

LOCATION MAP  
(NOT TO SCALE)

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ORDER NO. 8178136, DATED 2/11/2020 @ 11:00 P.M.  
REVIEW OF ITEMS, SCHEDULE B SECTION II

- ITEMS 1-5 - Not addressed, not a survey related matter.
- ITEM 6 - Florida Power & Light Company Easement, Deed Book 195, Page 175, does not affect the subject property.
- ITEM 7 - Florida Power & Light Company Easement, Official Records Book 2416, Page 344, affects the subject property and is shown hereon.
- ITEM 8 - Resolutions establishing water management boundaries, Official Records Book 3883, Page 512 and Official Records Book 3886, Page 659, affects the subject property but contains no plottable matters.
- ITEM 9 - Not addressed.

LEGAL DESCRIPTION

N 1/2 of NW 1/4 of NE 1/4 of NW 1/4 of Section 27, Township 48 South, Range 42 East located in Broward County, Florida.

LESS and Except those portions conveyed to Broward County, by Warranty Deed filed August 10, 1967, recorded Official Records Book 3475, Page 176, of the Public Records of Broward County, Florida.

SYMBOLS LEGEND  
(Some or all may appear hereon)

- Air Conditioner
- AT&T Box
- Cable Riser
- Catch Basin
- Check Valve
- Clean Out
- Concrete Light Pole
- Drainage Manhole
- Electric Box
- Electric Meter
- Existing Elevation
- Fiber Optic
- Fire Hydrant
- Guy Anchor
- Irrigation Valve
- Manhole
- Metal Light Pole
- Pedestrian Signal Pole
- Post
- Reducer
- Sanitary Sewer Manhole
- Sign
- Tactile Surface
- Telephone Box
- Telephone Manhole
- Traffic Signal Box
- Traffic Signal Pole
- Water Meter
- Water Valve
- Wood Utility Pole
- Wood Utility Pole w/Light

KEY TO ABBREVIATIONS  
(Some or all may appear hereon)

- ALTA = American Land Title Association
- B.C.R. = Broward County Public Records
- C = Centerline
- CCR = Certified Corner Record
- CMP = Corrugated Metal Pipe
- (D) = Per Record Deed
- I.D. = Identification
- INV. = Invert
- R = Radius
- Δ = Central Angle
- L = Arc Length
- FD. = Found
- F.D.O.T. = Florida Department of Transportation
- HDPE = High Density Polyethylene
- I.D. = Identification
- I.P. = Iron Pipe
- I.R. = Iron Rod
- LB = Licensed Business
- NSPS = National Society of Professional Surveyors
- (McL) = McLaughlin Engineering
- MP = Metal Pipe
- O.R.B. = Official Records Book
- (P) = Per Record Plat
- P.B. = Plat Book
- PG. = Page
- PVC = Polyvinyl Chloride
- PRM = Permanent Reference Monument
- PSM = Professional Surveyor & Mapper
- RCP = Reinforced Concrete Pipe
- R/W = Right-of-Way
- (S) = As Surveyed in the field
- TOB = Top of Baffle
- TYP. = Typical
- W = With

FLOOD INSURANCE RATE MAP INFORMATION

Map No. 12011C0170 H  
Community Name: City of Pompano Beach  
Community No. 120055  
Panel No. 0170  
Suffix: H  
Flood Zone: X  
Base Flood Elevation: Area outside 0.2% annual chance Flood  
Effective Date of Map: August 18, 2014

AREA OF SUBJECT PROPERTY  
195,929 Square Feet, 4.4979 Acres ±

**Donald L  
Cooper**

Digitally signed by Donald L  
Cooper  
DN: c=US, o=SUN-TECH  
ENGINEERING INC,  
ou=A01410D00000171EA2B431  
70000BAA9, cn=Donald L  
Cooper  
Date: 2020.06.30 08:00:31 -04'00'  
Adobe Acrobat version: 11.0.23

