

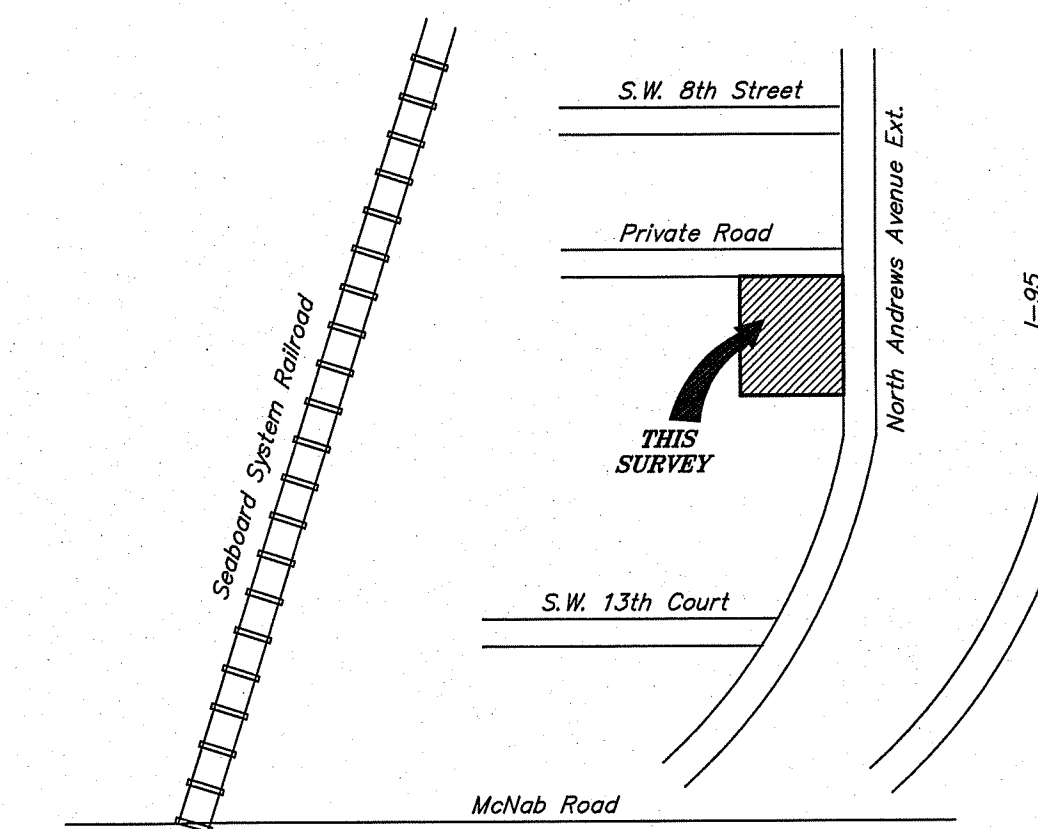
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ALTA/NSPS LAND TITLE SURVEY

Portions of Sections 2 and 3, Township 49 South, Range 42 East



Location Sketch
Not To Scale

Legal Description

Portions of Sections 2 and 3, Township 49 South, Range 42 East, and more fully described as follows:

Beginning at the Northwest corner of the Southwest one-quarter (SW 1/4) of said Section 2; thence North 86°30'51" East, along the North line of said Southwest one-quarter (SW 1/4) of Section 2, a distance of 326.32 feet to a point on the West right-of-way line of North Andrews Avenue (S.W. 12th Avenue); thence South 04°02'24" East, along said right-of-way line (103' foot right-of-way), a distance of 550.03 feet; thence South 86°30'51" West, along a line 550 feet South of (as measured at right angles) and parallel to the said North line of the Southwest one-quarter (SW 1/4) of Section 2, a distance of 348.39 feet; thence due West, along a line 550 feet South of (as measured at right angles) and parallel to the North line of the Southeast one-quarter (SE 1/4) of said Section 3, a distance of 221.35 feet to the Southeast corner of Parcel "B", LAMONT PLAT, according to the plat thereof, as recorded in Plat Book 172, Page 132, of the public records of Broward County, Florida; thence North 03°17'00" West, on the East line of said Parcel "B", a distance of 74.27 feet; thence due North, a distance of 475.85 feet; thence due East, a distance of 208.87 feet to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 304,367 square feet or 6.9988 acres, more or less.

