

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. = 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
- ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
- ATIMA = AS THEIR INTEREST MAY APPEAR
- 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'x = 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

SYMBOL

- CATCH BASIN
- WATER METER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC BOX
- TELEPHONE BOX
- WATER VALVE
- 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.)

CERTIFIED TO:

K.E. PROPERTIES, LLC
 SEACOAST NATIONAL BANK, ISAOA/ATIMA
 TOP TILE INSURANCE AGENCY INC.
 FIDELITY NATIONAL TITLE INSURANCE

THE FOLLOWING ITEMS ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: 2730609-216771679, ORDER NO.: 7563116, DATED: 6/17/06, SCHEDULE B EXCEPTIONS.

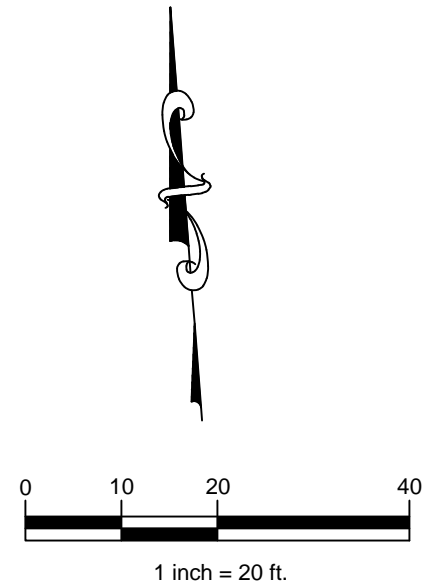
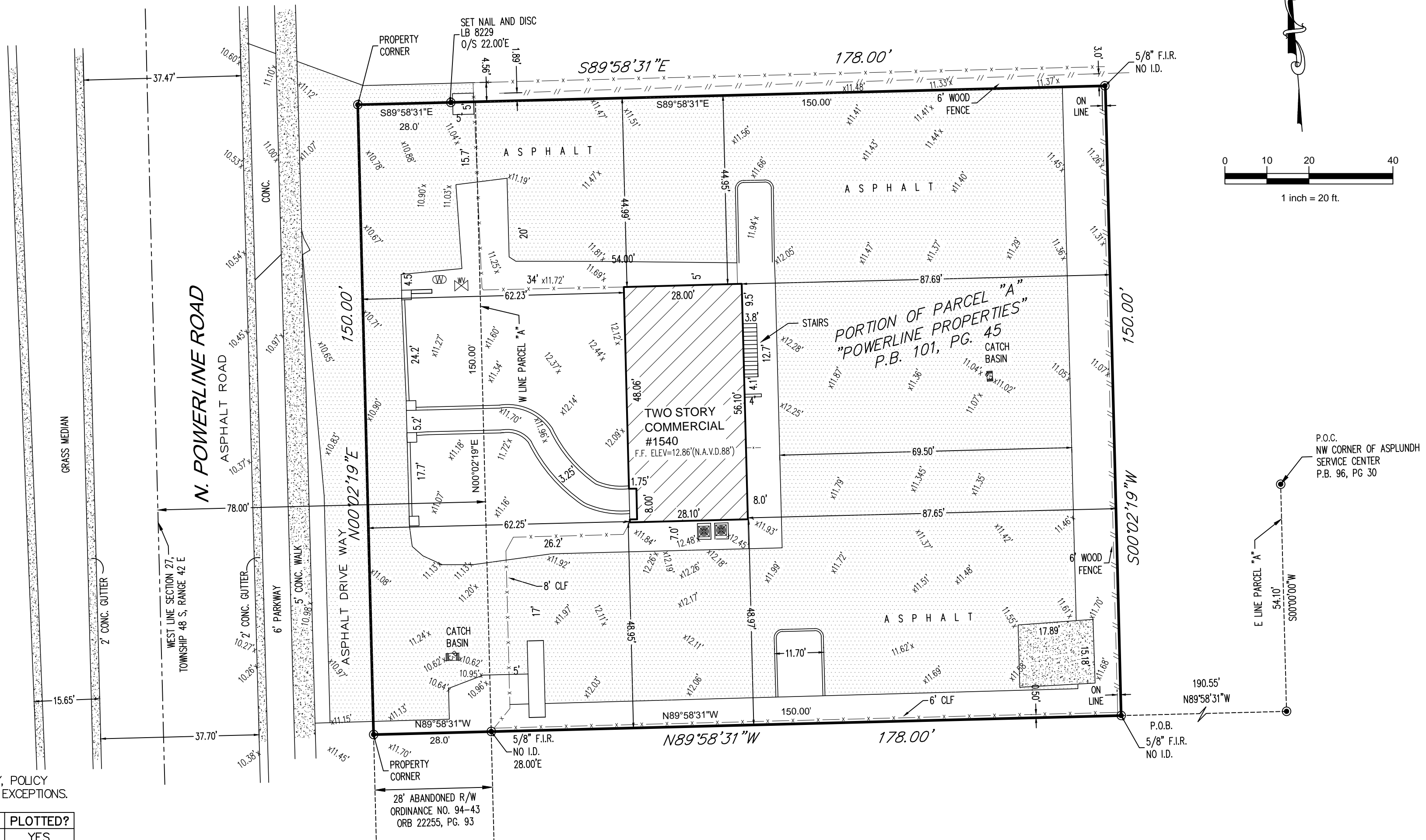
ITEM NO.	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
2.	PB 101, PG 45	PLAT MATTERS	YES	YES
4.	ORB 22255, PG 93	ORDINANCE NO. 94-43	YES	YES
5.	INSTRUMENT 115781536	MORTGAGE	YES	NO
5.	INSTRUMENT 116053810	MORTGAGE	YES	NO
6.	INSTRUMENT 115781537	ASSIGNMENT OF RENTS	YES	NO
6.	INSTRUMENT 116053811	ASSIGNMENT OF RENTS	YES	NO
7.	INSTRUMENT 115781535	UCC-1 FINANCING STATEMENT	YES	NO
8.	NOT RECORDED	SURVEY MATTERS	YES	YES
9.	INSTRUMENT 116017303	NOTICE OF COMMENCEMENT	YES	NO

