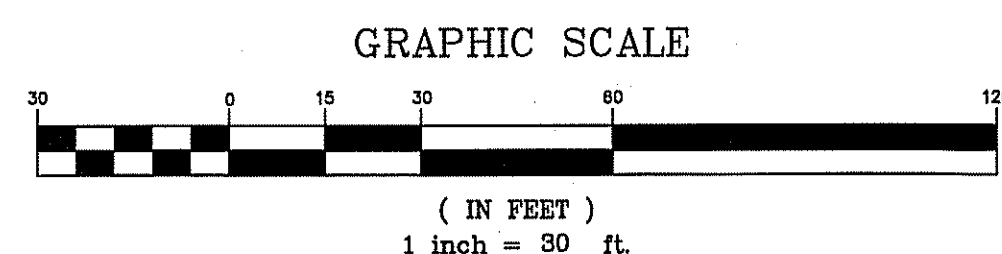


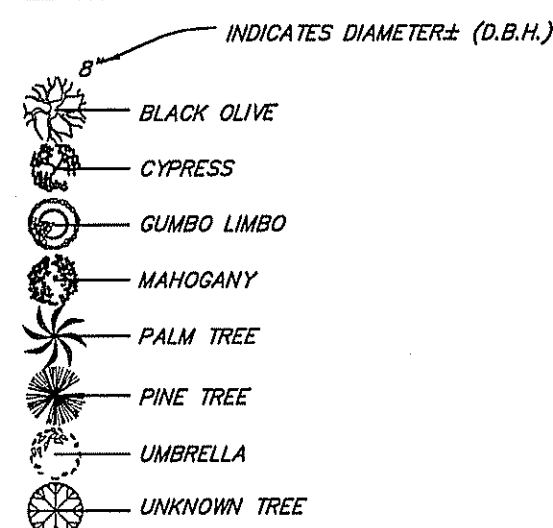
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615
 email: info@meco400.com
 Website: meco400.com



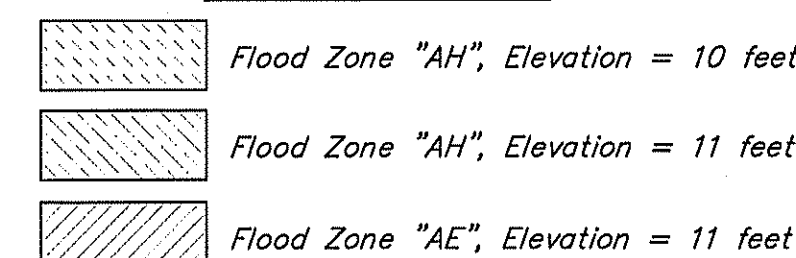
www.MEC0400.com

ALTA/NSPS LAND TITLE SURVEY
TRACT "A", SOUTHERN SANITATION
SOUTHEAST P.B. 134, PG. 35, B.C.R. &
A PORTION OF N.W. 12th AVENUE (NOW VACATED)

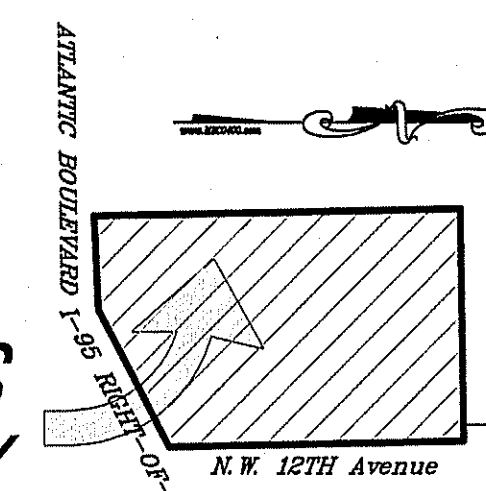
TREE SYMBOLS LEGEND



FLOOD ZONE LEGEND



*THIS
SURVEY*



Location Sketch
Not To Scale

Title Notes

THE NOTES
There are no other Easements, Road Reservations or Right-of-Ways of record affecting this property per Fidelity National Title Insurance Company Commitment No. FTPA18-60623 dated June 26, 2018 at 8:00AM.
Below refers to Schedule B II of said Commitment:

- 7) *Matters in Plat Book 134, Page 35, B.C.R., affects this property as shown hereon as (per plat).*

Legal Description

Tract "A", SOUTHERN SANITATION, SOUTHEAST, according to the plat thereof, as recorded in Plat Book 134, Page 35, of the public records of Broward County, Florida.

