prepared by:
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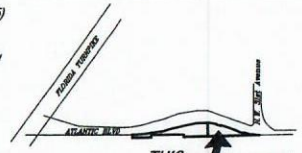
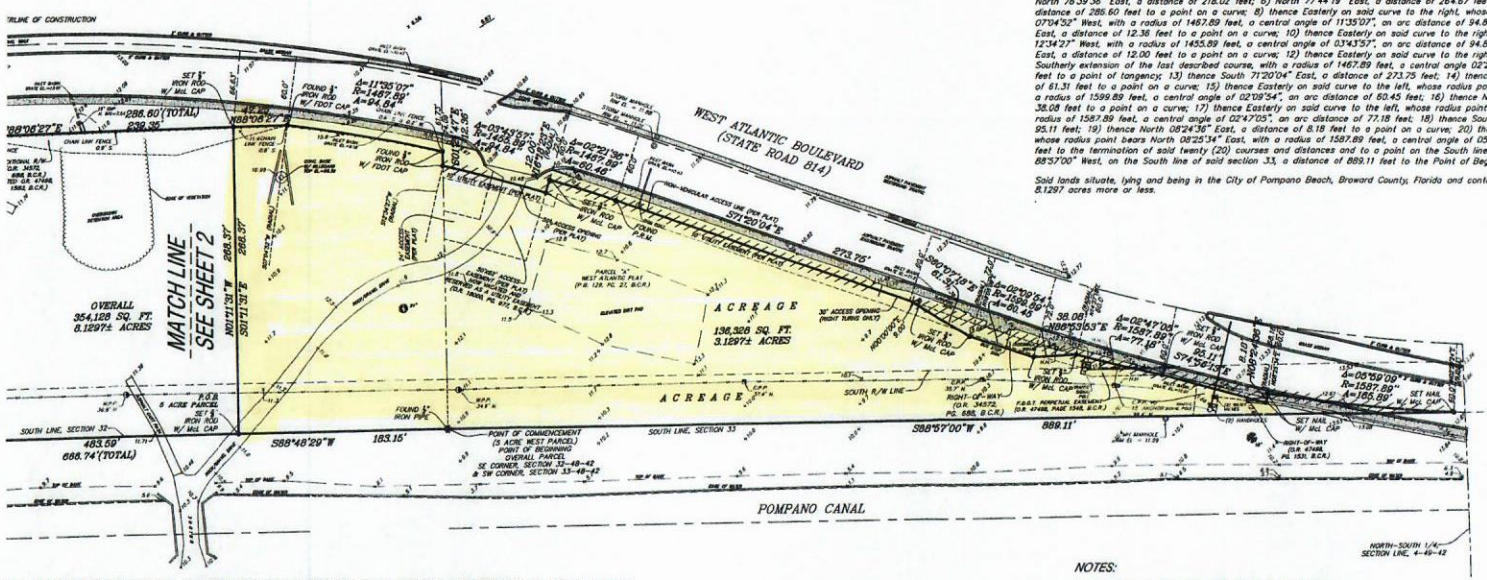
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

RECORD LAND SURVEY
A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida





TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- ACACIA
- BLACK OLIVE
- GUMBO LIMBO
- MAHOGANY
- OAK TREE
- PALM TREE
- UNKNOWN TREE

Legal Description:
OVERALL PARCEL

A portion of Sections 32 and 33, Township 48 South, Range 42 East, Broward County, Florida; AND a portion of Parcel "A", WEST ATLANTIC PLAT, according to the plat thereof, as recorded in Plat book 129, Page 27, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of said Section 32, being the Southwest corner of said Section 33; thence South 88°48'29" West, on the South line of said Section 32, a distance of 666.74 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°35'15" West, a distance of 866.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following twenty (20) courses and distances; 1) North 88°35'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 85°06'27" East, a distance of 286.60 feet to a point on a curve; 8) thence Easterly on said curve to the right, whose radius point bears South 07°04'52" West, with a radius of 1467.89 feet, a central angle of 11°35'07", an arc distance of 94.84 feet; 9) thence South 01°21'47" East, a distance of 12.36 feet to a point on a curve; 10) thence Easterly on said curve to the right, whose radius point bears South 12°34'27" West, with a radius of 1455.89 feet, a central angle of 03°43'57", an arc distance of 94.84 feet; 11) thence North 16°18'23" East, a distance of 12.00 feet to a point on a curve; 12) thence Easterly on said curve to the right whose radius point is the Southerly extension of the last described course, with a radius of 1467.89 feet, a central angle 02°21'36", an arc distance of 60.46 feet to a point of tangency; 13) thence South 71°20'04" East, a distance of 273.75 feet; 14) thence South 60°07'18" East, a distance of 61.31 feet to a point on a curve; 15) thence Easterly on said curve to the left, whose radius point bears North 18°05'09" East, with a radius of 1599.89 feet, a central angle of 02°09'54", an arc distance of 60.45 feet; 16) thence North 86°53'53" East, a distance of 38.08 feet to a point on a curve; 17) thence Easterly on said curve to the left, whose radius point bears North 14°37'18" East, with a radius of 1587.89 feet, a central angle of 02°47'05", an arc distance of 77.18 feet; 18) thence South 74°56'13" East, a distance of 95.11 feet; 19) thence North 08°24'36" East, a distance of 8.18 feet to a point on a curve; 20) thence East on said curve to the left, whose radius point bears North 08°25'34" East, with a radius of 1587.89 feet, a central angle of 05°59'09", an arc distance of 165.89 feet to the termination of said twenty (20) courses and distances and to a point on the South line of said Section 33; thence South 88°37'00" West, on the South line of said section 33, a distance of 889.11 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 354,128 square feet or 8.1297 acres more or less.

