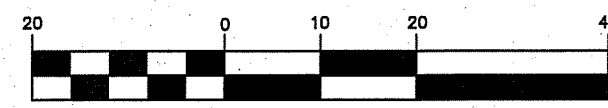




prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 1700 N.W. 64th STREET, SUITE 400  
 FORT LAUDERDALE, FLORIDA, 33309  
 PHONE: (954) 763-7611 FAX: (954) 763-7615  
 WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

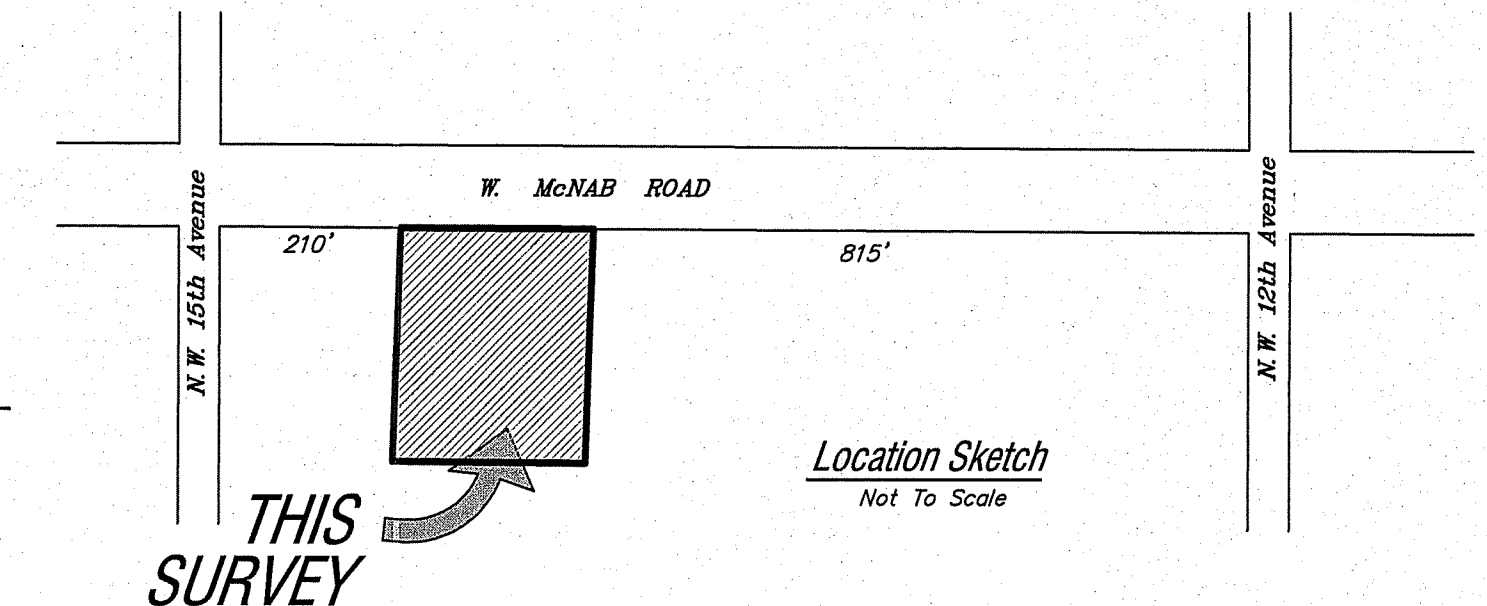
**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

