

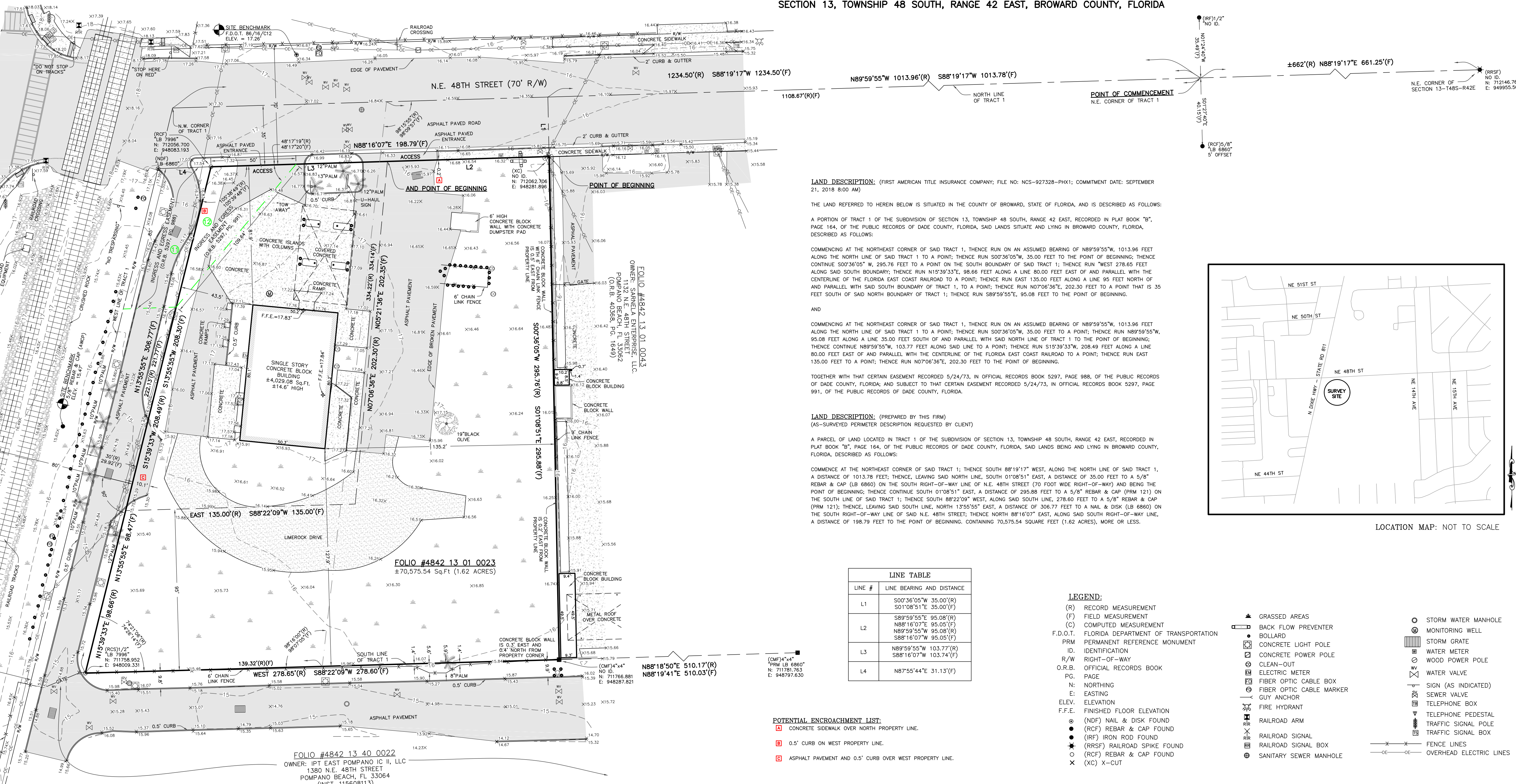
BOUNDARY AND TOPOGRAPHIC SURVEY

AMERCO ENTITY #788071

1120 N.E. 48TH STREET

POMPANO BEACH, FL 33064

SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA



LAND DESCRIPTION: (FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO: NCS-927328-PHX1; COMMITMENT DATE: SEPTEMBER 21, 2018 8:00 AM)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°36'05"W, 295.76 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE RUN WEST 278.65 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN N15°39'33"E, 98.66 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET ALONG A LINE 95 FEET NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT 1, TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO A POINT THAT IS 35 FEET SOUTH OF SAID NORTH BOUNDARY OF TRACT 1; THENCE RUN S89°59'55"E, 95.08 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO A POINT; THENCE RUN N89°59'55"W, 95.08 FEET ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF TRACT 1 TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'55"W, 103.77 FEET ALONG SAID LINE TO A POINT; THENCE RUN EAST 135.00 FEET ALONG A LINE 95 FEET NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT 1, TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 988, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND SUBJECT TO THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 991, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LAND DESCRIPTION: (PREPARED BY THIS FIRM)
(AS-SURVEYED PERIMETER DESCRIPTION REQUESTED BY CLIENT)

A PARCEL OF LAND LOCATED IN TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS BEING AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 88°19'17" WEST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1013.78 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 01°08'51" EAST, A DISTANCE OF 35.00 FEET TO A 5/8" REBAR & CAP (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 48TH STREET (70 FOOT WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°08'51" EAST, A DISTANCE OF 295.88 FEET TO A 5/8" REBAR & CAP (PRM 121) ON THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH 88°22'09" WEST, ALONG SAID SOUTH LINE, 278.60 FEET TO A 5/8" REBAR & CAP (PRM 121); THENCE, LEAVING SAID SOUTH LINE, NORTH 13°55'55" EAST, A DISTANCE OF 306.77 FEET TO A NAIL & DISK (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 48TH STREET; THENCE NORTH 88°16'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 198.79 FEET TO THE POINT OF BEGINNING, CONTAINING 70,575.54 SQUARE FEET (1.62 ACRES), MORE OR LESS.

