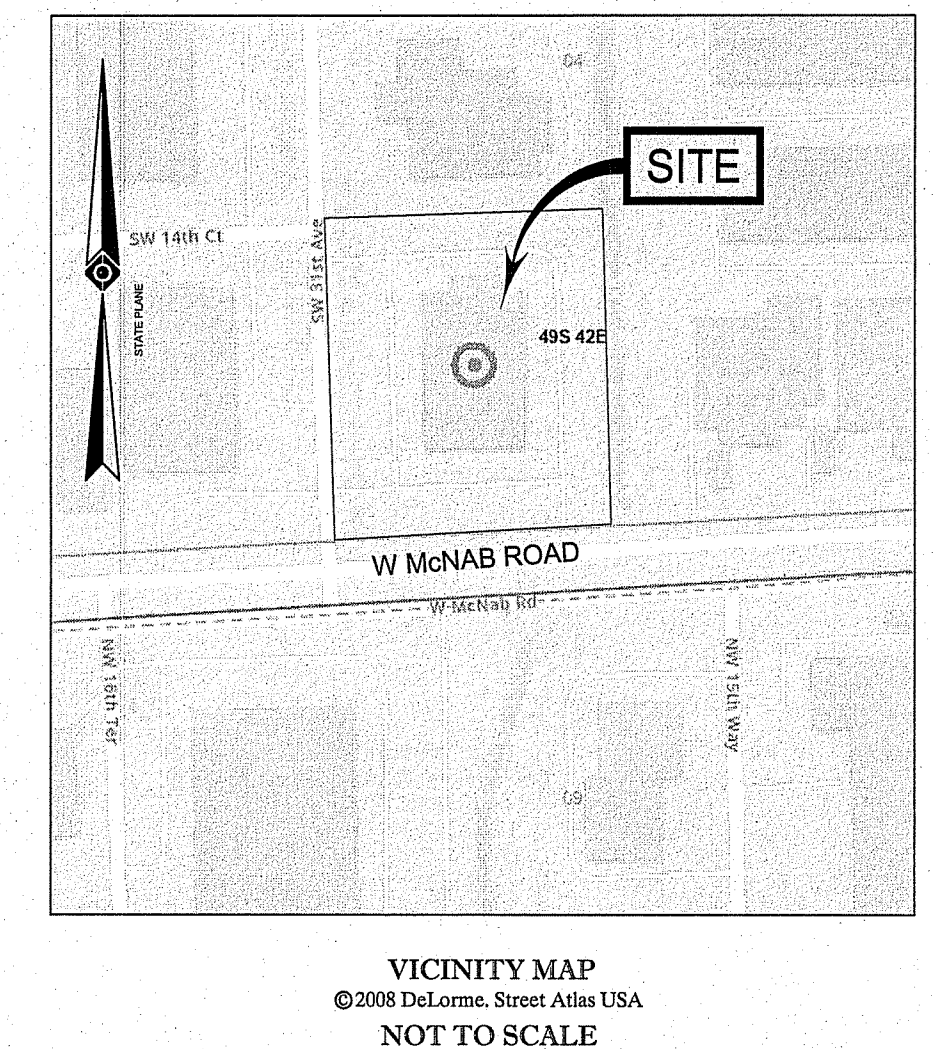


- LEGEND**
- B.C.R. = BROWARD COUNTY RECORDS
 - B.U. = BULKHEAD
 - C.A.T.V. = CABLE TV TERMINAL OR BOX
 - C.C. = CALCULATED
 - C.B.S. = CONCRETE, BLOCK AND STUCCO
 - C. = CENTERLINE OF RIGHT-OF-WAY
 - C.C.C. = COASTAL CONSTRUCTION CONTROL LINE
 - C.L.F. = CHAIN LINK FENCE
 - C.P.L. = CONCRETE POWER LIGHT POLE
 - C.P.A. = CONCRETE POWER POLE
 - C. = COMPANY
 - C.O. = CLEAN OUT
 - C.D. = DEED BOOK
 - C.D. = DESCRIPTION FROM FORMER DESCRIPTION
 - D.B. = DEED BOOK
 - D. = DIAMETER
 - D.B.H. = DIAMETER AT BREAST HEIGHT
 - E.L. = ELEVATION
 - F. = FEET
 - F.H. = FIRE HYDRANT
 - H. = HAND HOLE
 - I.C.V. = IRRIGATION CONTROL VALVE
 - M.C. = FIELD MEASURE
 - M.H.W. = MEAN HIGH WATER
 - M.S. = MISCELLANEOUS
 - N. = NORTH
 - N.A. = NORTH AMERICA VERTICAL DATUM (1988)
 - N.O. = NUMBER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - O.S. = OFFSET
 - O.U. = OVERHEAD UTILITY LINES
 - P. = PAGE
 - P.L. = PLAT BOOK
 - R.O.W. = RIGHT-OF-WAY
 - S. = SEWER VALVE
 - S.H. = SEASONAL HIGH WATER LINE
 - S.T.L. = SURVEY TIE LINE
 - W. = WATER METER
 - W.V. = WATER VALVE
 - W.F. = WET FACE OF BULKHEAD
 - W.F. = WET FACE OF CHU
 - W.P. = WOOD POWER POLE
 - W.C.P. = WITH CONTROL POINT ASSOCIATES CAP
 - W.C.P. = WITH MCLAUGHLIN ENGINEERING CO. CAP
 - W.W.C. = WITH WITNESS CAP # 285
 - W.T. = DECIDUOUS TREE & TRUNK SIZE
 - T. = TREE NUMBER

TREE DISPOSITION CHART

TREE NO.	SCIENTIFIC NAME	COMMON NAME	CALIPER (IN)	HEIGHT (FT)	SPREAD (FT)
1	Budidas buceras 'Shady Lady'	Black Olive	12	25'	20'
2	Budidas buceras 'Shady Lady'	Black Olive	10	25'	20'
3	Pinus elliottii 'Densa'	South Florida Slash Pine	5	25'	8'
4	Pinus elliottii 'Densa'	South Florida Slash Pine	10	25'	8'
5	Budidas buceras 'Shady Lady'	Black Olive	10	30'	25'
6	Pinus elliottii 'Densa'	South Florida Slash Pine	5	25'	10'
7	Pinus elliottii 'Densa'	South Florida Slash Pine	8	24'	12'
8	Pinus elliottii 'Densa'	South Florida Slash Pine	8	25'	10'
9	Budidas buceras 'Shady Lady'	Black Olive	8	25'	20'
10	Budidas buceras 'Shady Lady'	Black Olive	10	25'	20'
11	Budidas buceras 'Shady Lady'	Black Olive	10	30'	25'
12	Budidas buceras 'Shady Lady'	Black Olive	8	30'	25'