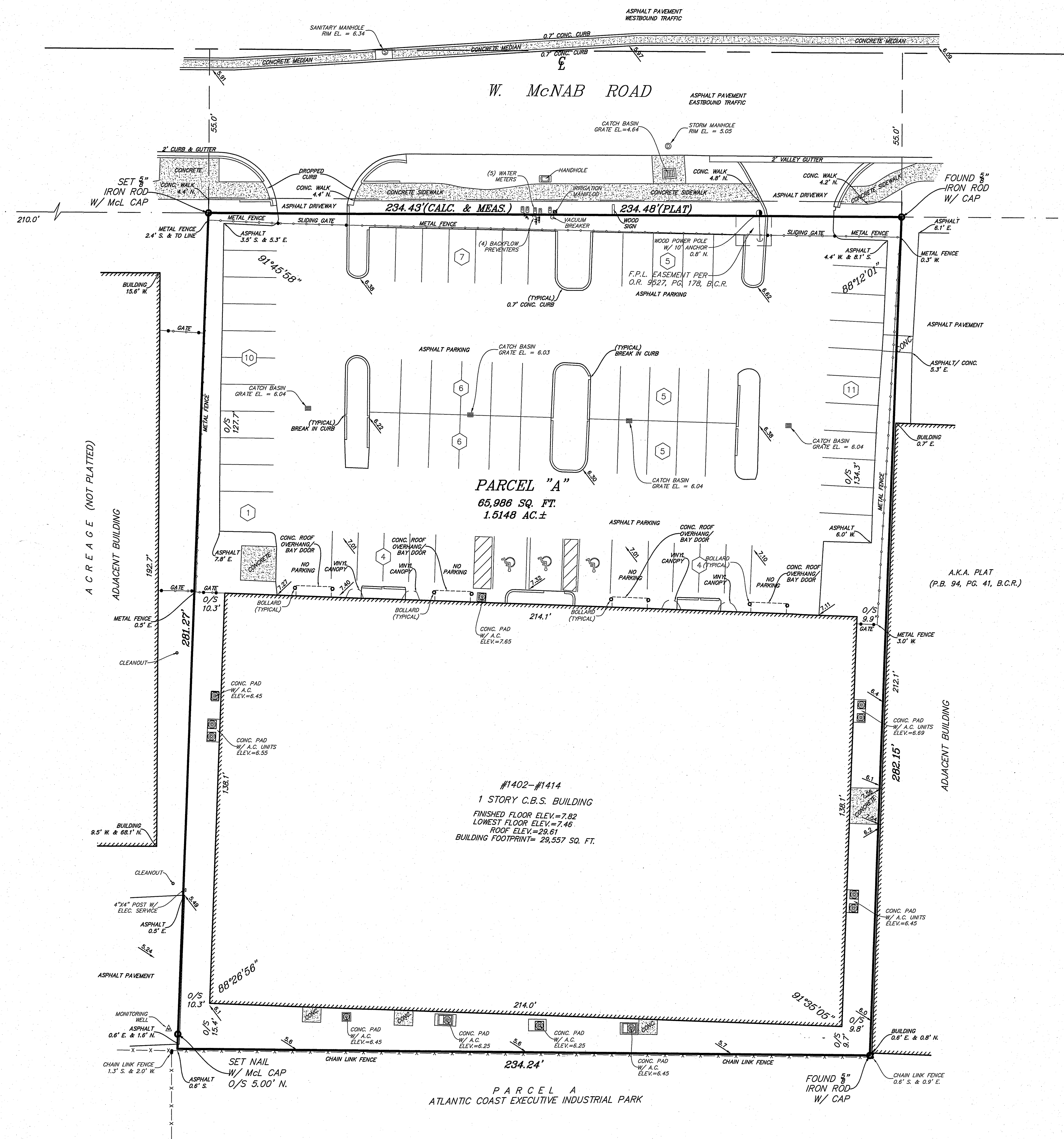
**ALTA/NSPS LAND TITLE SURVEY**

**ALL OF PARCEL "A",  
 GATEWAY INDUSTRIAL CENTER NO. 18,  
 PLAT BOOK 100, PAGE 39, B.C.R.**



**THIS SURVEY**

*Location Sketch*  
 Not To Scale



**Legal Description:**

All of Parcel "A", GATEWAY INDUSTRIAL CENTER NO. 18, according to the plat thereof, as recorded in Plat Book 100, Page 39, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 65,986 square feet or 1.5148 acres, more or less.

**TITLE NOTES:**

- There are no other Easements, Road Reservations or Rights-of-Way of Record affecting this property per Chicago Title Insurance Company, Commitment Order No. 10129047, dated 3/9/2022, at 8:00 A.M.
- Matters per Plat Book 100, Page 39, of the Public Records of Broward County, Florida, affects this property and as shown.
  - Easement per O. R. Book 9527, Page 178, of the Public Records of Broward County, Florida, affects this property and as shown.
  - Agreement per O.R. 9986, Page 37, of the Public Records of Broward County, Florida, affects this property, not a survey matter.
  - Resolution per O. R. 28837, Page 1194, of the Public Records of Broward County, Florida, may affect this property, no specific legal description contained in document.
  - Ordinance, per O. R. Book 34145, Page 1891, of the Public Records of Broward County, Florida, does not affect this property.
  - Agreement, per O. R. Book 36187, Page 968, of the Public Records of Broward County, Florida, affects this property, not a survey matter.

**ALTA/NSPS CERTIFICATION:**

TO: Naples Bay Law, PLLC aka Law Office of Matthew P. Flores;  
 Chicago Title Insurance Company;  
 DS McNab, LLC;  
 LC McNab, LLC;  
 MZ McNab, LLC;  
 ST McNab, LLC;  
 Valley National Bank, its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11(as to visible utilities only), 14, 16(none observed), 17(none observed) of Table A thereof.

