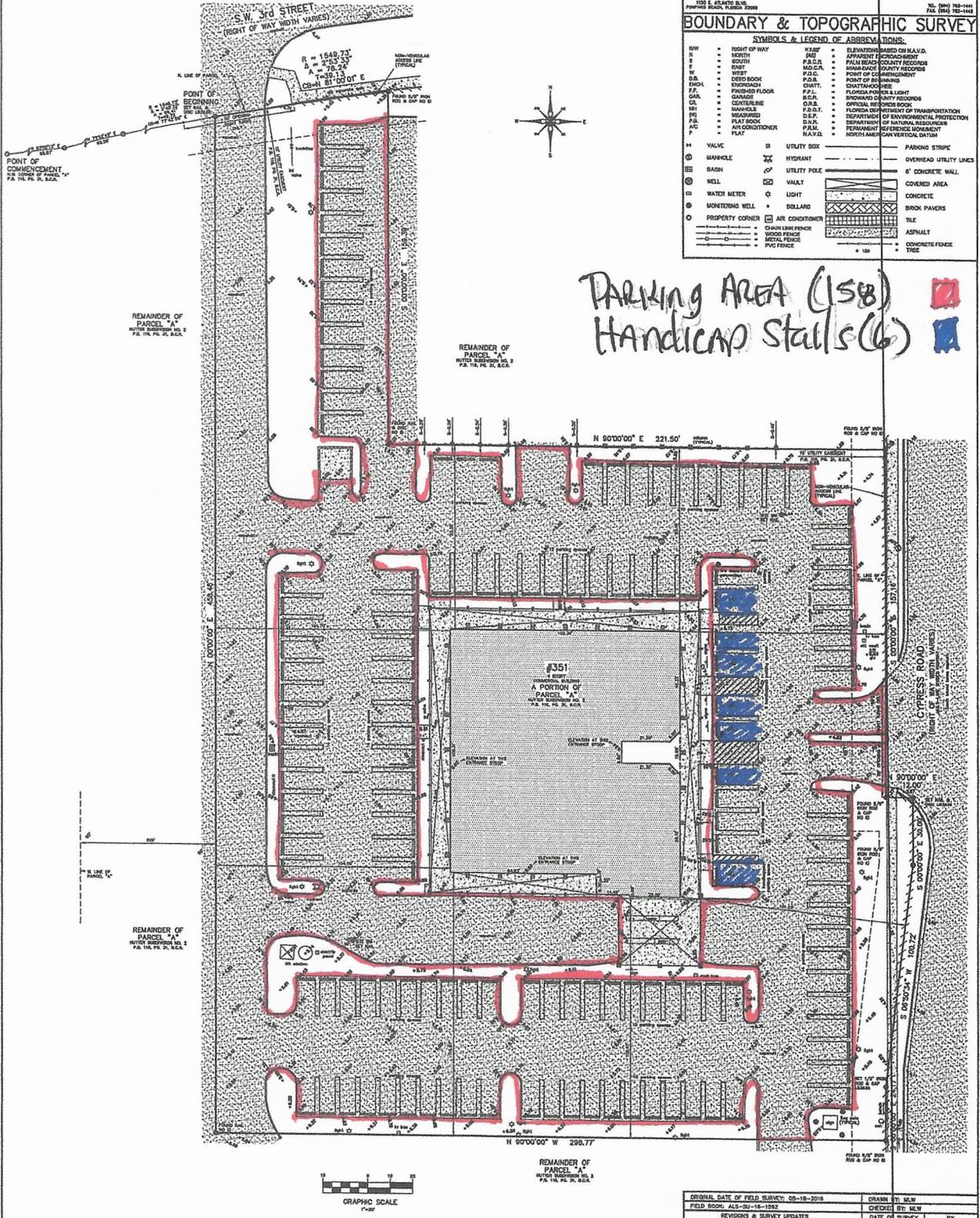


ACCURATE LAND SURVEYORS, INC.
 L.B. #3635
 1332 E. ADAPTO BLVD.
 PALM BEACH, FLORIDA 33409
 TEL: (561) 788-1444
 FAX: (561) 788-1444

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

SW	RIGHT OF WAY	PLAT	ELEVATION	BASED ON NAD 83	
N	NORTH	P.S.	APPARENT ENCROACHMENT		
S	SOUTH	P.B.C.	PALM BEACH COUNTY RECORDS		
E	EAST	H.M.C.	HONOLULU COUNTY RECORDS		
W	WEST	P.O.B.	POINT OF BEGINNING		
D.B.	DEED BOOK	C.D.	CONVEYANCE		
S.D.	STANDARD	P.F.L.	FLORIDA POWER & LIGHT		
F.F.	FINISHED FLOOR	S.C.	STATE		
G.S.	GRASS	O.R.	OFFICIAL RECORDS BOOK		
C.L.	CENTERLINE	F.L.P.	FLORIDA DEPARTMENT OF TRANSPORTATION		
M.S.	MANHOLE	D.E.P.	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
M.S.	MEASURED	D.S.F.	DEPARTMENT OF NATURAL RESOURCES		
P.B.	PLAT BOOK	P.R.L.	PERMANENT REFERENCE MONUMENT		
A.C.	AIR CONDITIONER	N.A.T.D.	NORTH AMERICAN VERTICAL DATUM		
P	PLAT				
V	VALVE	U	UTILITY BOX	P	PARING STRIP
M	MANHOLE	H	HYDRANT	U	OVERHEAD UTILITY LINES
B	BASIN	U	UTILITY POLE	W	8" CONCRETE WALL
W	WELL	V	VAULT	C	COVERED AREA
WM	WATER METER	L	LIGHT	CO	CONCRETE
MW	MONITORING WELL	S	SOLLARD	CP	CONCRETE
PC	PROPERTY CORNER	AC	AIR CONDITIONER	PF	BRICK PAVEMENT
CL	CHAIN LINK FENCE	WF	WOOD FENCE	T	TILE
MF	METAL FENCE	MF	METAL FENCE	A	ASPHALT
PF	PAVEMENT	PF	PAVEMENT	CF	CONCRETE FINISH
				T	TREE