13	Pinus elliottii 'Densa'	South Florida Slash Pine	6	20'	6'
14	Pinus elliottii 'Densa'	South Florida Slash Pine	10	25'	12'
15	Swietenia mahagoni	Mahogany	4	12'	9'
16	Swietenia mahagoni	Mahogany	4	18'	10'
17	Swietenia mahagoni	Mahogany	4	18'	10'
18	Swietenia mahagoni	Mahogany	4	18'	10'
19	Swietenia mahagoni	Mahogany	4	14'	8'
20	Swietenia mahagoni	Mahogany	4	18'	10'
21	Pinus elliottii 'Densa'	South Florida Slash Pine	8	22'	10'
22	Swietenia mahagoni	Mahogany	3	12'	6'
23	Quercus virginiana	Live Oak	10	30'	20'
24	Pinus elliottii 'Densa'	South Florida Slash Pine	8	30'	10'
25	Lagerstroemia indica	Crape Myrtle	6	16'	12'
26	Pinus elliottii 'Densa'	South Florida Slash Pine	6	25'	10'
27	Pinus elliottii 'Densa'	South Florida Slash Pine	6	22'	8'
28	Pinus elliottii 'Densa'	South Florida Slash Pine	10	25'	10'
29	Budidas buceras 'Shady Lady'	Black Olive	10	30'	30'
30	Budidas buceras	Black Olive	30	45'	40'
31	Sabal palmetto	Cabbage Palm	N/A	12' c.t. 20' ht.	10'
32	Budidas buceras 'Shady Lady'	Black Olive	8	20'	20'
33	Pinus elliottii 'Densa'	South Florida Slash Pine	8	25'	10'
34	Pinus elliottii 'Densa'	South Florida Slash Pine	8	25'	10'
35	Sabal palmetto	Cabbage Palm	N/A	3' c.t. 12' ht.	10'
36	Sabal palmetto	Cabbage Palm	N/A	4' c.t. 12' ht.	10'
37	Budidas buceras	Black Olive	30	45'	40'
38	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4	10'	10'
39	Pinus elliottii 'Densa'	South Florida Slash Pine	8	24'	10'
40	Lagerstroemia indica	Crape Myrtle	8	20'	20'
41	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4	15'	15'
42	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4	15'	15'
43	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6	18'	18'
44	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6	18'	18'
45	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6	15'	15'
46	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6	15'	15'
47	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6	15'	15'
48	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6	18'	18'
49	Conocarpus erectus 'Sericeus'	Silver Buttonwood	6	15'	15'
50	Lagerstroemia indica	Crape Myrtle	8	23'	20'
51	Pinus elliottii 'Densa'	South Florida Slash Pine	5	24'	20'