The fieldwork was completed on February 21, 2022.

**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 21st day of February, 2022.

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

**LEGEND**

Δ = CENTRAL ANGLE (DELTA)	MHW = MEAN HIGH WATER
A/C = AIR CONDITIONING	MISC. = MISCELLANEOUS
A.L.A. = ALSO KNOWN AS	M.L.P.(S) = METAL LIGHT POLE
A.L.P. = ALUMINUM LIGHT POLE	± = MORE AND LESS
ALTA = AMERICAN LAND TITLE ASSOCIATION	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
A OR L = ARC LENGTH	NGVD29 = NATIONAL GEODETIC DATUM (1929)
B.C.R. = BROWARD COUNTY RECORDS	NAVD83 = NORTH AMERICAN VERTICAL DATUM (1983)
B.F.P. = BACK FLOW PREVENTOR	N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
B.H. = BULKHEAD	NO. = NUMBER
B = BASE LINE	NR = NATIONAL RECORDS BOOK
C.A.T.V. = CABLE TV TERMINAL OR BOX	O/S = OFFSET
CALC. = CALCULATED	O/W = OVERHEAD UTILITY LINES
C.B.S. = CONCRETE, BLOCK AND STUCCO	PG. = PAGE
C = CENTERLINE OF RIGHT-OF-WAY	P.B. = PLAT BOOK
CH = CHORD	P.B.C.R. = PALM BEACH COUNTY RECORDS
CH.B.R. = CHORD BEARING	P.C. = POINT OF CURVE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.C.D. = POLLUTION CONTROL DEVICE
C.L.F. = CHAIN LINK FENCE	P.I. = POINT OF INTERSECTION
C.L.P. = CONCRETE LIGHT POLE	P.I.V. = POST INDICATOR VALVE
C.P.P. = CONCRETE POWER POLE	P.O.B. = POINT OF BEGINNING
CO = COMPANY	P.O.C. = POINT OF COMMENCEMENT
CONC. = CONCRETE	P.R.C. = POINT OF REVERSE CURVE
C/O = CLEAN OUT	P.R.M. = PERMANENT REFERENCE MONUMENT
C.B. = CEDAR BARK	R. = RADIUS
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R.C.P. = REINFORCED CONCRETE PIPE
DIA. = DIAMETER	R/W = RIGHT-OF-WAY
D.B.H. = DIAMETER AT BREAST HEIGHT	S.B.T. = SOUTHERN BELL TELEPHONE
ELEC. = ELECTRIC	SB = SEWER VALVE
ELEV. OR EL. = ELEVATION	S.H.W. = SEASONAL HIGH WATER LINE
FL = FEET	S.T.L. = SURVEY TIE LINE
F.H. = FIRE HYDRANT	TAN. = TANGENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	TAN.B.R. = TANGENT BEARING
F.P.L. = FLORIDA POWER AND LIGHT CO.	W.M. = WATER METER
G.T.M. = GREASE TRAP/MANHOLE	W.V. = WATER VALVE
H.H. = HAND HOLE	W.F. = WET FACE OF BULKHEAD
I.C.V. = IRRIGATION CONTROL VALVE	W/F. = WET FACE OF CAP
INV. = INVERT	W.L.S. = WOOD STREET LIGHT POLE
LB = LICENSE BUSINESS	W.P.L.P. = WOOD POWER STREET LIGHT POLE
MAG. = MAGNET	W.P.P. = WOOD POWER POLE
M.D.C.R. = MIAMI DADE COUNTY RECORDS	W/MC.E. = WITH McLAUGHLIN ENGINEERING CO. CAP
MEAS. = FIELD MEASURE	W/MC. = WITH WITNESS CAP # 285
Ⓚ = PARKING SPACES	Ⓜ = HANDICAPPED PARKING SPACE

- NOTES:**
- 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.
  - Underground Improvements if any not located.
  - This drawing is not valid unless sealed with an authorized surveyors seal.
  - Boundary survey information does not infer Title or Ownership.
  - Reference Bench Mark: Broward County Engineering Department, BM # 2586, Elevation= 7.770 (NGVD29) converted to 6.17 (NAVD83).
  - Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 9.87
  - This property lies in Flood Zone "AH", Elev=7.0 Per Flood Insurance Rate Map No. 12011C0350 H, Dated: August 18, 2014, Community Panel No. 125105.
  - Underground Utility locations shown hereon, if any, are based upon paint 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.
  - 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/>

**OFFICE NOTES**

FIELD BOOK NO. EFB, LB# 403/44

JOB ORDER NO. V-6709

CHECKED BY: \_\_\_\_\_

DRAWN BY: RDR