

LEGAL DESCRIPTION:

A portion of Lots 13 and 14, of "TURNPIKE INDUSTRIAL PARK" according to the Plat thereof, as recorded in Plat Book 111, at Page 20, of the Public Records of Broward County, Florida. Being more particularly described as follows:

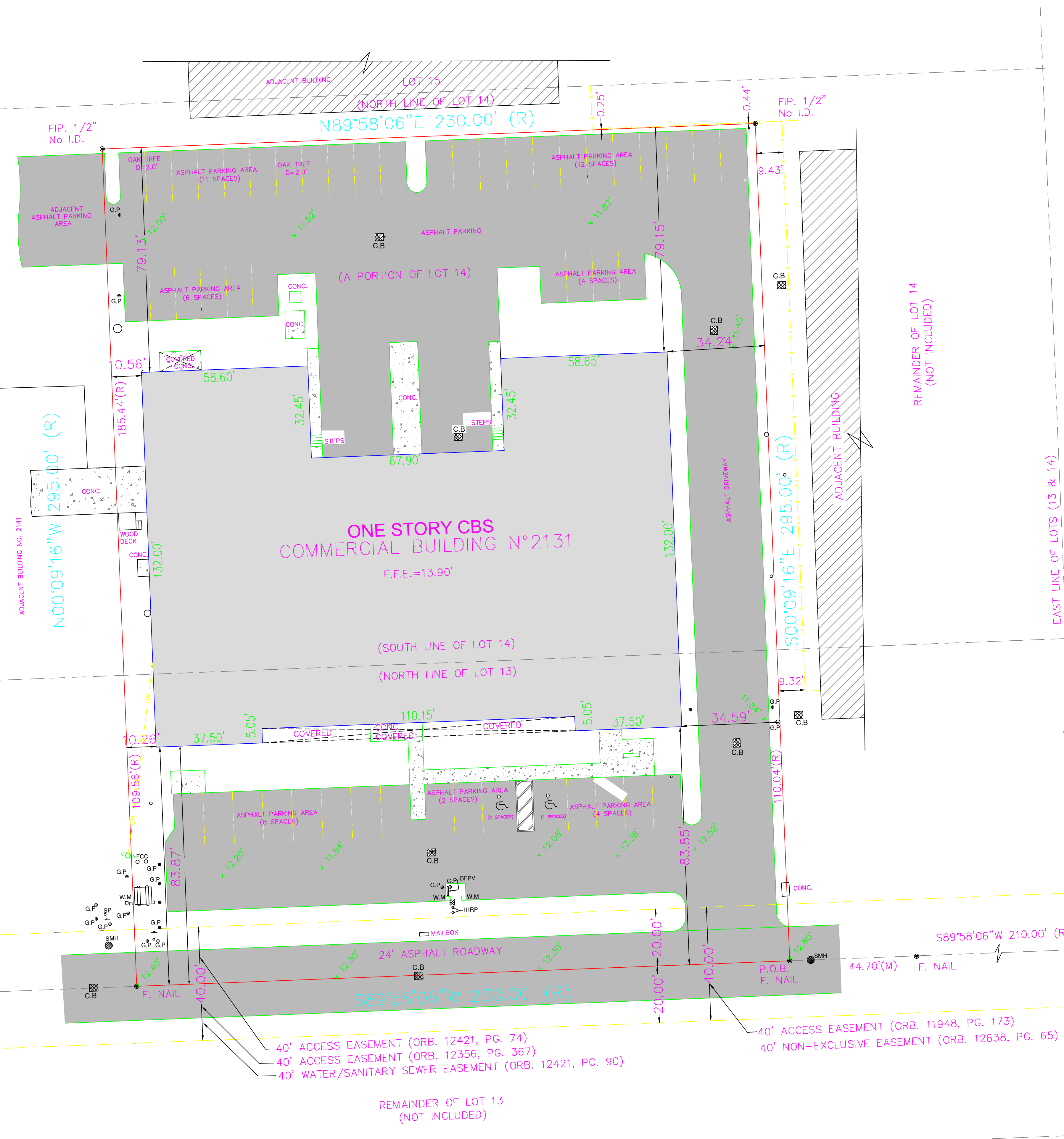
Commencing at the Southeast corner of said Lot 13, thence North 00° 09'16" West, along the East line of said Lot 13, a distance of 89.52 Feet; Thence South 89°58'06" West, a distance of 210.00 Feet to a Point of Beginning of description; Thence continue South 89°58'06" West, a distance of 230.00 feet; Thence North 00°09'16" West, along a line parallel with and 440.00 Feet West of as measured at right angles to the East Line of said Lots 13 and 14, a distance of 295.00 Feet; Thence North 89°58'06" East, a distance of 230.00 Feet; Thence South 00°09'16" East, along a line parallel with and 210.00 Feet West of measured at right angles to the East Line of said Lots 14 and 13, a distance of 295.00 feet to a Point of Beginning.