TITLE NOTES

THERE ARE NO OTHER EASEMENTS OR RIGHTS-OF-WAY OF RECORD PER AMERICAN LAND TITLE ASSOCIATION COMMITMENT, FILE NO. 21145440, DATED SEPTEMBER 14, 2021 AT 8:00 AM. THE NUMBERING BELOW REFERS TO SCHEDULE BII, OF SAID COMMITMENT:

7) MATERS IN PLAT BOOK 129, PAGE 27, B.C.R., AFFECTS THE PROPERTY AS SHOWN HEREON. AMENDMENTS TO NOTATION ON PLAT IN O.R. 31610, PAGE 931, B.C.R., O.R. 34555, PAGE 401, B.C.R. AND O.R. 44386, PAGE 637, AFFECT THIS PROPERTY, NOTHING PLOTTABLE.
8) F.P.L. EASEMENT IN DEED BOOK 195, PAGE 375, B.C.R., DOES NOT APPEAR TO AFFECT THIS PROPERTY, DOCUMENT POOR QUALITY.
9) RIGHT-OF-WAY IN DEED BOOK 341, PAGE 302, B.C.R., DOES NOT APPEAR TO AFFECT THIS PROPERTY, DOCUMENT POOR QUALITY.
10) RESERVATIONS IN DEED BOOK 470, PAGE 381, B.C.R., NOW RELEASED IN INSTRUMENT NO. 112977453, B.C.R., EXCEPT MINERAL RIGHT, NOTHING PLOTTABLE.
11) RESOLUTION IN O.R. 3174, PAGE 818, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
12) RESOLUTION IN O.R. 4650, PAGE 374, B.C.R., DOES NOT AFFECT THIS PROPERTY.
13) RESOLUTION IN O.R. 4724, PAGE 761, B.C.R., DOES NOT AFFECT THIS PROPERTY.
14) AGREEMENT IN O.R. 5347, PAGE 715, B.C.R. AMENDED IN O.R. 6541, PAGE 762, B.C.R. AND SUBORDINATION IN O.R. 9020, PAGE 612, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
15) ORDINANCE IN O.R. 11825, PAGE 970, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
16) AGREEMENT IN O.R. 12707, PAGE 605, B.C.R., DOES NOT AFFECT THIS PROPERTY.
17) EASEMENT IN O.R. 13065, PAGE 281, B.C.R., DOES NO AFFECT THIS PROPERTY.
18) EASEMENT IN O.R. 13065, PAGE 291, B.C.R., DOES NO AFFECT THIS PROPERTY.
19) EASEMENT IN O.R. 13065, PAGE 291, B.C.R., MODIFIED IN O.R. 13521, PAGE 658, B.C.R., DO NOT AFFECT THIS PROPERTY.
20) EASEMENT IN O.R. 13065, PAGE 305, B.C.R., DOES NOT AFFECT THIS PROPERTY.
21) EASEMENT IN O.R. 13521, PAGE 783, B.C.R., DOES NOT AFFECT THIS PROPERTY.
22) EASEMENT IN O.R. 13521, PAGE 800, B.C.R., DOES NOT AFFECT THIS PROPERTY.
23) DECLARATION IN O.R. 15431, PAGE 92, B.C.R., DOES NOT AFFECT THIS PROPERTY.
24) ORDINANCE IN O.R. 18000, PAGE 977, B.C.R., AFFECTS THIS PROPERTY AS SHOWN HEREON.
25) AGREEMENT IN O.R. 23116, PAGE 473, B.C.R. AND MODIFIED IN O.R. 38397, PAGE 1157, B.C.R., DO NOT AFFECT THIS PROPERTY.
26) AGREEMENT EVIDENCED IN O.R. 23116, PAGE 524, B.C.R. AND RESTATED IN O.R. 38397, PAGE 1151, B.C.R., DO NOT AFFECT THIS PROPERTY.
27) LANDSCAPE BUFFER EASEMENT IN PLAT BOOK 129, PAGE 27, B.C.R., NOW VACATED IN O.R. 32777, PAGE 1965, B.C.R., NOT SHOWN HEREON FOR PURPOSES OF CLARITY.
28) ORDINANCE IN O.R. 34145, PG. 1891, B.C.R., DOES NOT AFFECT THIS PROPERTY.
29) DECLARATION IN O.R. 40348, PAGE 106, B.C.R. AND AMENDED IN O.R. 43305, PAGE 1485, B.C.R., AFFECTS THIS PROPERTY, NOTHING PLOTTABLE.
30) DECLARATION IN O.R. 50049, PAGE 1791, B.C.R. CONFIRMED IN INSTRUMENT NO. 112798671, B.C.R., DO NOT AFFECT THIS PROPERTY.
31) EASEMENTS IN O.R. 47498, PAGE 1548, B.C.R AFFECT THIS PROPERTY AS SHOWN HEREON.
32) RESOLUTION IN O.R. 48863, PG. 144, B.C.R. AFFECTS THIS PROPERTY, PORTION INSIDE OF THE PROPERTY WAS SOLD IN O.R. 47498, PAGE 1562, B.C.R., AS SHOWN HEREON.
33) RESOLUTION IN O.R. 50086, PAGE 1752, B.C.R., DOES NOT AFFECT THIS PROPERTY.
34) RESOLUTION IN O.R. 51354, PAGE 1787, B.C.R., DOES NOT AFFECT THIS PROPERTY.
35) DECLARATION IN INSTRUMENT NO. 113777267, B.C.R. AFFECTS THE USE OF THE WEST PORTION OF THIS PROPERTY.