LINE #	LINE BEARING AND DISTANCE
L1	S00°36'05"W 35.00'(R) S01°08'51"E 35.00'(F)
L2	S89°59'55"E 95.08'(R) N89°16'07"E 95.05'(F) N89°59'55"W 95.08'(R) S88°16'07"W 95.05'(F)
L3	N89°59'55"W 103.77'(R) S88°16'07"W 103.74'(F)
L4	N87°55'44"E 31.13'(F)

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- (C) COMPUTED MEASUREMENT
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- PRM PERMANENT REFERENCE MONUMENT
- ID. IDENTIFICATION
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- N: NORTHING
- E: EASTING
- F.F.E. FINISHED FLOOR ELEVATION
- (NDF) NAIL & DISK FOUND
- (RCF) REBAR & CAP FOUND
- (IRF) IRON ROD FOUND
- (RRSF) RAILROAD SPIKE FOUND
- (C) REBAR & CAP FOUND
- (XC) X-CUT
- ▲ GRASSED AREAS
- BACK FLOW PREVENTER
- BOLLARD
- CONCRETE LIGHT POLE
- CLEAN-OUT
- ELECTRIC METER
- FIBER OPTIC CABLE BOX
- FIBER OPTIC CABLE MARKER
- GUY ANCHOR
- FIRE HYDRANT
- RAILROAD ARM
- RAILROAD SIGNAL
- RAILROAD SIGNAL BOX
- SANITARY SEWER MANHOLE
- STORM WATER MANHOLE
- MONITORING WELL
- STORM GRATE
- WATER METER
- WOOD POWER POLE
- WATER VALVE
- SIGN (AS INDICATED)
- SEWER VALVE
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FENCE LINES
- OVERHEAD ELECTRIC LINES

- POTENTIAL ENCROACHMENT LIST:**
- CONCRETE SIDEWALK OVER NORTH PROPERTY LINE.
 - 0.5' CURB ON WEST PROPERTY LINE.
 - ASPHALT PAVEMENT AND 0.5' CURB OVER WEST PROPERTY LINE.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON LAND DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO: NCS-927328-PHX1; COMMITMENT DATE: SEPTEMBER 21, 2018 8:00 AM.
2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NAD83 FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" NETWORK, USING NOS HORIZONTAL CONTROL POINT "N 548" (PD: A8791).
3. VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED BY TRIMBLE "VRS NOW" NETWORK, USING NOS VERTICAL CONTROL POINT "N 548" (PD: A8791) AT ELEVATION 11.63'.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO EXCAVATION OR "TIE-IN" CONSTRUCTION.
7. NO INSTRUMENTS OF RECORD REFLECTING OFF-SITE EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
9. CERTIFICATION IS NOT TRANSFERABLE.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY AND TOPOGRAPHIC INFORMATION AND IMPROVEMENTS.
11. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
12. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
13. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
14. THE SURVEY WAS UPDATED PER FIELD WORK PERFORMED ON 7-25-21

SCHEDULE B-II: (FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO: NCS-927328-PHX1; COMMITMENT DATE: SEPTEMBER 21, 2018 8:00 AM)

- ITEMS 1-9: NOT SURVEY RELATED
- ITEM 10: MATTERS SHOWN ON THE PLAT OF PLAT OF SEC'S 13, 24, 25 & 26, T.48 R.42, S. & E, RECORDED IN PLAT BOOK B, PAGE 164. (THIS PROPERTY IS SUBJECT TO THIS PLAT, NO PLOTTABLE INFORMATION)
- ITEM 11: GRANT OF EASEMENT, GRANTED FROM HOUDALLE INDUSTRIES, INC. A DELAWARE CORPORATION TO JAMES THRELKELD AND VIRGINIA C. THRELKELD, HIS WIFE, RECORDED IN OFFICIAL RECORDS BOOK 5297, PAGE 988. (THIS PROPERTY IS SUBJECT TO THIS EASEMENT AS SHOWN ON THIS SURVEY)
- ITEM 12: GRANT OF EASEMENT, GRANTED FROM JAMES THRELKELD AND VIRGINIA C. THRELKELD, HIS WIFE TO HOUDALLE INDUSTRIES, INC. A DELAWARE CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 5297, PAGE 991.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL NO. 186 OF 751, COMMUNITY PANEL NO. "120055 0186 H" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" OTHER FLOOD AREAS, (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), MAP EFFECTIVE DATE AUGUST 18, 2014.

REVISION: (10-07-2021) ADDED PRM MONUMENT AS SHOWN ON PLAT BOOK 183, PAGE 234 AS REQUESTED BY THE CITY SURVEYOR

SCALE: 1" = 30'

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1

DATE: 07-27-2021

DRAWN BY: GUY

FIELD BOOK: 378/1-4

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David Deren

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

18645

21-18645

Digitally signed by David Deren

Date: 2021.10.12 10:43:25-0400

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SCALE: 1" = 30'

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"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

P&Z

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1/26/2022