ABBREVIATIONS AND LEGEND

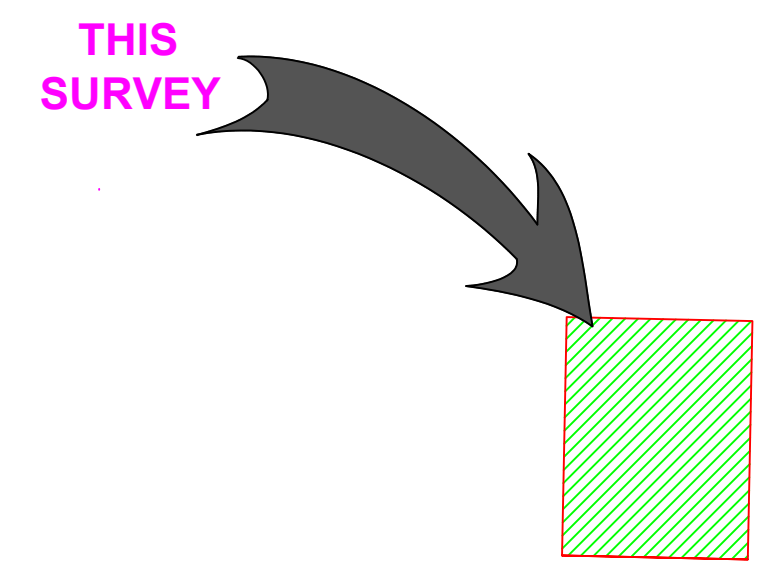
- A/C = AIR CONDITIONER
- BM = BENCHMARK
- BRG = BRICKING
- (C) = CALCULATED
- C.G. = CONCRETE GUTTER OR VALLEY GUTTER
- C&G = CURB & GUTTER
- CH = CHORD
- CHBG = CHORD BEARING
- CME = CANAL MAINTENANCE EASEMENT
- C.N.A. = CORNER NOT ACCESSIBLE
- CONC = CONCRETE
- Δ = DELTA
- ∅ = DIAMETER
- DE = DRAINAGE EASEMENT
- E.O.P. = EDGE OF PAVEMENT
- F.C. = FENCE CORNER
- F.D.H. = FOUND DRILL HOLE
- F.F. = FENCE LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- F.I.P./F.I.R. = FOUND IRON PIPE/ROD
- F.N. = FOUND NAIL
- F.N.D. = FOUND NAIL AND DISC
- F.P.N. = FOUND PARKER NAIL OR NAIL
- GAR. = GARAGE
- I.D. = SURVEYOR'S IDENTIFICATION
- L = LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- M = MEASURED
- O/S = OFFSET
- ORB. = OFFICIAL RECORDS BOOK
- (P) = PLATTED
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- S.L.R./S.L.P. = SET 1/2" IRON ROD/PIPE
- S.N.D. = SET NAIL AND DISC
- TAN = TANGENT
- (TYP.) = TYPICAL
- U.E. = UTILITY EASEMENT
- W.E. = WATER'S EDGE

