S.C. = IRON ROD & CAP
  - M. = MEASURED
  - N.D. = NAIL & DIB
  - N. = NORTH
  - N.T.S. = NOT TO SCALE
  - N.V.A. = NON-VEHICULAR ACCESS
  - O.R.B. = OFFICIAL RECORDS BOOK
  - (P) = PER PLAT
  - P.B. = PLAT BOOK
  - P.C.P. = PERMANENT CONTROL POINT
  - (P.C.P.) = (PAGE ID)
  - P.L.S. = PROFESSIONAL LICENSED SURVEYOR
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - U.C. = UTILITY EASEMENT

- LEGEND**
- A/C UNIT
  - ⊕ BACKFLOW PREVENTOR
  - BASEBALL POST
  - BOLLARD
  - CATCH BASIN
  - CABLE BOX
  - ⊙ CLEAN OUT
  - ⊚ CONCRETE POWER POLE
  - ⊙ DRAIN SPOUT
  - ELECTRIC BOX
  - ⊙ ELECTRIC OUTLET
  - FIRE HYDRANT
  - FIELD GOAL POST
  - ↑ FLAG POLE
  - ⊙ FLOOD LIGHT
  - ⊙ GAS VALVE
  - ⊙ GAS MANHOLE
  - ⊙ GUY ANCHOR
  - ⊙ IRRIGATION PUMP
  - ⊙ IRRIGATION CHECK VALVE
  - ⊙ LIGHT POLE
  - ⊙ METAL POLE
  - ⊙ NON-REGULAR ACCESS LINE
  - OVERHEAD WIRES
  - ⊙ ROOF DRAIN
  - ⊙ SIGN
  - TRAFFIC CONTROL BOX
  - ⊙ VOLLEYBALL POST
  - ⊙ WATER VALVE
  - ⊙ WATER SPOUT
  - ⊙ WOOD POLE
  - ⊙ WOOD POWER POLE
  - ⊙ YARD DRAIN

NO.	DATE	BY	CKD	REVISIONS

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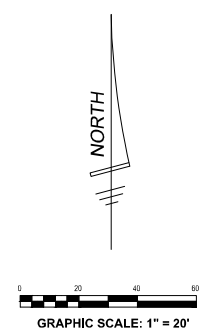
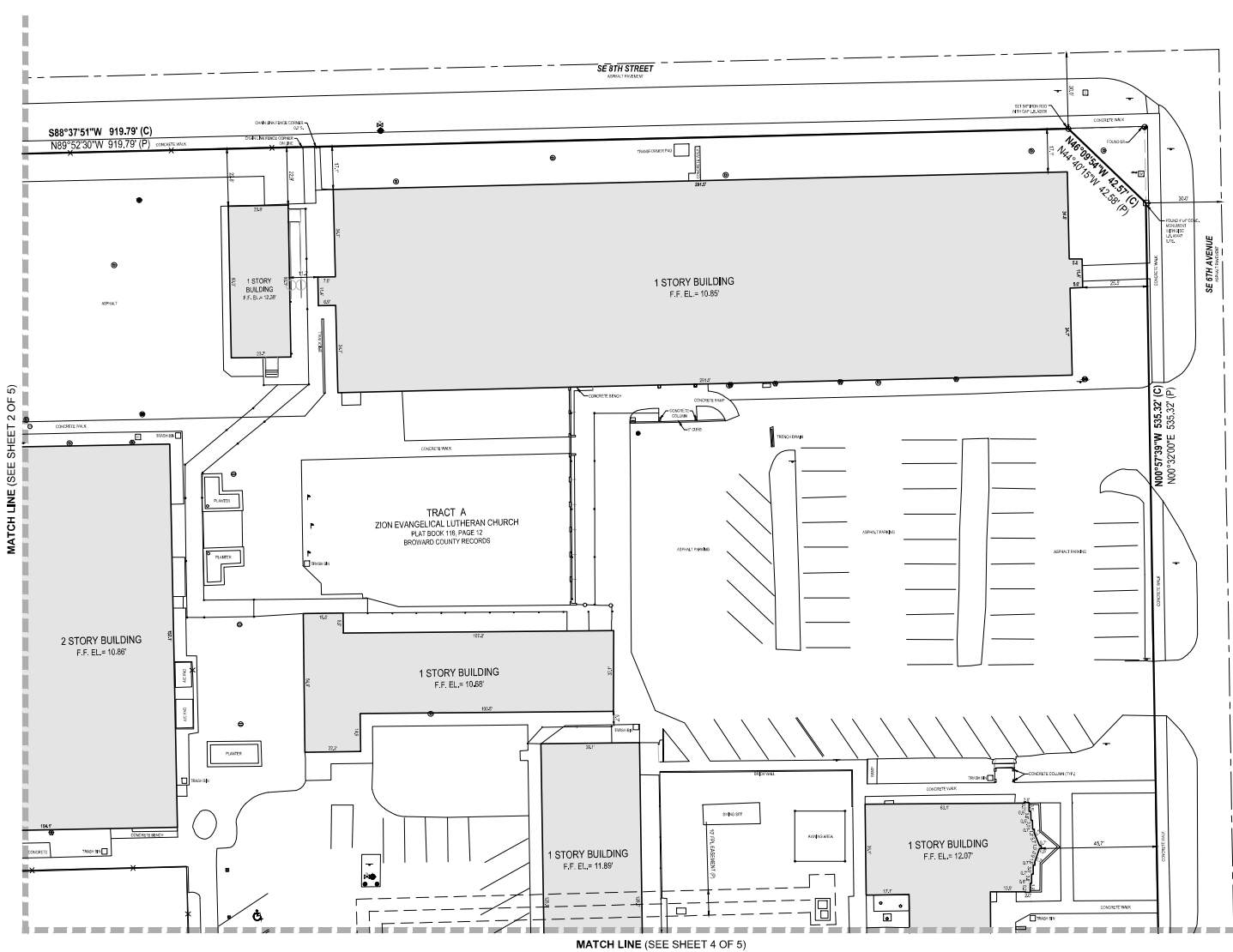