Parking Area (158)
Handicap Stalls (6)

STREET ADDRESS:
 351 Cypress Road, Pompano Beach, Florida 33060

LEGAL DESCRIPTION:
 A portion of Parcel "A", BUTTER SUBDIVISION, No. 2, according to the plat thereof, as recorded in Plat Book 116, Page 31, of the Public Records of Broward County, Florida, more fully described as follows:
 Commencing at the Northwest corner of said Parcel "A"; thence Northeasterly along the North line of said Parcel "A", the following three (3) courses and distances: North 83°09'13" East, a distance of 65.07 feet; thence North 75°24'43" East, a distance of 65.26 feet to a point of curve; thence Northeasterly along a curve to the right, having a radius of 1540.79 feet and a central angle of 8°42'22", an arc distance of 99.43 feet to the Point of Termination of the said three courses and distances and the Point of Beginning; thence continue Northeasterly along the said North line of Parcel "A", and along a curve to the right, having a radius of 1549.73 feet and a central angle of 2°53'23", an arc distance of 18.24 feet to a point; thence South 81°57'16" West, a distance of 157.16 feet; thence East, a distance of 22.00 feet; thence South, a distance of 30.07 feet; thence South 6°50'34" West, a distance of 100.72 feet; thence South, a distance of 24.17 feet to the Point of Termination of the said five courses and distances; thence West, a distance of 298.77 feet to a point on a line 225.00 feet East of and parallel with the West line of said Parcel "A"; thence North along said parallel line, a distance of 498.48 feet to a point on the said North line of Parcel "A" and the Point of Beginning. Said lands situate in Broward County, Florida.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of North 83°09'13" East along the North line of Parcel "A", in Plat Book 116, Page 31, of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, etc. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwelling structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and manner in which they are installed prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/RISK LINEAR: 1 FOOT IN 10,000 FEET.

FLOOD INFORMATION:
 Community name and number:
 Pompano Beach 120055
 Map and parcel number: L2013C0375H
 Panel date: 08-18-14
 Index date: 08-18-14
 Flood zones: X01-203
 Base flood elevation: N/A

BENCHMARK INFORMATION:
 Broward County Benchmark #1183
 Elevation = 7.2657 NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 08-18-2016	DRAWN BY: M.W.
FIELD BOOK: AL-2016-1552	CHECKED BY: M.W.
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
UPDATE/TOPOGRAPHIC SURVEY 21-0794	04-03-2021
CERTIFY TO: INVESTMENTS SWI, LLC	M.W.

CERTIFICATION:
 This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 53-17, Florida Statutes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 04-23-2021
 PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA

STATE OF FLORIDA
 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
 Not valid without the signature and the original stamp held by Florida Licensed Surveyor and Mapper.

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-16-1502

LEGAL DESCRIPTION

The legal description of the subject property is as follows:

PARCEL A1 - 351 SOUTH CYPRESS ROAD

A PORTION OF PARCEL "A", NUTTER SUBDIVISION, NO. 2, A RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL "A", THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 83° 00' 13" EAST, A DISTANCE OF 65.07 FEET; THENCE NORTH 75° 52' 43" EAST, A DISTANCE OF 65.26 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1549.73 FEET AND A CENTRAL ANGLE OF 3° 40' 32", AN ARC DISTANCE OF 99.41 FEET TO THE POINT OF TERMINATION OF THE SAID THREE COURSES AND DISTANCES AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE SAID NORTH LINE OF PARCEL "A", AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1549.73 FEET AND A CENTRAL ANGLE OF 2° 53' 33", AN ARC DISTANCE OF 78.24 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 159.39 FEET; THENCE EAST, A DISTANCE OF 221.50 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTHERLY ALONG THE SAID EAST LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH A DISTANCE OF 157.16 FEET; THENCE EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH, A DISTANCE OF 30.00 FEET; THENCE SOUTH 6° 50' 34" WEST, A DISTANCE OF 100.72 FEET; THENCE SOUTH, A DISTANCE OF 24.17 FEET TO THE POINT OF TERMINATION OF THE SAID FIVE COURSES AND DISTANCES; THENCE WEST, A DISTANCE OF 298.77 FEET TO A POINT ON A LINE 225.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 458.48 FEET TO A POINT ON THE SAID NORTH LINE OF PARCEL "A" AND THE POINT OF BEGINNING.

OWNER OF RECORD AND SALE/LISTING HISTORY

The subject property is currently owned by Investments SWK, LLC; 11419-A W. Palmetto Parkway, #970102; Boca Raton, FL; 33497. The current owner acquired the subject property in December 2020 through a Quit Claim Deed non-sale title change considered to be a non-arm's length transaction. The subject property has not transferred or been listed for sale within the most recent prior five-year period. No other sales history was available on the subject property from the Broward County public records.