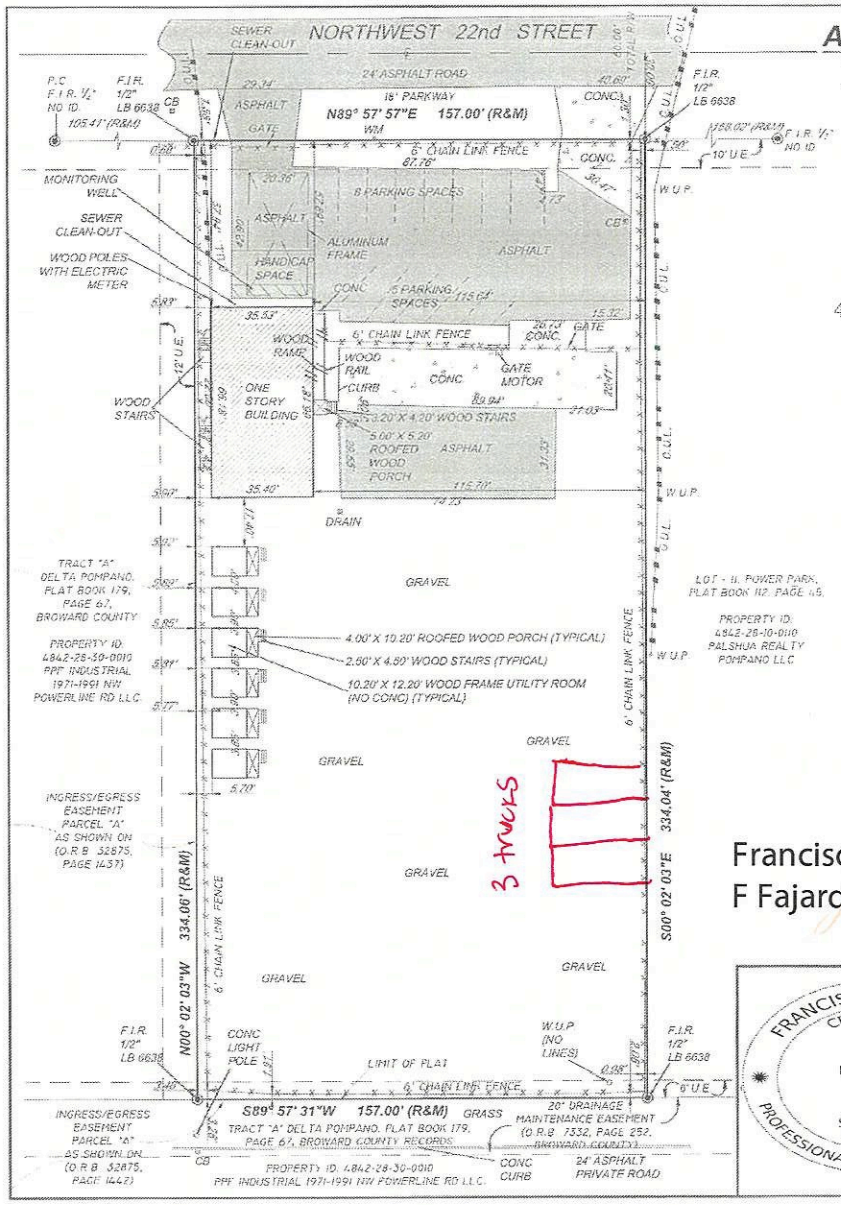
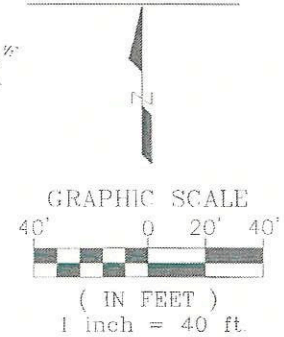
ALTA/NSPS LAND TITLE SURVEY



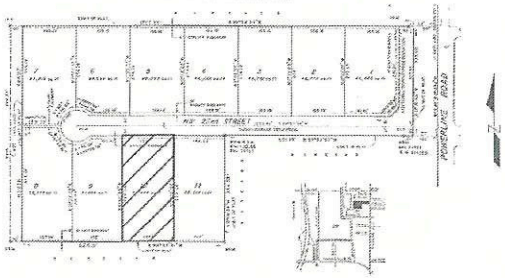


PROPERTY OF: AG-TREP POMPANO PROPERTY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND AG-TREP ISF PORTFOLIO PARENT II, L.P., A DELAWARE LIMITED PARTNERSHIP

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=A01410C0000017BA221916500003FD7, 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	WM	WATER METER
AVE.	AVENUE	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR	W.V.	WATER VALVE
BLVD.	BOULEVARD	F.P.L.	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		
C.O.	CLEAN OUT	L.B.	LICENSED BUSINESS	R	RADIUS		
COR	CORNER	L.S.	LAND SURVEYOR	(R)	RECORD		
CT	COURT	(M)	MEASURED	R.E.	RIM ELEVATION		
℄	CENTERLINE	NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT-OF-WAY		
CL	CLEAR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SAN.	SANITARY		
CONC.	CONCRETE	NO ID.	NOT IDENTIFIABLE	S.I.P.	SET IRON PIPE		
C.O.	CLEAN OUT	NO.	NUMBER	S.I.R.	SET IRON ROD		
E.B.	ELECTRIC BOX	NTS	NOT TO SCALE	ST.	STREET		
ELEV.	ELEVATION	O.R.B.	OFFICIAL RECORD BOOK	T	TANGENT		
ENCR.	ENCROACHMENT	ON/PL	ON PROPERTY LINE	T.B.M.	TEMPORARY BENCH MARK		
E.R.P.	ELEVATION REFERENCE POINT	O.U.L.	OVERHEAD UTILITY LINES	TEL	TELEPHONE		
F.F.	FINISH FLOOR	P.C.	POINT OF CURVATURE	TYP.	TYPICAL		
F.H.	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE	U.E.	UTILITY EASEMENT		

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
10.00 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
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