














Location Sketch
Not To Scale

TREE SYMBOLS

INDICATES DIAMETER (D.B.H.)

8"

	ACACIA
	CARROTWOOD TREE
	CYPRESS
	FICUS TREE
	GRAPE MYRTLE TREE
	GUMBO LIMBO
	MAHOGANY
	OAK TREE
	PALM TREE
	SILVER BUTTONWOOD
	UNKNOWN TREE

Legal Description

Parcel "A" WILLAH PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 112, Page 41, of the public records of Broward County, Florida.

LESS the South 330.00 feet of the West 30.00 feet of said Parcel "A", WILLAH PLAT No. 1, according to the plat thereof as recorded in Plat Book 112, Page, 41, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 173,111 square feet or 3.9741 acres, more or less.

TITLE NOTES:

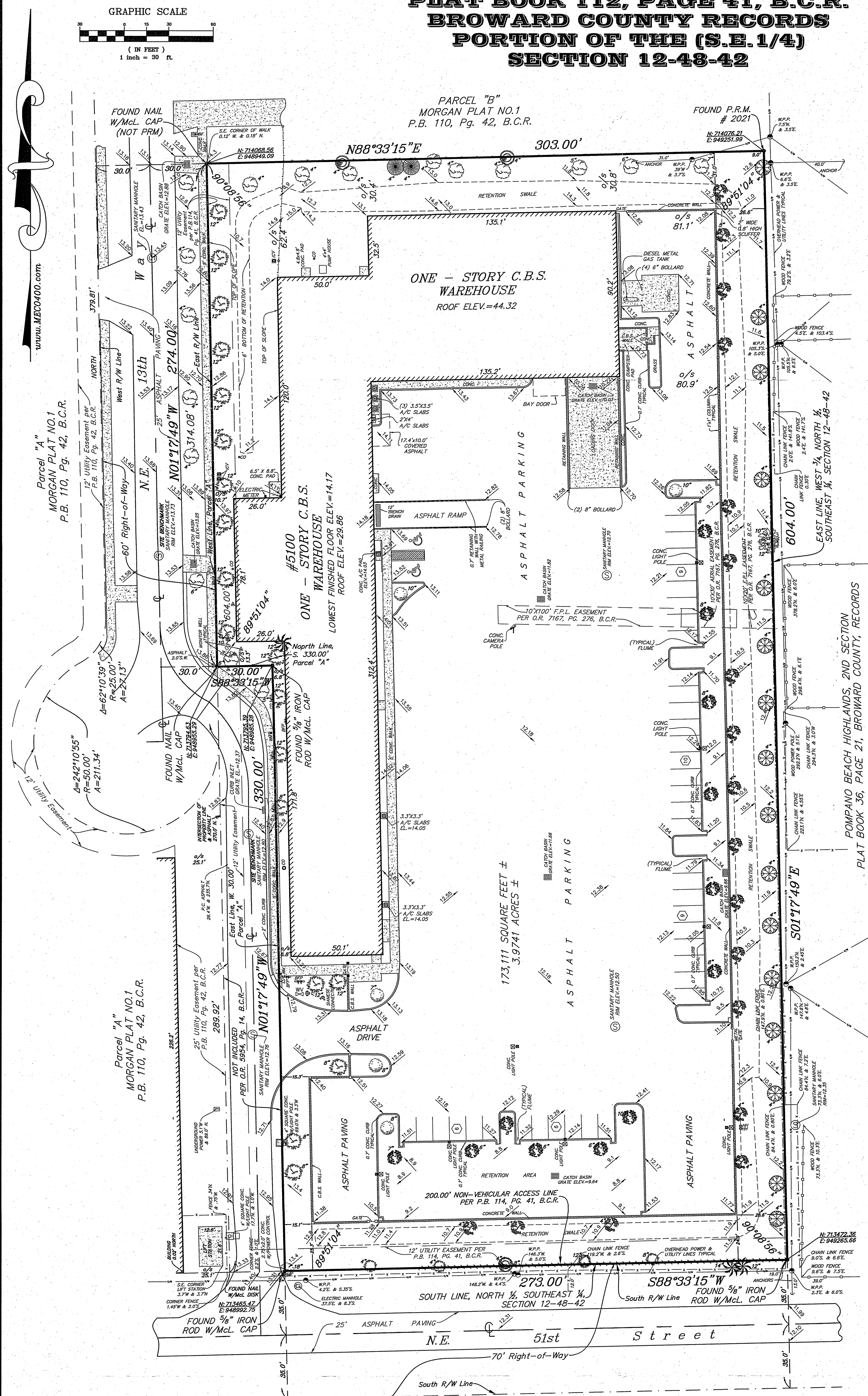
There are no other easements, road reservations or rights-of-way of record affecting this property per Attorneys' Title Insurance Fund, Inc., commitment no. C-3189163, dated May 13th, 2008 at 11:00 PM

Notes corresponding exceptions in Schedule B- II, for the above referenced title commitment:

4. *Easements, restrictions, non-vehicular access line and rights-of-way per Plat Book 112, Page 41, B.C.R. affect this property as shown hereon.*
5. *Developers Agreement per O.R. 3790, Page 213, B.C.R. affects this property (nothing plottable).*
6. *Easements per O.R. 7167, Page 276, B.C.R. affect this property as shown.*

CERTIFIED TO:

King Motor Center of Deerfield, LLC, a Florida limited liability company and Attorneys Title Insurance Fund, Inc.



