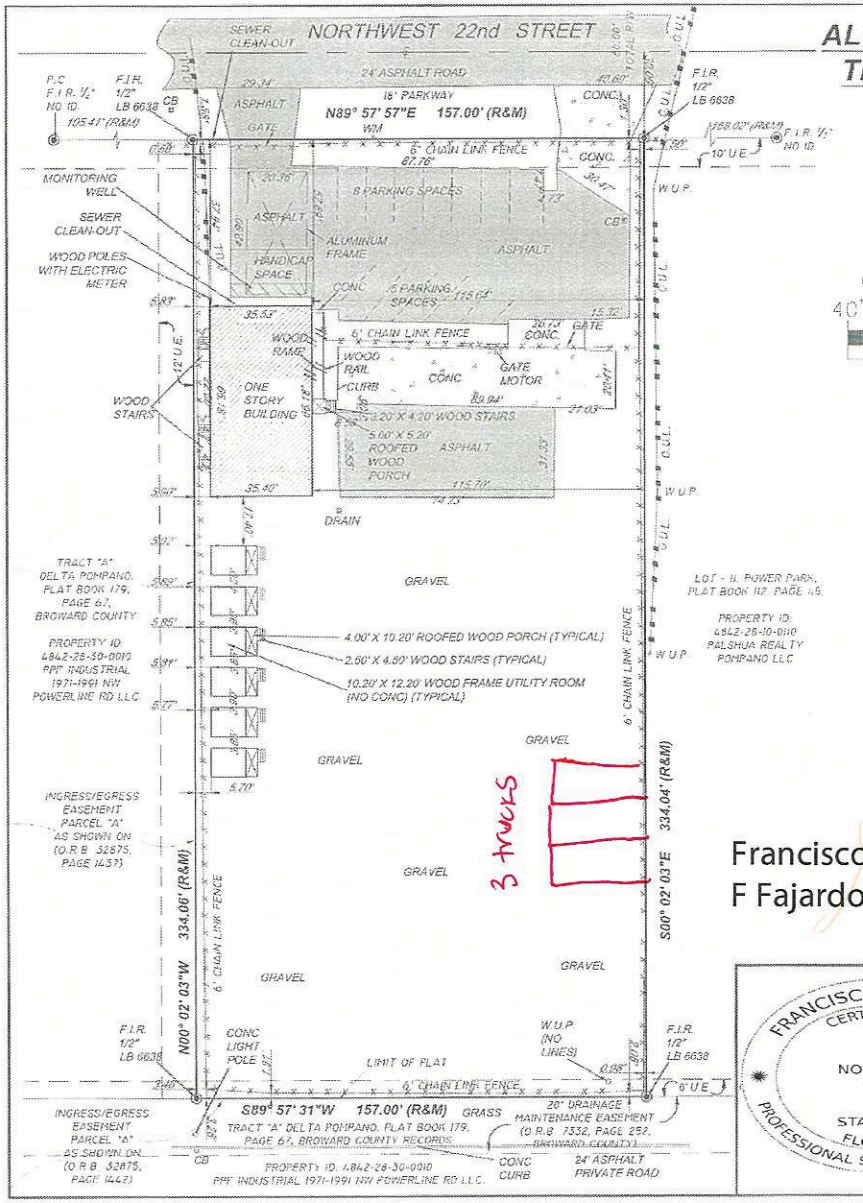
ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

40' 0 20' 40'

(IN FEET)

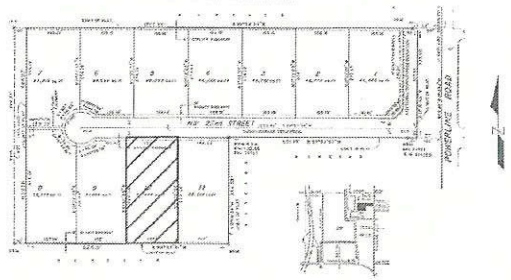
1 inch = 40 ft.

PROPERTY OF: AG-TREP POMPANO PROPERTY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND AG-TREP ISF PORTFOLIO PARENT II, L.P., A DELAWARE LIMITED PARTNERSHIP

2240 NORTHWEST 22nd STREET, POMPANO BEACH, FLORIDA 33069

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOT 10, OF POWER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF NORTHWEST 22nd STREET = (N89°57'57"E)

Francisco F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C0000017B A221916500003FD7, cn=Francisco F Fajardo
Date: 2022.11.11 13:02:05 -05'00'

LEGEND							
A/C	AIR CONDITIONER	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT	W/M	WATER METER
AVE.	AVENUE	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR	W.V.	WATER VALVE
BLVD.	BOULEVARD	I.R.&C.	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.U.P.	WOOD UTILITY POLE
BM	BENCH MARK	F.I.P.	FOUND IRON PIPE	P.L.	PROPERTY LINE		
CATV	CABLE TELEVISION BOX	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING		
C.B.	CATCH BASIN	FND.	FOUND	P.O.C.	POINT OF COMMENCEMENT		
CBS	CONCRETE BLOCK STRUCTURE	L	ARC LENGTH	P.R.C.	POINT OF REVERSE CURVATURE		
CHB	CHORD BEARING	(L)	LEGAL	P.R.M.	PERMANENT REFERENCE MONUMENT		
CH	CHORD DISTANCE	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY		
COR	CORNER	LB	LICENSED BUSINESS	R	RADIUS		
CT	COURT	LS	LAND SURVEYOR	(R)	RECORD		
℄	CENTERLINE	(M)	MEASURED	R.E.	RIM ELEVATION		
CL	CLEAR	NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT-OF-WAY		
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SAN	SANITARY		
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	S.I.P.	SET IRON PIPE		
E.B.	ELECTRIC BOX	NO.	NUMBER	S.I.R.	SET IRON ROD		
ELEV.	ELEVATION	NTS	NOT TO SCALE	ST.	STREET		
ENCR.	ENCROACHMENT	O.R.B.	OFFICIAL RECORD BOOK	T	TANGENT		
E.R.P.	ELEVATION REFERENCE POINT	ON/PL	ON PROPERTY LINE	T.B.M.	TEMPORARY BENCH MARK		
F.F.	FINISH FLOOR	O.U.L.	OVERHEAD UTILITY LINES	TEL	TELEPHONE		
F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	TYP.	TYPICAL		
		P.C.C.	POINT OF COMPOUND CURVATURE	U.E.	UTILITY EASEMENT		

SYMBOLS	
CONC	CONCRETE
O.U.L.	OVERHEAD UTILITY LINES
W.F.	WIRE FENCE
W.F.	WOOD FENCE
	PROPERTY CORNER
	WATER FLOW
9.62	EXISTING GRADE ELEVATION
10.00	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
D	DRAINAGE MANHOLE
S	SANITARY MANHOLE
	FIRE HYDRANT
	LIGHTING FIXTURE
FDC	FIRE DEPARMENT CONNECTION

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

269552-A

FIELD DATE: 09/11/2022	SCALE: 1" = 40'	DRAWN BY: TJY	DWG. No.: 269562