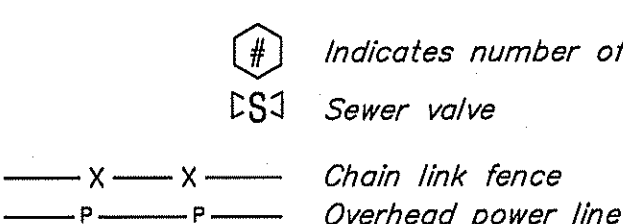
TOGETHER WITH:
That portion of the West one-half (W½) of N.W. 12th Avenue
abandoned and vacated by the City of Pompano Beach, Florida per
Ordinance No. 93-51, recorded in O.R. 20782, Page 890, B.C.R.
lying East of and adjacent to said Tract "A"

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 193,056 square feet of 4.4320 acres, more or less.

LEGEND

	= CENTRAL ANGLE (DELTA)	L.T.	= LEFT
	= ARC LENGTH	M.L.P.	= MATERIAL LIGHT POLE
R.	= ALUMINUM LIGHT POLE	M.W.	= MONITORING WELL
R.	= AIR CONDITIONING	M.V.D.	= North American Vertical Datum
	= AVENUE	N.G.V.D.	= National Geodetic Vertical Datum
R.	= BROWARD COUNTY RECORDS	O.R.	= OFFICIAL RECORDS BOOK
R.	= FLOW PREVENTER	O.P.S.	= OFFICIAL PLANS
R.	= BOULEVARD	P.C.D.	= POLLUTION CONTROL DEVICE
R.	= CONCRETE, BLOCK AND STUCCO	P.O.B.	= POINT OF BEGINNING
R.	= CHAIN L.S. FEES	P.O.M.	= PLANT MANAGEMENT
	= CONCRETE LIGHT POLE	P.R.M.	= PERMANENT REFERENCE MONUMENT
	= CLEAR	P.S.D.	= PAVED
	= COMMENT	R	= RADIUS
	= CHORD BEARING	RT	= RIGHT
B.R.G.	= CONCRETE	R.O.W.	= RIGHT-OF-WAY
	= CENTERLINE OF RIGHT-OF-WAY	S.B.T.	= SOUTHERN BELL TELEPHONE
S.H.	= DIAMETER AT BREAST HEIGHT	STA.	= STATION
	= HAND-DADE COUNTY RECORDS	TANG.BRG.	= TANGENT BEARING
E.V.	= ELEVATION	W.L.P.	= WATER LIGHT POLE
	= FLORIDA POWER AND LIGHT CO.	WM	= WOOD METER
S.H.	= HAND HOLE	WM	= WOOD WATER POLE
V.	= IRRIGATION CONTROL VALVE	WM&L CAP	= WITH MCLAUGHLIN ENGINEERING CO. CAP
	= ARC LENGTH	WV	= WATER VALVE
	= LIGHT		

SYMBOL LEGEND



NOTES:

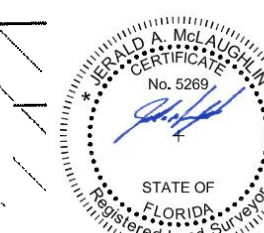
- 1) *This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not obstructed for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.*
- 2) *Underground improvements if any not located.*
- 3) *This drawing is not valid unless sealed with an embossed surveyors seal.*
- 4) *Boundary survey information does not infer Title or Ownership.*
- 5) *Reference Bench Mark: P.R.M. Northeast corner of Tract "A", Southern Sanitation Station, P.B. 134/35 (this plat). ELEVATION = 10.53 (NGVD29) converted to 8.96 (NAVD88).*
- 6) *Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:*
- 7) *This property lies in Flood Zones "AH", Elev.=10.0 and 11.0 and "AE", Elev.=11.0 Per Flood Insurance Rate Map No. 1201IC0357H Dated: August 18, 2014. Community Panel No. 120055 Index Map Dated: August 18, 2014.*
- 8) *Bearings shown refer to record plat and assume the North Line of Tract "A" as North 89°14'44" East.*
- 9) *This Plat is restricted to 23,293 square feet of industrial use.*
- 10) *Elevations per North American Vertical Datum (1988) derived from National Geodetic Software Datum (1929) date and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>*
- 11) *There are 67 paved and striped parking spaces.*

OFFICE NOTES

FIELD BOOK NO. TDS-48, Field Sheet, Print, EFB
JOB ORDER NO. T-6523, V-0234, V-4038, V-5360, V-5514
CHECKED BY: JIMM, Jr.
DRAWN BY: EJW3, RT, RDR

DRC

ADJACENT OWNER:
SMITH BROTHERS CONTRACTING EQUIPMENT, INC.
(O.R. 28728, PG. 584, B.C.R.)



McLAUGHLIN ENGINEERING COMPANY

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

D R C

PZ20-12000038
12/16/2020

PZ20-12000038
11/4/2020