- SURVEY DESCRIPTION:**
- LOT 1, GATEWAY INDUSTRIAL CENTER NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 90,827 SQUARE FEET OR 2.0851 ACRES, MORE OR LESS.
- NOTES:**
- PROPERTY KNOWN AS LOT 1, GATEWAY INDUSTRIAL CENTER NO. 2, PLAT BOOK 84, PAGE 1, BROWARD COUNTY, FLORIDA.
 - AREA= 90,827 SQUARE FEET OR 2.0851 ACRES, MORE OR LESS.
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - THIS PROPERTY LIES IN FLOOD ZONE "AE", ELEVATION=7.0, PER FLOOD INSURANCE RATE MAP NO. 12011C0358 J, DATED JULY 31, 2024, COMMUNITY PANEL NO. 120055.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT, BENCH MARK # 2566, ELEVATION= 7.770 (NGVD29) CONVERTED TO 6.170 (NAVD88).
 - BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (801), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, AND REFERENCE THE SOUTH RIGHT-OF-WAY LINE OF N.W. XXth STREET AS XXX'XXX'E.
 - THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR P.O.F. OF A FLORIDA LICENSED SURVEYOR AND MAP PER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- REFERENCES:**
- MAP ENTITLED "PLAT OF GATEWAY INDUSTRIAL CENTER NO. 2", PLAT BOOK 84, PG. 1, BROWARD COUNTY RECORDS
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0358 J, DATED JULY 31, 2024, COMMUNITY PANEL NO. 120055.
 - MAP ENTITLED "RECORD SURVEY PREPARED BY MCLAUGHLIN ENGINEERING COMPANY FILE 15-230521-00 DATED 12/12/2023
 - DISPOSITION PLAN PREPARED BY AGT LAND LANDSCAPE ARCHITECTURE FILE TR-1 DATED 6/21/2024

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by
Jerald A McLaughlin
Date: 2024.09.17
14:07:31 -04'00'

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269
FLORIDA CERTIFICATE OF AUTHORIZATION LB #137

08-13-2024
DATE

BOUNDARY & LOCATION SURVEY
PERLA RUBBIN & SONS (USA), Inc.
3081 W. McNab ROAD
GATEWAY INDUSTRIAL CENTER, LOT 1
CITY OF POMPAHO BEACH, BROWARD COUNTY
STATE OF FLORIDA

CONTROL POINT ASSOCIATES, LLC
1700 NW 11TH STREET, SUITE 100
FT. LAUDERDALE, FL 33311
954.780.7100
WWW.CP-ASSOCIATES.COM

FIELD DATE: 08-06-2024
FIELD BOOK NO.: 416
FIELD BOOK PG.: 58
FIELD CREW: J.M./C.A.
DRAWN: J.M./C.A.
REVIEWED: B.E.
APPROVED: JAM/PLS
DATE: 08-13-2024
SCALE: 1" = 30'
FILE NO.: 15-230521-00
PAGE: 1 OF 1