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) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, BM # 1251, Elevation= 21.340 (NGVD29) converted to elevation=19.740 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev = 13.63
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 120T1C0186 H, Dated: August 18, 2014, Community Panel No. 120055.
- 9) 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.
- 10) Coordinates Grid and Bearings shown hereon refer to Florida State Plane Coordinates based on the NAD of 1983 with the 1990 adjustment (NAD 83/90) and all travel measured from the Broward County Horizontal GPS Network Point M05, West line of Parcel "A" as North 01°17'49" West.
- 11) 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. LB #212/21-25, Print, LB# 314/73, TDS, LB# 397/4-6, PRINT

JOB ORDER NO. T-4904, T-5305, U-4530, U-7780, U-8058, V-5914

CHECKED BY

004431 BX JST, EJJ3, SW, DRP, RT, KT

LEGEND

A = CENTRAL ANGLE (DELTA)
 A/C = AIR CONDITIONING
 ALKA = ALSO KNOWN AS
 ALU = ALUMINUM LIGHT POLE
 ALTA = AMERICAN LAND TITLE ASSOCIATION
 A OR L = ARC LENGTH
 A.P. = ALABAMA COUNTY RECORDS
 B.F.R. = BACK FLOW PREVENTOR
 B.H. = BASE HEAD
 B.L. = BASE LINE
 C.A.T.V. = CABLE TV TERMINAL OR BOX
 C.C. = CEMENT CURB
 C.B.S. = CONCRETE, BLOCK AND STUCCO
 C.E. = CENTERLINE OF RIGHT-OF-WAY
 C.O. = CHORD
 C.B.R. = CHORD BEARING
 C.C.R.C. = COASTAL CONSTRUCTION CONTROL LINE
 C.D. = CROWN DRAIN
 C.L.P. = CONCRETE LIGHT POLE
 C.P.P. = CONCRETE POWER LIGHT POLE
 C.P.R. = CONCRETE POWER POLE
 C.O. = COMPANY
 CONC. = CONCRETE
 C.O. = CLEAN OUT
 D.B. = DEED BOOK
 D.D. = DESCRIPTION FROM FORMER DESCRIPTION
 DIA. = DIAMETER
 D.H.L. = DIAMETER AT BRESTH HEIGHT
 ELEC. = ELECTRIC
 D.R. = ELEVATION
 FT. = FEET
 F.I. = FIRE HYDRANT
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 F.I.N.D. = FLORIDA LAND NAVIGATION DISTRICT
 F.K.A. = FORMERLY KNOWN AS
 F.P. = FLORIDA POWER AND LIGHT CO.
 GAS. = GAS VALVE
 G.R. = GREASE TRAP MANHOLE
 H.H. = HAND HOLE
 I.C.V. = IRRIGATION CONTROL VALVE
 INV. = INVERT
 L.P. = LIQUID PROPANE GAS
 L.B. = LEAK
 MAG. = MAGNETIC
 M.D.C.R. = MIAMI DADE COUNTY RECORDS
 MEAS. = FIELD MEASUREMENT
 P. = PARKING SPACE
 MFW = MEAN HIGH WATER
 MISC. = MISCELLANEOUS
 M.L.P.(Q) = METAL LIGHT POLE
 M. = MORE OR LESS
 MW = MONITORING WELL
 NGS = NATIONAL GEODETIC SURVEY
 NPS = NATIONAL SYSTEM OF PROFESSIONAL SURVEYORS
 NVG129 = NATIONAL GEODETIC VERTICAL DATUM (1929)
 NAVD88 = NATIONAL AMERICAN VERTICAL DATUM (1988)
 N.A.S. = NORTH ATLANTIC SURVEY IMPROVEMENT DISTRICT
 NO. = NUMBER
 O.R.B. = OFFICIAL RECORDS BOOK
 OFFSET =
 O/W = OVERHEAD UTILITY LINES
 PG. = PAGE
 P.B. = PLANK BOOK
 P.B.C.R. = PALM BEACH COUNTY RECORDS
 P.C. = POINT OF CURVATURE
 P.C.D. = POLLUTION CONTROL DEVICE
 P.I. = POINT OF INTERSECTION
 P.I.V. = POST INDICATED VALVE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.F. = POINT OF REFERENCE CURVE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 RADIUS =
 R.C.P. = REINFORCED CONCRETE PIPE
 R/W = RIGHT-OF-WAY
 S.E.T. = SOUTHERN BELL TELEPHONE
 S.V. = SEWER VALVE
 S.H.W. = SEASONAL HIGH WATER LINE
 S.P. = STATE PLAT
 SQ.FT. = SQUARE FEET
 S.T.L. = SURVEY TIE LINE
 TANGENT =
 TAN.B.R. = TANGENT BEARING
 T.O.B.L. = TOP OF BAFFLE
 W.M. = WATER METER
 W.P. = WATER VALVE
 W.B.N. = WET FACE OF BULKHEAD
 W.P. = WET FACE OF POLE
 W.L.P. = WOOD STREET LIGHT POLE
 W.F.P.L. = WOOD FENCE LIGHT POLE
 W.F.P. = WOOD POWER POLE
 W.M.C. CAP = WITH MCALAGHIN ENGINEERING CO. CAP
 W/M.C. = WITH W.M.C.
 283 = HANDICAPPED PARKING SPACE

Jerald
A.
McLaughlin

Digitally signed by:
Jerald A. McLaughlin
DN: CN = Jerald A.
McLaughlin email =
Jerry@meco400.
com C = AD O =

com C = AD O =
McLaughlin
Engineering Co. OU
= President
Date: 2021.06.21 14:
30:29 -04'00'

PZ21-1200024
12/15/21