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.

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", POWERLINE PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF "ASPLUNDH SERVICE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96 PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 00°00'00" EAST ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 54.10 FEET; THENCE NORTH 89°58'31" WEST, A DISTANCE OF 190.55 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'31" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF PARCEL "A"; THENCE NORTH 00°02'19" EAST, ALONG THE WEST LINE OF PARCEL "A", 78.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°58'31" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°02'19" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:
 A PORTION OF THE EAST 28.00 FEET OF THE ABANDONED RIGHT-OF-WAY FOR POWERLINE ROAD AS DESCRIBED IN ORDINANCE NO. 94-43, RECORDED IN OFFICIAL RECORDS BOOK 22255, PAGE 93, LYING ADJACENT TO THE WEST BOUNDARY LANE OF THE ABOVE DESCRIBED PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", "POWERLINE PROPERTIES"; THENCE SOUTH 00°02'19" WEST ALONG THE WEST LINE OF SAID PARCEL "A" A DISTANCE OF 87.53 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE CONTINUE SOUTH 00°02'19" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 150.00 FEET; THENCE NORTH 89°58'31" WEST, 28.00 FEET; THENCE NORTH 00°02'19" EAST ALONG A LINE LYING 28.00 FEET WEST OF AND PARALLEL WITH THE WEST LANE OF SAID PARCEL "A", A DISTANCE OF 150.00 FEET; THENCE S89°58'31" EAST, 28.00 FEET TO THE POINT OF BEGINNING.
 ALL OF SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NUMBER 2390
 ELEVATION: 10.907(NAVD'88)
 BENCHMARK CONVERTED FROM NGVD'29 TO NAVD'88 BY THE NATIONAL GEODETIC SURVEY'S ORTHOMETRIC HEIGHT CONVERSION.

TITLE: MAP OF BOUNDARY SURVEY		SCALE: 1" = 20'	NOTES/REVISIONS	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: 07/25/2020
COMMUNITY PANEL# 120055 0357 H	FLOOD ZONE: AH	BASE FLOOD EL.: 12.0'(NAVD'88)		
DATE OF FIRM: 8/18/2014	BASIS OF BEARING: E R/W LINE OF POWERLINE ROAD, SAID LINE HAVING A BEARING OF N00°02'19"E.		CHECKED BY: J.K.	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
PROPERTY ADDRESS: 1540 N POWERLINE ROAD, POMPANO BEACH, FLORIDA 33069			UPDATED : 7/25/20 PARTY CHIEF: PABLO SURVEY DATE: 4/9/19	
BASELINE LAND SURVEY LLC 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229 JOB NO.: 19-04-007				