BOUNDARY SURVEY

LOCATED IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

DESCRIPTION:

(OFFICIAL RECORDS BOOK 32338, PAGE 1605, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA)

THE NORTH 300 FEET OF PARCEL "C", ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

(OFFICIAL RECORDS BOOK 48731, PAGE 1457, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA)

A PORTION OF PARCEL "C", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT STAMPED WILLIAMS, HATFIELD & STONER MARKING THE EAST ONE-QUARTER (EAST $\frac{1}{4}$) CORNER OF SAID SECTION 27; THENCE SOUTH 88°23'18" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 27, A DISTANCE OF 1,734.30 FEET TO A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 230730.1; THENCE NORTH 01°24'08" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 947.46 FEET; THENCE NORTH 01°24'20" WEST CONTINUIING ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 922.68 FEET; THENCE NORTH 88°35'40" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID ANDREWS AVENUE EXTENSION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 01°24'20" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET; THENCE NORTH 88°31'07" EAST, A DISTANCE 27.32 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 00°30'50" EAST; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 3,770.22 FEET, THROUGH A CENTRAL ANGLE OF 01°30'58", AN ARC DISTANCE OF 99.77 FEET TO THE END OF SAID CURVE; THENCE SOUTH 01°24'20" EAST, A DISTANCE OF 77.85 FEET; THENCE SOUTH 11°00'07" WEST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 01°24'20" EAST, A DISTANCE OF 72.40 FEET; THENCE SOUTH 88°31'07" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON SAID EASTERLY EXISTING RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. MEASURED AND CALCULATED BEARINGS SHOWN HEREON ARE REFERRED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83/2011 ADJUSTMENT).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

LEGEND:

- = CONCRETE LIGHT POLE
- (P/GAS) = PROPANE TANK
- = GROUND LIGHT FIXTURE
- (E) = ELECTRIC BOX
- (EH) = ELECTRIC HANDHOLE
- (TB) = TELEPHONE JUNCTION BOX
- = WATER VALVE
- = WATER METER
- (ICV) = IRRIGATION CONTROL VALVE
- (BFP) = BACKFLOW PREVENTOR
- = FIRE HYDRANT
- = SANITARY SEWER CLEANOUT
- = CURB INLET
- = MAILBOX
- = SIGN
- = BOLLARD
- (HH) = UNKNOWN UTILITY HAND HOLE

(C) = CALCULATED DATA
(D) = DATA BASED ON DEED OF RECORD (O.R.B. , PAGE)
(M) = DATA BASED ON FIELD MEASUREMENTS
(P) = DATA BASED ON PLAT OF RECORD
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
ALTA = AMERICAN LAND TITLE ASSOCIATION
C.R. = COUNTY ROAD
CONC. = CONCRETE
ELEC = ELECTRIC
ELEV = ELEVATION
F.I.R.M. = FLOOD INSURANCE RATE MAP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
P.I.D = PARCEL IDENTIFICATION NUMBER
M.E.S. = MITERED END SECTION
NAVD = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.R. = STATE ROAD
TEL = TELEPHONE
C.L.F. = CHAIN LINK FENCE