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SHEET 2 OF 5



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MATCH LINE (SEE SHEET 2 OF 5)

MATCH LINE (SEE SHEET 4 OF 5)

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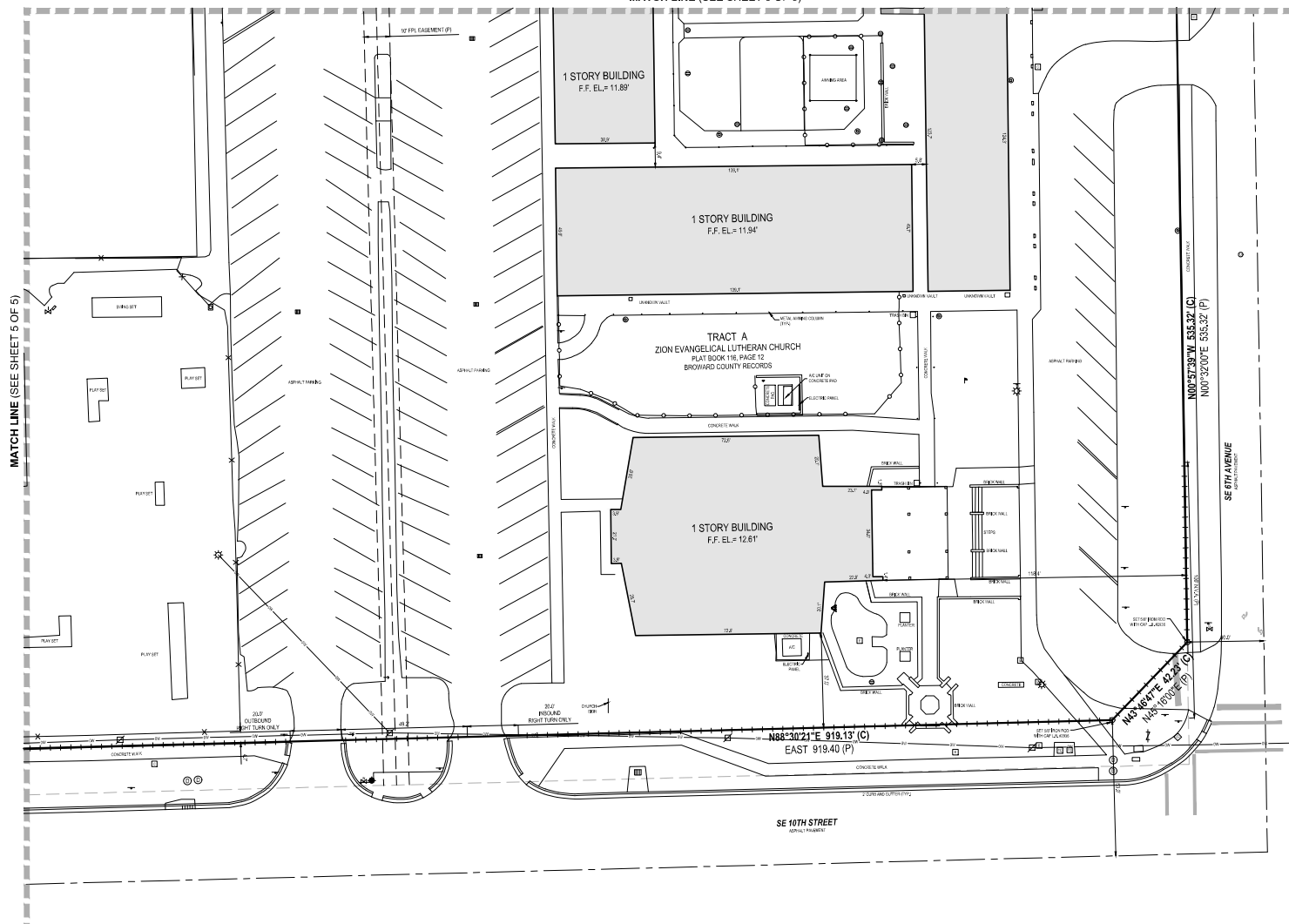
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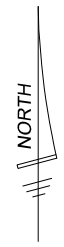
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SHEET 3 OF 5