OFFICE NOTES

FIELD BOOK NO. EFB, GPS
JOB ORDER NO. V-6444
CHECKED BY:
DRAWN BY: RDR

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- A/C = AIR CONDITIONING
- A.L.P. = ALSO KNOWN AS
- ALUM. = ALUMINUM LIGHT POLE
- A.L.L.A. = ALUMINUM LAND TITLE ASSOCIATION
- ⌒ OR L = ARC LENGTH
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACK FLOW PREVENTOR
- B/U = BULKHEAD
- ℄ = BASE LINE
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- CALC. = CALCULATED
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- ℄ = CENTERLINE OF RIGHT-OF-WAY
- CH. = CHORD
- CH.BRG. = CHORD BEARING
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.L.P. = CONCRETE POWER LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- CO. = COMPANY
- CONC. = CONCRETE
- C/O = CLEAN OUT
- D.B. = DEED BOOK
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- DIA. = DIAMETER
- D.B.H. = DIAMETER AT BREAST HEIGHT
- ELEC. = ELECTRIC
- ELEV. OR EL. = ELEVATION
- F. = FEET
- F.H. = FIRE HYDRANT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- G.T.M. = GREASE TRAP MANHOLE
- H.H. = HAND HOLE
- I.C.V. = IRRIGATION CONTROL VALVE
- INV. = INVERT
- L.B. = LICENSE BUSINESS
- MAG. = MAGNET
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- MEAS. = FIELD MEASURE
- (S) = PARKING SPACES
- MHW = MEAN HIGH WATER
- MISC. = MISCELLANEOUS
- M.L.P. (S) = METAL LIGHT POLE
- N/A = NOT APPLICABLE
- NGS = NATIONAL GEODETIC SURVEY
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- O/W = OVERHEAD UTILITY LINES
- PG. = PAGE
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.C. = POINT OF CURVE
- P.C.D. = POLLUTION CONTROL DEVICE
- P.I. = POINT OF INTERSECTION
- P.I.V. = POST INDICATOR VALVE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R.C.P. = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- S. = SEWER VALVE
- S.H.W. = SEASONAL HIGH WATER LINE
- S.T.L. = SURVEY TIE LINE
- TAN. = TANGENT
- TANBRG. = TANGENT BEARING
- W.M. = WATER METER
- W. = WATER VALVE
- W.B.H. = WET FACE OF BULKHEAD
- W/F = WET FACE OF CAP
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W/AL. CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
- W/ WC. = WITH WITNESS CAP # 3813
- = HANDICAPPED PARKING SPACE

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) This drawing is not valid unless sealed with an authorized surveyors seal.
4) Boundary survey information does not infer Title or Ownership.
5) Elevations shown refer to North American Vertical Datum (1988). They were obtained with GPS and are indicated thus: ⊗ Elev. = 9.87
6) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
7) Bearings shown hereon refer to the South line of Section 32 as South 88°48'29" West.
8) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/
9) Title Commitment contains an incomplete legal description. Legal description on survey prepared for review as requested by client

CERTIFICATION:

We hereby certify that this survey 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.

Dated at Fort Lauderdale, Florida, this 30th day of October, 2021.

McLAUGHLIN ENGINEERING COMPANY

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

TILE NO.: 21 - 3 -

SHEET 2 OF 2

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