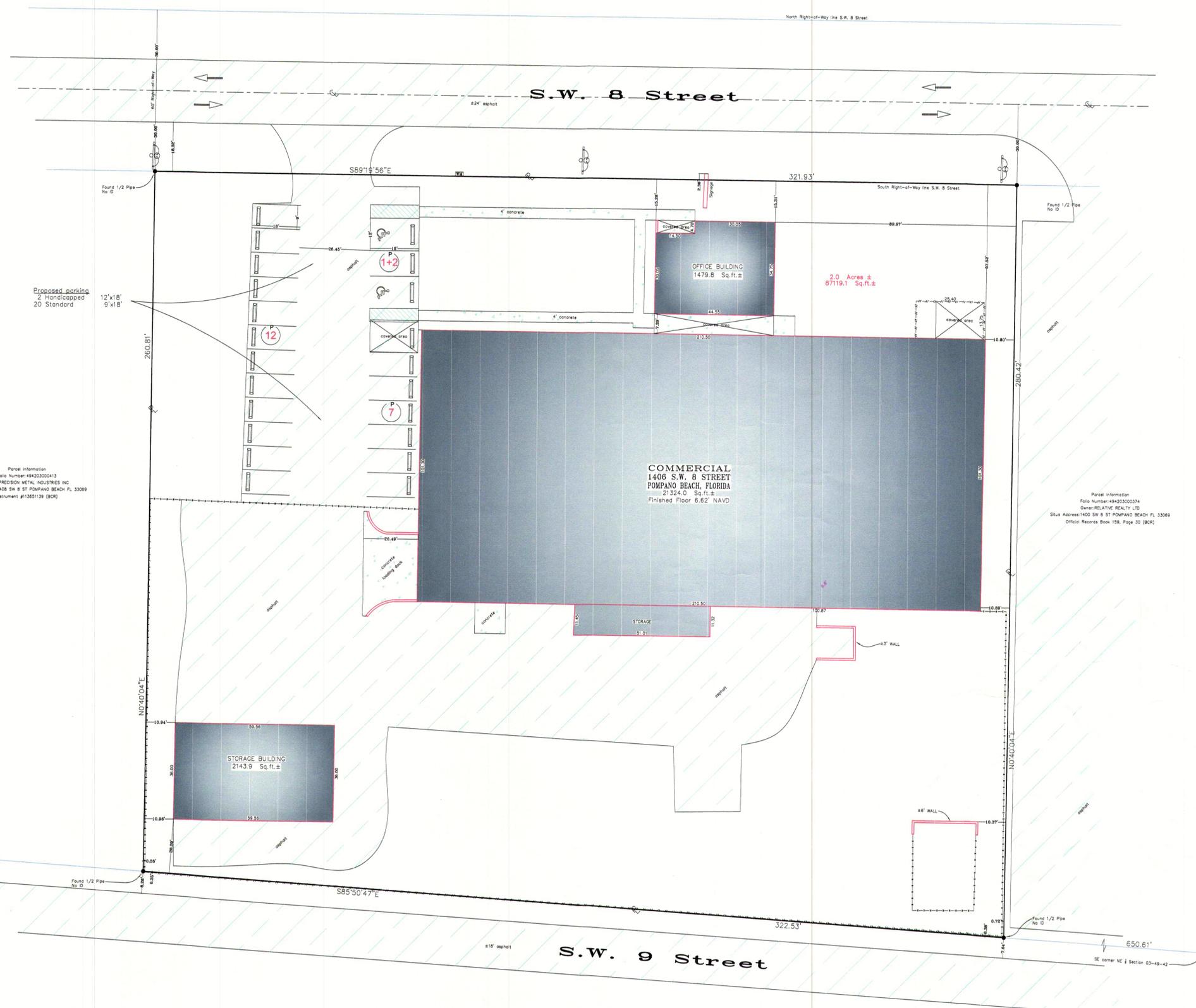




1406 S.W. 8 Street
Pompano Beach, Florida 33069

Property Location

Legal Description
A parcel of land in the Northeast Quarter (N.E. 1/4) of Section 3, Township 49 South, Range 42 East, more particularly described as follows:
Commencing at the Southeast corner of said N.E. 1/4 of Section 3; thence on an assumed bearing, run North 85° 50' 42" West 650.61 feet along the South line of said N.E. 1/4 of Section 3; thence continue North 85° 50' 47" West 322.53 feet along said South line of the N.E. 1/4 of Section 3; thence run North 0° 40' 04" East 250.81 feet to an intersection with the South right-of-way line of 8th Street; thence run South 89° 19' 56" East 321.93 feet along said South right-of-way line; thence run South 0° 40' 04" West 280.42 feet to the Point of Beginning. Said property located in Broward County, Florida.



Parcel Information
File Number: 49420300413
Owner: PRECISION METAL INDUSTRIES INC
Site Address: 1406 SW 8 ST POMPANO BEACH FL 33069
Instrument #1358139 (BCR)

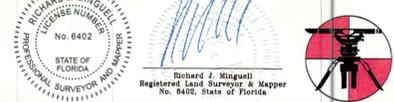
Parcel Information
File Number: 49420300374
Owner: RLAYNE REALTY LTD
Site Address: 1400 SW 8 ST POMPANO BEACH FL 33069
Official Records Book 159, Page 30 (BCR)

Survey Date: 01/24/2019
Job Number: 19-9002
Order Number:
Revision:

National Flood Insurance
Community Panel: 12011 C 0359 H
Flood Zone: AH
Base Flood Elevation: 7'
Firm Date: 08/18/2014

Certified to:
MICHAEL T SAYWARD TR
SAYWARD, MICHAEL T TRSTEE

SURVEYORS NOTES
- This is a Record Survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements.
- Bearings, if any, shown hereon are based on Section Map 49-42-03 of Broward County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based on NAVD 88.
- Benchmarks No. _____ Elevation: _____ feet, located at _____
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61017-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
No part of this drawing may be reproduced, recorded or by any other means, or stored, processed or transmitted in or by any computer, other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and raised seal are not valid.



R. Minguell, Inc.
Land Surveyors & Planners
1-877-722-9545-8935
Minguell@rminguell.com
501 S.W. 112 Avenue
Ft. Lauderdale, Florida 33305

Legend

- Chain Link Fence
- Wood Fence
- Metal Fence
- Overhead Utility Lines
- Air Conditioner
- Property Line
- Center Line
- Not to Scale
- BCE: Broward County Records
- PCB: Palm Beach County Records
- Existing Elevation
- Wood Utility Pole
- Concrete Utility Pole
- Fire Hydrant
- Street Sign
- Parking Meter
- Light Pole
- Traffic Light Box Cover
- Street Light Box Cover
- Water Meter
- Catch Basin
- Sanitary Manhole
- Handicapped Parking