ALTA/NSPS CERTIFICATION

To: City National Bank of Florida, its successors and/or assigns as their interest may appear. P.C. Realty of Florida, LLC, a Florida limited liability company; Chicago Title Insurance Company; Lawyers Land Title Company; Saavedra I Goodwin; and Barry S. Mittleberg, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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), 8, 9, 11(as to visible utilities only), 16(none apparent), 17(none apparent), of Table A thereof.

The fieldwork was completed on September 12, 2019.

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 54-1705 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 1st day of May, 2006.
Trees added this 25th day of October, 2006.
Revised this 18th day of May, 2007.
Revised Legal Description this 6th day of August, 2007.
Resurveyed this 23rd day of August, 2007.
Revised this 2nd day of November, 2007.
Certifications added this 6th day of March 2008 (NOT RESURVEYED).
Resurveyed and elevations changed to NAVD88 datum, this 22nd day of August, 2016.
Resurveyed to Alta Specs this 12th day of September, 2019.
Resurveyed this 6th day of April, 2021.
Revised utility labels this 13th day of April, 2021.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida.

- LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - A OR L = ARC LENGTH
 - CH.BRG. = CHORD BEARING
 - TAN.BRG. = TANGENT BEARING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - CONC. = CONCRETE
 - C.B.S. = CONCRETE, BLOCK AND STUCCO
 - I.C.V. = IRRIGATION CONTROL VALVE
 - W.M. = WATER METER
 - B.F.P. = BACK FLOW PREVENTOR
 - P.R.M. = PERMANENT REFERENCE MARKER
 - ELEV. = ELEVATION
 - O/S = OFFSET
 - A/C = AIR CONDITIONING
 - C. = CENTERLINE OF RIGHT-OF-WAY
 - F.P.L. = FLORIDA POWER AND LIGHT CO.
 - S.B.T. = SOUTHERN BELL TELEPHONE
 - B.C.R. = BROWARD COUNTY RECORDS
 - D.C.R. = DADE COUNTY RECORDS
 - P.B.R. = PALM BEACH COUNTY RECORDS
 - O.R. = OFFICIAL RECORDS BOOK
 - P.G. = PAGE
 - R/W = RIGHT-OF-WAY
 - C.O. = CLEAN OUT
 - C.L.F. = CHAIN LINK FENCE
 - P.C.D. = POLLUTION CONTROL DEVICE
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

TREE SYMBOLS

- INDICATES DIAMETER (D.B.H.)
- OAK TREE
 - PALM TREE
 - BLACK OLIVE
 - FIGUS TREE
 - ALMOND TREE
 - HOLLY TREE
 - BUSH OR SHRUB
 - UNKNOWN TREE
 - ACACIA

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 embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Permanent Reference Monument at N.E. corner of "Santucci Plat", P.B. 121, Pg. 33, B.C.R.; Elev.=6.18 (NGVD29) or Elev.= 4.59 (NAVD88).
- Elevations shown refer to North American Vertical Datum 1988 (NAVD88), and are indicated thus: Elev.=9.10.
- This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard. Per Flood Insurance Rate Map No. 12011C0359 H, Community Panel No. 120055, Dated: August 14, 2014.
- 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/>.
- Bearings shown hereon assume the North line of the S.E. 1/4 of Section 3-49-42, as East-West.

OFFICE NOTES

FIELD BOOK NO. TDS, Print, LB# 270/6, 1024/38-40, Ref. Dwg 93-2-24, TDS
JOB ORDER NO. U-2248, U-2825, U-3251, V-1569, V-4699; V-5962
CHECKED BY: _____
DRAWN BY: SW, JMM/r, RDR, RT

FILE NO.:

06-3-046(21)