MATCH LINE (SEE SHEET 3 OF 5)



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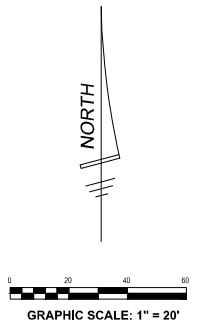
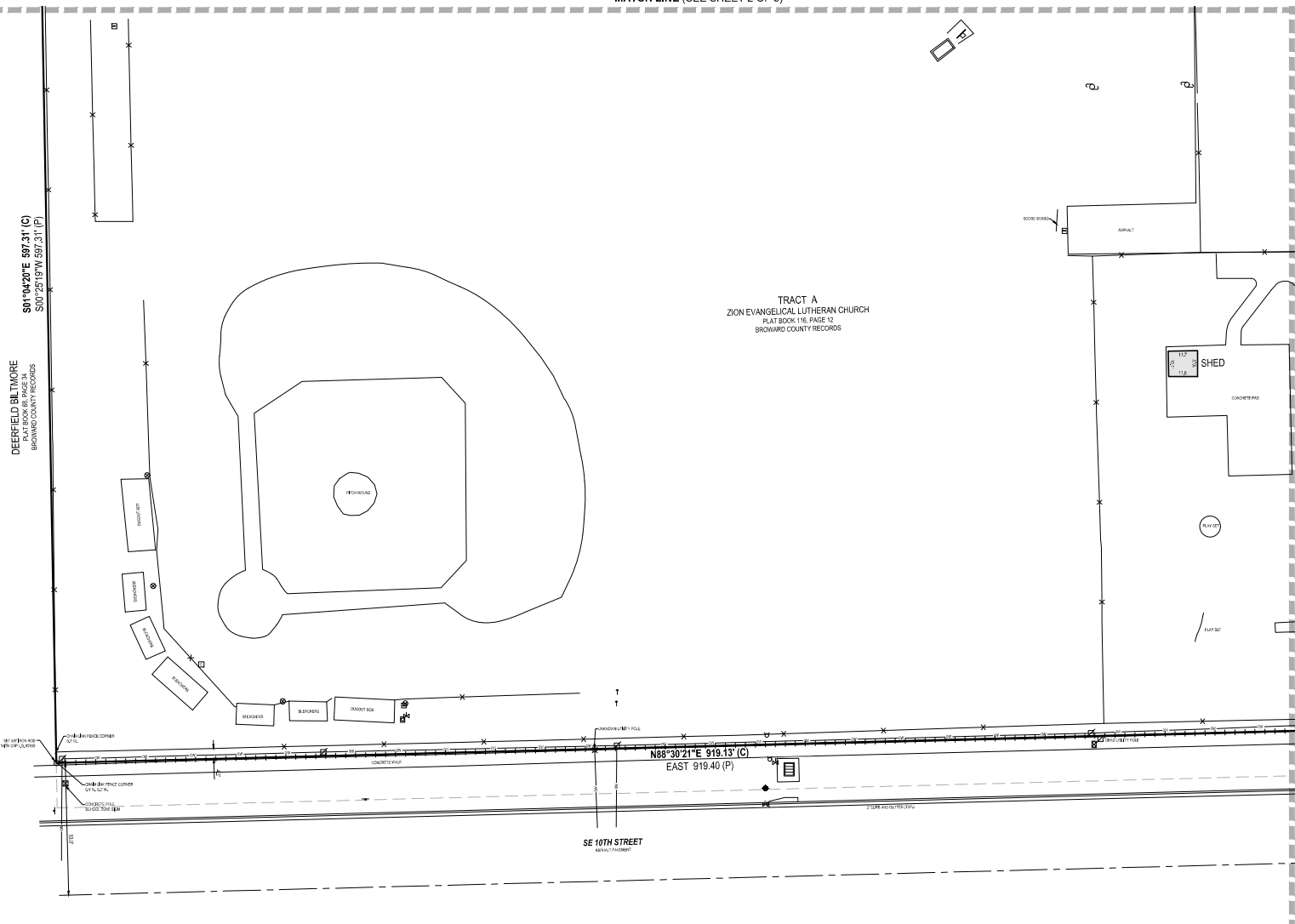
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SHEET 4 OF 5

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DEERFIELD BILTMORE  
PLAT BOOK 88, PAGE 28  
BROWARD COUNTY RECORDS

S01°04'20"E 597.31' (C)  
S00°25'19"W 597.31' (P)

TRACT A  
ZION EVANGELICAL LUTHERAN CHURCH  
PLAT BOOK 116, PAGE 12  
BROWARD COUNTY RECORDS

N88°30'21"E 919.13' (C)  
EAST 919.40 (P)

SE 10TH STREET

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