The property described on this Sketch of ALTANSPS Land Title Survey is the same property as described in Exhibit "A" under Commitment Order Number: 7941700, with a Commitment Date of 11/19/2018 at 11:50 PM issued by Chicago Title Insurance Company.

There are no visible encroachments on the subject property or upon adjacent land abutting said property.

All elevations as shown on this survey drawing are referred to the North American Vertical Datum, 1988 (NAVD).

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EMBERGER L'27/me/NVC (1985 Incm)
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Delineation between Flood Zone lines were determine by the scale factor only and are noted and plotted within this survey drawing. These lines are the result of an approximation extracted from FEMA report and are not depicted on any exact location with reference tied points or geometry. In the event of a design, obtaining a FEMA Elevation Contribute for

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

There is no observable evidence of severt street or sidewalk construction and or ranging within the Public Right of Way

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Broward County, Florida and the City of Porepano Beach.

Only the easements provided to the surveyor and those shown on the recorded plat are noted or plotted hereon. This office has not performed any title search or any search within the Public or Private Records for easements.

No underground footings were located and no subsurface investigation was performed at the time of survey.

The legal ownership of the ferroes and walfs (if arry) as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for velicity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

jlanga@amart-sciances.com www.smart-sciences.com Florida CBE | FDOT DBE | Mismi-Dade SBE | Federal WOSB | SFWMD SBE

Item 3.c) Not a Survey matter, not noted or plotted hereon.

Item 3.d) Not a Survey matter, not noted or plotted hereon.

Item 4) Not a Survey matter, not noted or plotted hereon.

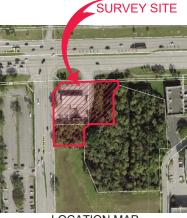
Item 8) Not a Survey matter, not noted or plotted hereon.

Item 9) Not a Survey matter, not noted or plotted hereon.

Item 14) Not a Survey matter, not noted or nintled became

Item 15) Not a Survey matter, not noted or nintted harann

Item 16) Not a Survey matter, not noted or plotted hereon.







Commercing a the Northerly most Received corner of seal Task C.

Shows with a Navering of Se 5-1775°T file in classics of 6-68 feet to a point,

The contract of the Contract of the Contract of 150 feet to a point,

Shows with a Navering of Se 5775°T file in classics of 5-68 feet to a point,

The contract of the Contract of 150 feet to a point, file contract being conditions with the Southerly boundary of the following described point.





RER Mapper

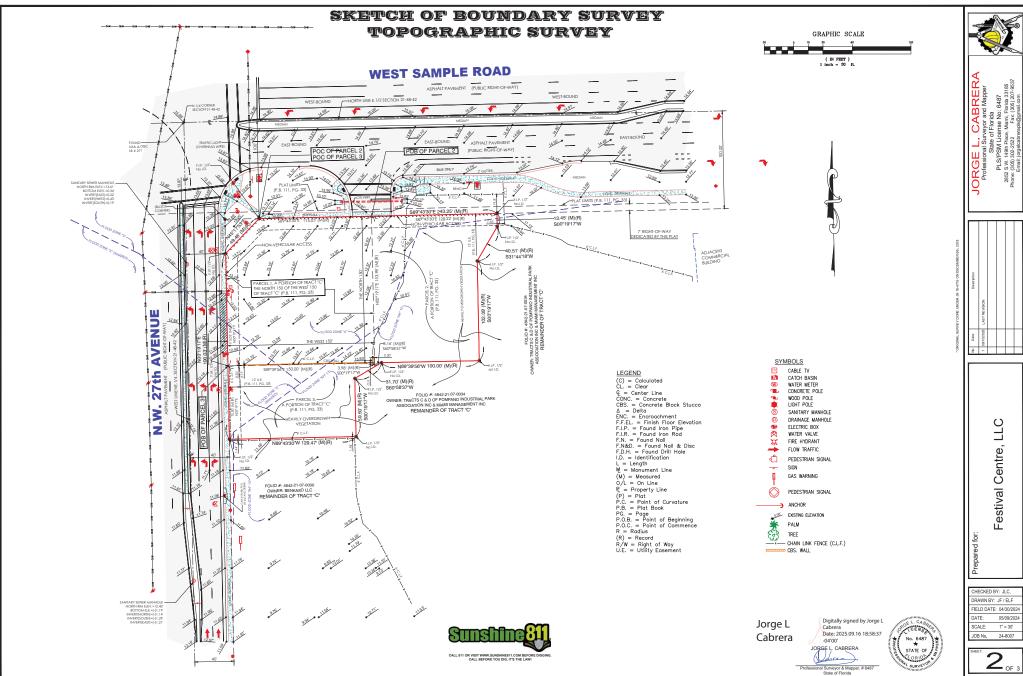
Ö  $\exists$ Centre,

Festival

CHECKED BY: JLC DRAWN BY: JF / ELF FIELD DATE: 04/30/2024 DATE: 05/09/2024 SCALE: AS SHOWN JOB No. 24-8007

OF 3





CHECKED BY	r: JLC.
DRAWN BY: JF / ELF	
FIELD DATE:	04/30/2024
DATE:	05/09/2024
SCALE:	1" = 30'
JOB No.	24-8007