SYMBOL LEGEND

- ☐ = AIR CONDITIONER
- ⊙ = BELLSOUTH BOX OR AT&T BOX
- ⊙ = BELLSOUTH MANHOLE
- ⊙ = BOLLARD
- ⊙ = CABLE BOX
- ⊙ = CATCH BASIN
- ⊙ = CLEAN OUT
- ⊙ = COUPLER
- ⊙ = CONCRETE POWER POLE
- ⊙ = CONCRETE LIGHT POLE
- ⊙ = ELECTRIC BOX
- ⊙ = EXISTING ELEVATIONS
- ⊙ = ELECTRIC METER
- ⊙ = FIRE HYDRANT
- ⊙ = FLORIDA DEPARTMENT OF TRANSPORTATION
- ⊙ = FLORIDA POWER & LIGHT BOX
- ⊙ = GAS METER
- ⊙ = HANDICAP SPACE
- ⊙ = INLET
- ⊙ = LIGHT POLE
- ⊙ = MAIL BOX
- ⊙ = METAL LIGHT POLE
- ⊙ = METAL LD
- ⊙ = POOL PUMP
- ⊙ = PROPANE TANK
- ⊙ = SANITARY MANHOLE
- ⊙ = SINGLE POLE SIGN
- ⊙ = STORM MANHOLE
- ⊙ = TELEPHONE BOX
- ⊙ = TRAFFIC SIGNAL BOX
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = WOOD POLE
- ⊙ = ANCHOR
- ⊙ = LIGHT-FRAME FENCE
- ⊙ = WOOD FENCE
- ⊙ = CHAIN LINK FENCE
- ⊙ = IRON/ALUMINUM FENCE
- ⊙ = POLY(VINYLCHLORIDE) FENCE (PVC)
- ⊙ = MONUMENT LINE
- ⊙ = CENTERLINE
- ⊙ = PROPERTY LINE
- ⊙ = ASPHALT PAVING
- ⊙ = BRICK
- ⊙ = BRICK PAVER
- ⊙ = CONCRETE
- ⊙ = CONCRETE BLOCK STUCCO
- ⊙ = TILE
- ⊙ = WOOD DECK/DOCK
- ⊙ = OVERHANG (O/H) OR ROOF



BLOUNT ROAD



LOCATION SKETCH (NOT TO SCALE)

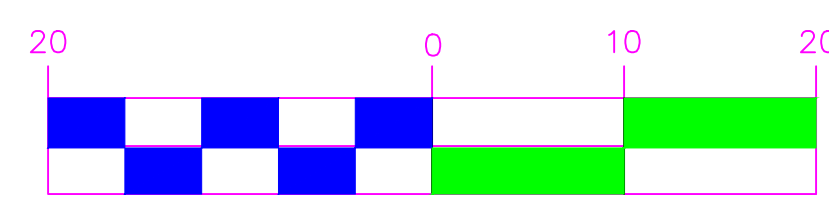
SURVEYOR'S NOTES:

- LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- ANY ELEVATIONS SHOWN HEREON ARE PER NAVD (NORTH AMERICAN VERTICAL DATUM) OF 1988.
- NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
- DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
- THIS SURVEY WAS PREPARED FOR PERMITTING.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED:
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PARCEL ID: 4842-2809-0142

CERTIFIED TO:
RWA PROPERTIES, LLC.

FLOOD ELEVATION INFORMATION:	
Date of Field Work:	11-05-2022
DATE OF FIRM:	08/18/2014
COMMUNITY No:	120055/City of Pompano Beach
PANEL:	0170 SUFFIX H
ZONE:	AH
BASE FLOOD ELEVATION:	13.00'
BENCHMARK NO.:	BM 2876
ELEVATION:	13.09' N.A.V.D. 88

PROPERTY ADDRESS:
2131 BLOUNT ROAD,
POMPANO BEACH, FLORIDA 33039

NO.	DATE	DESCRIPTION	BY	APP.	RECORD OF REVISION

J A F SURVEYING SERVICES, INC.

3546 WEST 86 TERRACE, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR: **RWA PROPERTIES, LLC.** TYPE OF PROJECT: **SKETCH OF SURVEY**

DRAWN:	M.M.
CHECKED:	G.F.
SCALE:	1" = 20'
FIELD DATE:	11-07-2022
JOB No.:	JAF-2131-22
SHEET:	1