SW 67TH AVE (LUDLAM ROAD)

ACREAGE
SW ¼ OF SECTION 35-55-40

SW 88TH STREET (N KENDALL DR)

NE CORNER OF SECTION 2-55-40
FND. 1" IRON PIPE

STORM DRAIN MANHOLE
RIM ELEV.=9.71'
T.O.V. ELEV.=6.91'
BOTTOM ELEV.=UNABLE TO OBTAIN FULL OF DEBRIS

NORTH LINE OF SECTION 1-55-40

2' CONC. CURB & GUTTER TYP.

ASPHALT PAVEMENT

SANITARY SEWER MANHOLE
RIM ELEV.=9.56'
T.O.V. ELEV.=7.04'

CURB INLET
RIM ELEV.=9.39'
N. INV. ELEV.=3.82'-15" CMP
BOTTOM ELEV.=2.05'

GRASS MEDIAN

ROAD STRIPE TYP.

STORM DRAIN MANHOLE
RIM ELEV.=10.50'
T.O.V. ELEV.=7.84'
BOTTOM ELEV.=UNABLE TO OBTAIN FULL OF DEBRIS

ASPHALT PAVEMENT

CURB CUT TYP.

CROSS WALK TYP.

N87°33'44"E 140.28'

N87°33'44"E 290.56'

SET NAIL & DISC LB 6860

CONC. WALK

5' CLF 4.9' S.

GRASS

SET NAIL & DISC LB 6860
5' CLF 0.9' E.

FND. ½" IRON PIPE NO ID.
SET ⅝" IRON ROD & CAP LB 6860

N02°17'10"W 5.00'

6' CLF

STOP BAR TYP.

CURB INLET
RIM ELEV.=9.19'
W. INV. ELEV.=5.52'-15" RCP
N. INV. ELEV.=5.81'-18" CMP
BOTTOM ELEV.=5.49'

HEDGE

BRICK PLANTER

ASPHALT PAVEMENT

WEST LINE OF NW ¼ OF SECTION 1-55-40
{BEARING BASIS} S02°17'48"E

3' WALL & MAINTENANCE EASEMENT P.B. 139, PG. 47, M.D.C.R.

BLOCK 1
SWAN LAKE
P.B. 139, PG. 47, M.D.C.R.

N02°17'48"W 290.58'

6' CLF POOR CONDITION

EDGE OF TREE LINE

ACREAGE
NW ¼ OF THE NW ¼ OF THE NW ¼ OF THE NW ¼
SECTION 1-55-40

ROCK

GRASS

SANITARY SEWER MANHOLE
RIM ELEV.=10.38'
N. INV. ELEV.=3.00'-8" PVC
S. INV. ELEV.=2.83'-8" PVC
E. INV. ELEV.=2.76'-8" PVC

DOUBLE YELLOW STRIPE TYP.

ROAD STRIPE TYP.

SW 67TH AVE (LUDLAM ROAD)

BLOCK 2
SWAN LAKE
P.B. 139, PG. 47, M.D.C.R.

3' WALL & MAINTENANCE EASEMENT P.B. 139, PG. 47, M.D.C.R.

TRACT A
TREE TOP ESTATES
P.B. 109, PG. 28, M.D.C.R.

SW 88TH TERRACE (PRIVATE ROAD)

PARCEL 1

PARCEL 2

ACREAGE
A PORTION OF THE W. ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼ OF SECTION 1-55-40

N02°17'10"W 295.83'

S02°16'50"E 295.96'

SW 65TH CT

ACREAGE
A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 1-55-40

GATE

S87°36'44"W 430.76'

290.51'

140.25'

SET ⅝" IRON ROD & CAP LB 6860

FND. ½" IRON PIPE NO ID. 0.2' N.

ACREAGE
SW ¼ OF THE NW ¼ OF THE NW ¼ OF THE NW ¼
SECTION 1-55-40

ACREAGE
A PORTION OF THE W. ½ OF THE SE ¼ OF THE NW ¼ OF THE NW ¼ OF THE NW ¼ OF SECTION 1-55-40


KEITH
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Pompano Beach, FL 33060
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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

| | |
|---|---|
| DATE: | 12/29/23 |
| DRAWN BY: | DDB |
| CHECKED BY: | DAS |
| FIELD BOOK: | 1012/1140 |

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

# VILLAGE OF PINECREST GARY MATZNER PARK

SHEET TITLE

## BOUNDARY & TOPOGRAPHIC SURVEY

| | |
|---|---|
| SHEET NUMBER | 2 OF 2 |
| PROJECT NUMBER | 13861.00 |

Plotted by: dbittner On 2/28/2024 10:53 AM

Drawing name: K:\13861.00 - Gary Matzner Park Design - Village of Pinecrest\Survey\DWG\13861.00 BOUNDARY & TOPO SURVEY.dwg