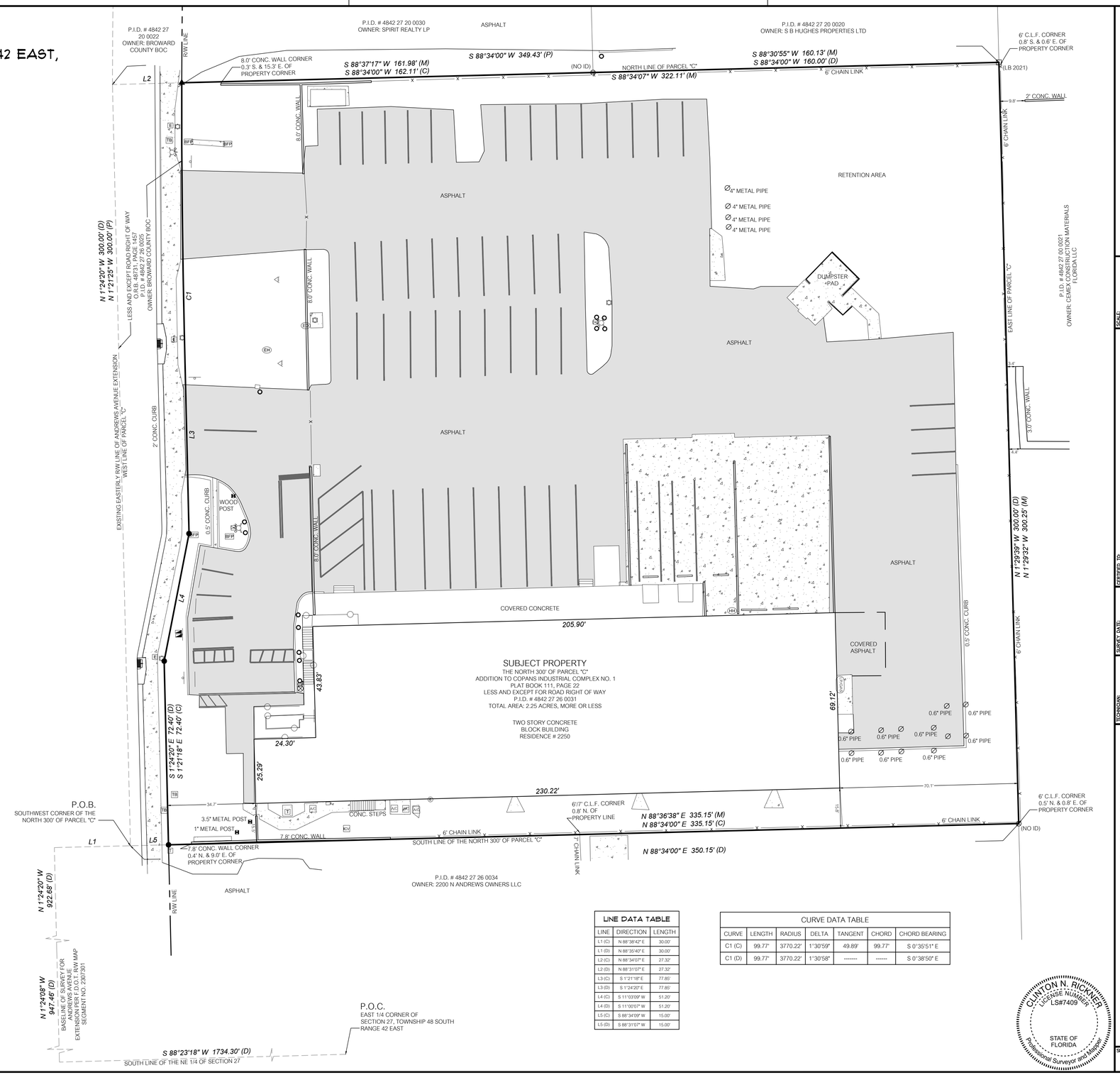
- x - = FENCE (SIZE AND TYPE AS NOTED)
- = HAND RAIL
- = FOUND 4"X4" CONCRETE MONUMENT STAMPED AS NOTED
- = SET NAIL AND DISK STAMPED "NV5 INC LB 8246"
- = SET 5/8" STEEL REBAR AND CAP STAMPED "NV5 INC LB 8246"
- = FOUND 5/8" IRON ROD NO IDENTIFICATION
- = ASPHALT SURFACE
- = CONCRETE SURFACE

N

GRAPHIC SCALE
0 10 20 40

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12011 C 0170 H, EFFECTIVE DATE: AUGUST 18, 2014.



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1 (C)	N 88°38'42" E	30.00'
L1 (D)	N 88°35'40" E	30.00'
L2 (C)	N 88°34'07" E	27.32'
L2 (D)	N 88°31'07" E	27.32'
L3 (C)	S 1°21'18" E	77.85'
L3 (D)	S 1°24'20" E	77.85'
L4 (C)	S 11°03'00" W	51.20'
L4 (D)	S 11°00'07" W	51.20'
L5 (C)	S 88°34'09" W	15.00'
L5 (D)	S 88°31'07" W	15.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1 (C)	99.77'	3770.22'	1°30'59"	49.89'	99.77'	S 0°35'51" E
C1 (D)	99.77'	3770.22'	1°30'58"	--------	-------	S 0°38'50" E

CLINTON N. RICKNER
LICENSE NUMBER
LS#7409
STATE OF FLORIDA
Professional Surveyor and Mapper

This map prepared by:

CERTIFICATE OF AUTHORIZATION NO. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

6200 Lee Vista Boulevard
Suite 400
Orlando, Florida 32822
(407) 275-5120
www.nv5.com
LB-8246

NV5

SCALE: 1" = 20'
VERIFY SCALE BAR ON PLOT ON 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
ABBOT STUDIOS, LLC

SURVEY DATE: 06/09/2026
REVISION DATE: N/A
PROJECT NUMBER: 26-0714

TECHNICIAN: WM
CREW CHIEF: NC
CHECKED BY: CNR
FIELD BOOK & PAGE: 775/66

CLINTON N. RICKNER
Professional Surveyor & Mapper Fla. License No. 7409

SHEET NO.: 1 OF 1

Path: cldnr Plot Date: Jun 11,2026 11:28am Filename: N:\BU 180 & 181\2026 Projects\181\0714-0714000.00 2350 N. Andrews Avenue Pompano Beach_Boundary Survey\181\0714-0714000.00 - Abbot Studios_2350 N. Andrews Avenue Pompano Beach_Boundary Survey.dwg