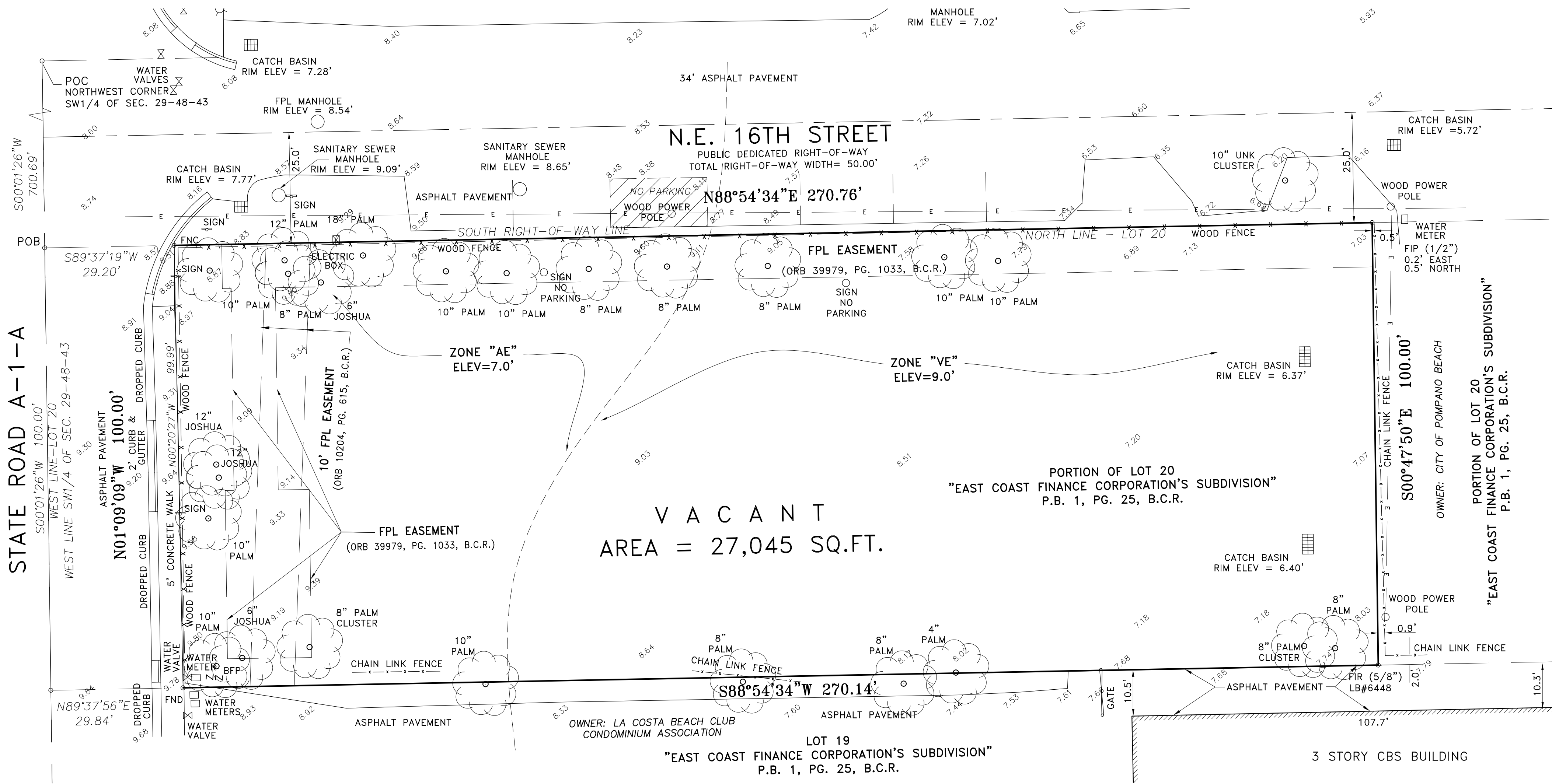


STATE ROAD A-1-A



LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8" IRON ROD
& CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
WPP WOOD POWER POLE
P.B. PLAT BOOK
-X- CHAIN LINK (CLF)/WOOD FENCE
CBS CONCRETE BLOCK STRUCTURE
A/C AIR CONDITIONER
B.C.R. BROWARD COUNTY RECORDS
BFP BACK FLOW PREVENTER
R RADIUS
Δ DELTA ANGLE
A ARC DISTANCE
CLP CONCRETE LIGHT POLE
FH FIRE HYDRANT
WM WATER METER
WV WATER VALVE
FOV FIBER OPTIC VAULT
FOM FIBER OPTIC MARKER
4.07 ELEVATIONS
-E- OVERHEAD UTILITY LINES
CO CLEAN OUT
GM GAS METER
NON-VEHICULAR ACCESS LINE
PRM PERMANENT REFERENCE MONUMENT
ALTA AMERICAN LAND TITLE ASSOCIATION
ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB OFFICIAL RECORDS BOOK
EB ELECTRIC BOX
TYP TYPICAL
GC GATE CONTROL
DDCV DOUBLE DETECTOR CHECK VALVE

TITLE COMMITMENT REVIEW: (SHEDULE B-II)

ITEM # 9 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS PER P.B. 1, PG. 25. (AFFECTS/PLOTTED)
ITEM #10 - EASEMENT PER ORB 10204, PG. 615. (AFFECTS/PLOTTED)
ITEM #11 - REVOCABLE LICENSE AGREEMENT PER ORB 23468, PG. 953. (AFFECTS/NOT PLOTTABLE)
ITEM #12 - AGREEMENT PER ORB 24869, PG. 45. (AFFECTS/NOT PLOTTABLE)
ITEM #13 - EASEMENT PER ORB 39979, PG. 1033. (AFFECTS/PLOTTED)

ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

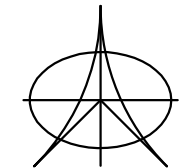
LAND DESCRIPTION:

THE WEST 300 FEET OF LOT 20 OF THE "EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

LESS THE FOLLOWING:

COMMENCE AT NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29; THENCE ON AN ASSUMED BEARING, SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 700.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 100.00 FEET; THENCE NORTH 89°37'56" EAST A DISTANCE OF 29.84 FEET; THENCE NORTH 00°20'27" WEST A DISTANCE OF 99.99 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, SAID LINE ALSO BEING THE EXISTING SOUTH R/W LINE OF N.E. 16TH STREET; THENCE SOUTH 89°37'19" WEST A DISTANCE OF 29.20 FEET TO THE POINT OF BEGINNING.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

ITECDSIGN

1508 NORTH OCEAN BOULEVARD
POMPAN0 BEACH, FLORIDA 33062

ALTA/ACSM
LAND TITLE SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
BOUNDARY & TOPOGRAPHIC SURVEY				07/06/12	DATA/COLL	AV	REC
UPDATE SURVEY				09/13/12	SKETCH	AV	REC
ADDED CERTIFIED TO				09/14/12	-----	AV	REC
ALTA/ACSM LAND TITLE SURVEY				12/10/14	SKETCH	JD	REC
UPDATE SURVEY				10/31/16	SKETCH	REC	REC

PROJECT	SHEET
133-12	1
SCALE: 1"=125'	1
DATE: 03/15/2023	SHEET

LOCATION MAP (NTS)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: NOVEMBER 07, 2014. (FILE NUMBER: 1062-3262735)
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1923 ELEVATION=1.81' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE DEED.
- ZONING : RM-45 MULTIPLE-FAMILY RESIDENCE
- SET BACKS REQUIREMENTS:

MAXIMUM BUILDING HEIGHT: 105 FEET
FRONT YARD MINIMUM: 25 FEET
STREET SIDE YARD MINIMUM: 10 FEET
WATERWAY OR CANAL MINIMUM: 25 FEET
DUNE VEGETATION LINE MINIMUM: 25 FEET
INTERIOR SIDE YARD MINIMUM: 10 FEET
REAR YARD MINIMUM: 10 FEET
SPACING BETWEEN PRINCIPAL STRUCTURES MINIMUM: 25 FEET

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO TITLE COMMITMENT; (FILE NUMBER: 1062-3262735), EFFECTIVE DATE: NOVEMBER 07, 2014.), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 10/31/16 FOR THE FIRM BY: Richard E. Cousins
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.