



**McLAUGHLIN ENGINEERING COMPANY**  
 1700 NORTHWEST 64th STREET, SUITE 400  
 FORT LAUDERDALE, FLORIDA, 33309  
 ENGINEERS - SURVEYORS  
 (LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

• Indicates Marker  
 Scale 1" = 40'

**TREE SYMBOLS**

INDICATES DIAMETER (D.B.H.)  
 OAK TREE

**Legend**

M.C. Cap = McLaughlin Cap  
 Elev. = Elevation  
 W/ = With  
 O/S = Offset  
 Conc. = Concrete  
 M. = Measured  
 P. = Plat  
 C.B.S. = Concrete, Block, Stucco  
 ± = Plus/Minus

LOMA = Letter of Map Amendment  
 PRM = Permanent Reference Monument  
 Δ = Delta  
 R = Radius  
 A = Arc  
 S = Approximate Location of Sewer Lateral (as Supplied by Others)

**LEGAL DESCRIPTION**

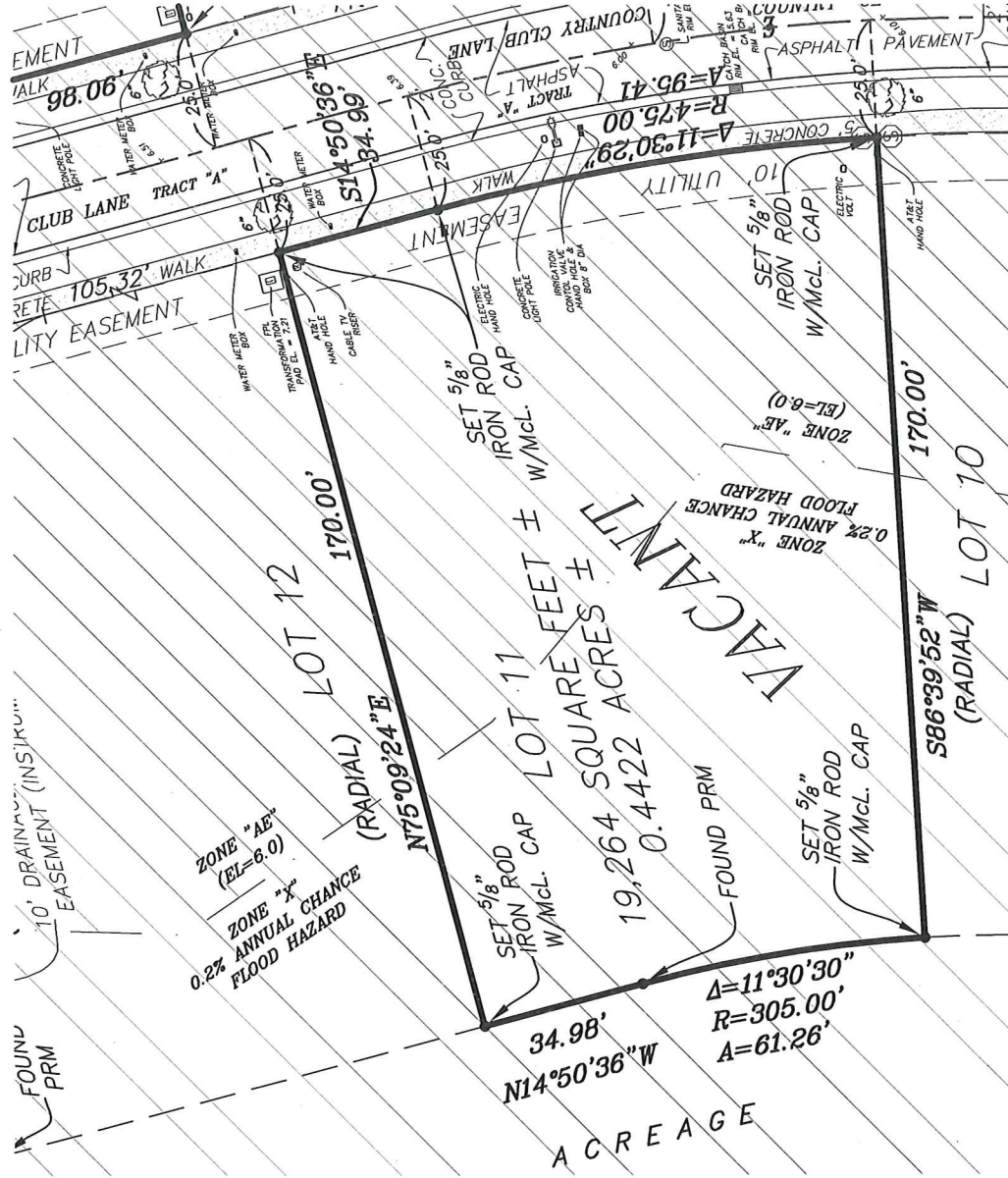
Lot 11, 3850 FEDERAL, according to the Plat thereof, as recorded in Plat Book 181, Pages 137, 138, 139, 140 and 141, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 19,264 square feet or 0.4422 acre, more or less.

**RECORD LAND SURVEY  
 LOT 11**

FEDERAL HIGHWAY  
 PARK  
 3850 FEDERAL  
 CORAL RIDGE COUNTRY CLUB  
 THIS SURVEY

SITE LAYOUT  
 NOT TO SCALE



**NOTES:**

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) All iron rods 5/8", unless otherwise noted.
- 5) Reference Bench Mark: Broward County Engineering Department, Benchmark # 0571, Elev. = 7.440 (NGVD29) converted 5.850 (NAVD88). Dated: August 18, 2014, Community Panel No. 125705.
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 6', Elev. = 6.79
- 7) This property lies in Flood Zones "AH", Elev. = 6.0 and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0386 H, Dated: August 18, 2014, Community Panel No. 125705.
- 8) F.E.M.A. NOTE: This property is subject to LOMA, per FEMA Case No. 16-04-3881A dated April 22, 2016 and has been removed from the flood zone.
- 9) Bearings shown hereon refer to record plat (36/30) and assume the North line of Block G (S. line of N 1/2 Section 24-49-42 as North 88°09'25" East.

**CERTIFICATION:**

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 Dated at Fort Lauderdale, Florida, this 12th day of January, 2016.  
 Street name added this 6th day of April, 2016.  
 Tree located this 29th day of June, 2016.

**McLAUGHLIN ENGINEERING COMPANY**

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

**"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"**

FIELD BOOK NO. LB# 348/3-7  
 JOB ORDER NO. V1015, V1151

DRAWN BY: KT  
 CHECKED BY: