

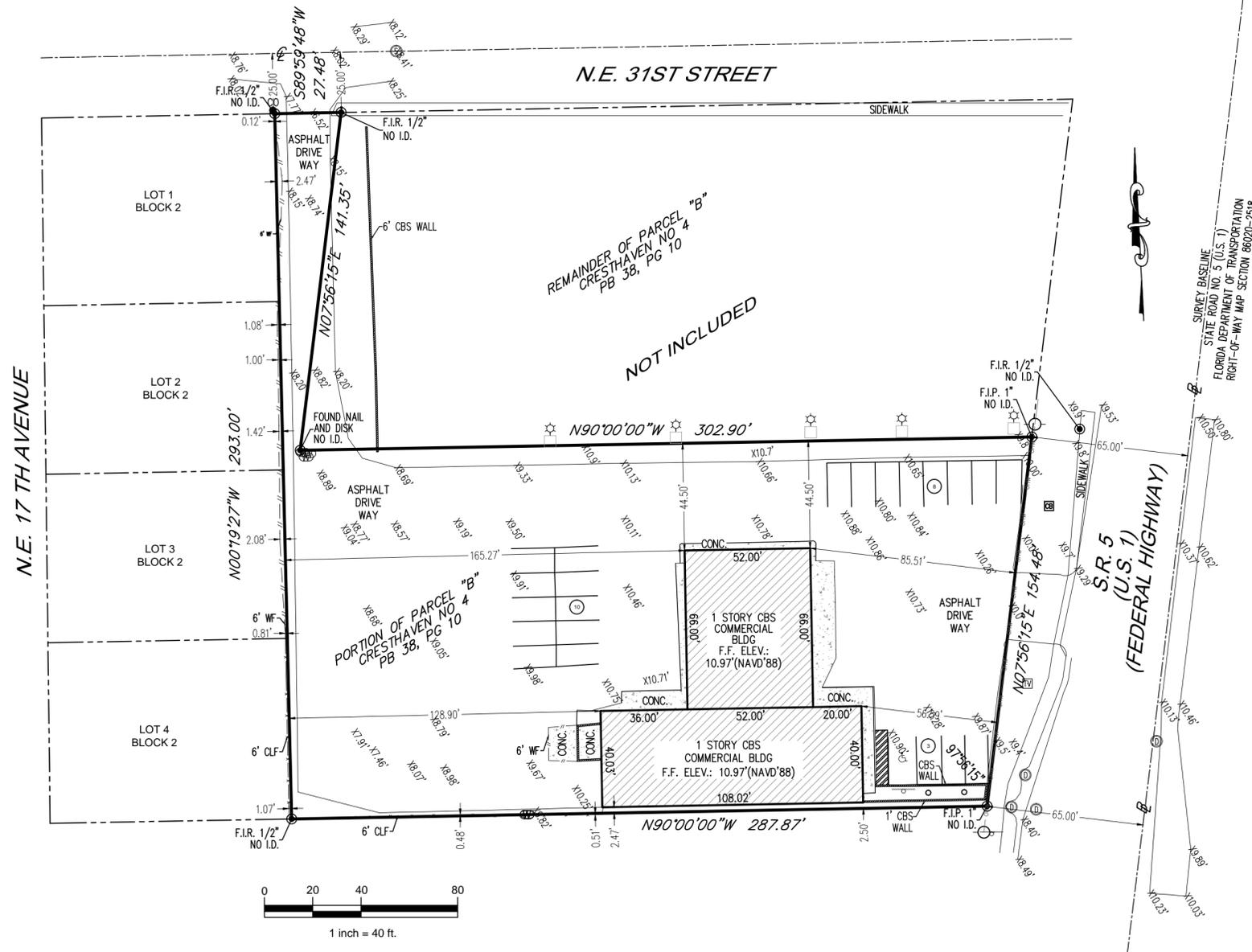
LEGEND

- A/C = AIR CONDITIONER
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C = CALCULATED
- CH = CHORD
- CL = CENTERLINE
- C/S = CONCRETE SLAB
- CONC. = CONCRETE
- D.E. = DRAINAGE EASEMENT
- Δ = DELTA (CENTRAL ANGLE)
- EL. = ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- L = ARC LENGTH
- L.B. = LICENSED SURVEY BUSINESS
- LS = LICENSED SURVEYOR
- M = MEASURED
- NO I.D. = NO IDENTIFICATION
- N/A = NOT APPLICABLE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- P = PLAT
- P.B.C. = PALM BEACH COUNTY
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P-K = PARKER KALON COMPANY
- D = DEED
- 0.00'± = SPOT ELEVATION
- P.R.C. = POINT OF REVERSE CURVATURE
- PG. = PAGE
- R = RADIUS
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- C.L.F. = CHAINLINK FENCE
- ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
- ATIMA = AS THEIR INTEREST MAY APPEAR
- P.R.M. = PERMANENT REFERENCE MONUMENT

SYMBOL

- CATCH BASIN
- WATER METER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC BOX
- TELEPHONE BOX
- WATER VALVE
- IRRIGATION CONTROL VALVE
- ELECTRIC METER
- GAS METER
- SEPTIC TANK LID
- WELL
- SIGN
- SANITARY BOX
- A/C
- TRAFFIC SIGNAL BOX

- OVERHEAD WIRE LINE (OHW)
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- METAL FENCE (M.F.)
- PLASTIC FENCE (P.F.)
- WIRE FENCE (W.F.)
- TOP OF BANK (T.O.B.)
- SWALE



CERTIFIED TO:
 JAMES H BATMASIAN
 INVESTMENTS LIMITED

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL "B" OF CREST HAVEN NO.4, AS RECORDED IN PLAT BOOK 38, AT PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 140 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 300 FEET THEREOF (AS MEASURED ALONG THE NORTH LINE).
 BEING THE SAME PROPERTY CONVEYED TO BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST BY MERGER TO BRIDGESTONE/FIRESTONE, INC., AN OHIO CORPORATION, SUCCESSOR IN INTEREST BY MERGER TO FIRESTONE REAL ESTATE LEASING COMPANY, AN OHIO CORPORATION, BY WARRANTY DEED RECORDED NOVEMBER 5, 1985, AS INSTRUMENT NO.85 375630, IN O.R. BOOK 12946, PAGE 515, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SUBSEQUENTLY CONVEYED TO BFS RETAIL AND COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS BRIDGESTONE RETAIL OPERATIONS, LLC, A DELAWARE LIMITED COMPANY, BY QUITCLAIM DEED RECORDED NOVEMBER 30, 2001, AS INSTRUMENT NO.101655063, IN O.R. BOOK 32707, PAGE 1965, SAID PUBLIC RECORDS.

BENCHMARK OF ORIGIN: NATIONAL GEODETIC SURVEY BENCHMARK PID D02652
 ELEVATION: 9.51'(NAVD'88)

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY		SCALE: 1" = 40'	
COMMUNITY PANEL# 120055-0188	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: A.A. CHECKED BY: J.K.
DATE OF FIRM: 08/18/2014	BASIS OF BEARING: W R/W LINE FEDERAL HIGHWAY, SAID LINE HAVING A BEARING OF N07°56'15"E.		
PROPERTY ADDRESS: 3051 N. FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA 33064			

NOTES/REVISIONS
ADD PARKING SPOT: 06/28/21
PARTY CHIEF: RIGOBERTO
SURVEY DATE: 06/11/21

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
 Date: 06/28/2021
 JOHN E. KUJAR, P.S.M., STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS 6711
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1

BASELINE LAND SURVEY LLC
 1400 N.W. 1st COURT
 BOCA RATON, FLORIDA 33432
 (561) 417-0700 LB-8229
 JOB NO.: 21-06-018