SURVEYOR'S NOTES

1. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
2. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface features are not located for the purposes of this survey.
3. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this survey, including this map of survey, for any other purposes.
4. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. additions or deletions to the survey map by other than the signing party is prohibited without the written consent of the signing party.
5. This drawing is not valid without the signature and original raised seal of a Florida licensed surveyor and Mapper.
6. The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
7. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
8. Sources of information used in the preparation of this map of survey are as follows:  
A. Record Plat entitled "ANTHES PLAT", Plat Book 106, Page 41;  
B. Record Plat entitled RAMBLER PARK, Plat Book 51, Page 2;  
C. Record Plat entitled RAMBLER PARK 2nd SECTION, Plat Book 52, Page 50;  
D. Record Plat entitled HODGES PLAT, Plat Book 109, Page 32;  
E. Record Plat entitled PERRY AND PERRY PROPERTIES, Plat Book 174, Page 130;  
F. Record Plat entitled "STORESAFE", Plat Book 177, Page 44;  
G. Florida Department of Transportation Right-of-Way Map Section 86329-2601;  
M. Florida Department of Transportation Right-of-Way Map Section 86020-2524;
9. The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5J-17.052(15)(b)(ii). The accuracy obtained is 1:57,223 and is based on a closed geometric figure. The expected use of the property is Commercial/High Risk, mandating a maximum allowable error of closure of 1:10,000.
10. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
11. This survey does not determine ownership of the subject property or its adjoiners. Ownership information, if shown, was obtained from a public record search of the Broward County Property Appraiser's Office.
12. The undersigned surveyor has been provided a copy of Commitments for Title Insurance issued by Fidelity National Title Insurance Company, effective date 02/11/2020 at 11:00 p.m., Order No. 8178136. All plottable matters of a nature relating to the land survey of the subject property contained therein have been shown hereon. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the reviewing surveyor and are not shown hereon.
13. The purpose of this Map of Survey is to depict the results of a Boundary Survey pursuant to Chapter 5J-17.052(2) Florida Administrative Code. Uses inconsistent with its intended purpose are prohibited.
14. Contractual considerations and obligations between the surveyor and client may be addressed in the preparation of this survey. Underground utilities, if shown, were located based on markings provided by utilities location services and other sources of information. Underground footers, foundations or subterranean structures were not located for the purposes of this survey.
15. The bearings shown hereon are based on an assumed meridian and are relative to the South right-of-way line of Copans Road bearing North 88°35'43" East, the same being an established and monumented line (see survey).
16. The basis of this survey is a legal description as prepared by this office.
17. The reviewing surveyor encountered no observable evidence of earth moving work, building construction or building additions within recent months on the subject premises.
18. The elevations shown hereon are based on North American Vertical Datum of 1988 (N.A.V.D. 88), and are relative to the following described Benchmark: Broward County Highway Construction & Engineering Division Benchmark Number 2391: "X" cut on concrete part of catch basin, approximately 0.3 mile West of Andrews Avenue, 2.2 feet South of south edge of pavement Copans Road, across from B & S Auto Parts 67 feet West of centerline of NW 16th Lane, Marked Elevations=14.502 National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), Converted Elevations=12.93 North American Vertical Datum of 1988 (N.A.V.D. 88), to convert to N.A.V.D. 88, subtract 1.572.
19. The reviewing surveyor encountered no observable evidence of wetlands, nor was informed of any historic wetlands on the subject premises.
20. The vertical accuracy of field measured control meets the applicable Requirements of Chapter 5J-17.050(10)(k). The vertical accuracy of the closed level loop obtained is 0.01'. A maximum allowable error of accuracy for this survey is 0.05' times the square root of the distance of the level circuit in miles [(√0.2282) x 0.05 = 0.239'].

SURVEYOR'S CERTIFICATE

This map and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys" jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2016, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

SUN-TECH ENGINEERING, INC.  
Latest date of Field Survey: February 04, 2020  
DONALD L. COOPER, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

*Donald L. Cooper* 3.12.2020  
Date: \_\_\_\_\_

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114



| NO. | DATE      | DESCRIPTION                  |
|-----|-----------|------------------------------|
| 1   | 3-12-2020 | UPDATE WITH TITLE COMMITMENT |

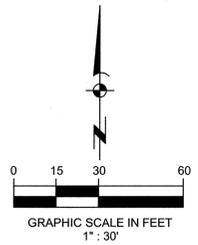
ALTA/NSPS LAND TITLE SURVEY  
OUR REAL ESTATE LLC  
THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF  
THE NW 1/4 OF SECTION 27-48-42  
CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:  
VALENTINE

JOB NUMBER  
20-3995

SCALE  
AS SHOWN

**DRC**  
PZ20-1300006 SI  
8/4/2021

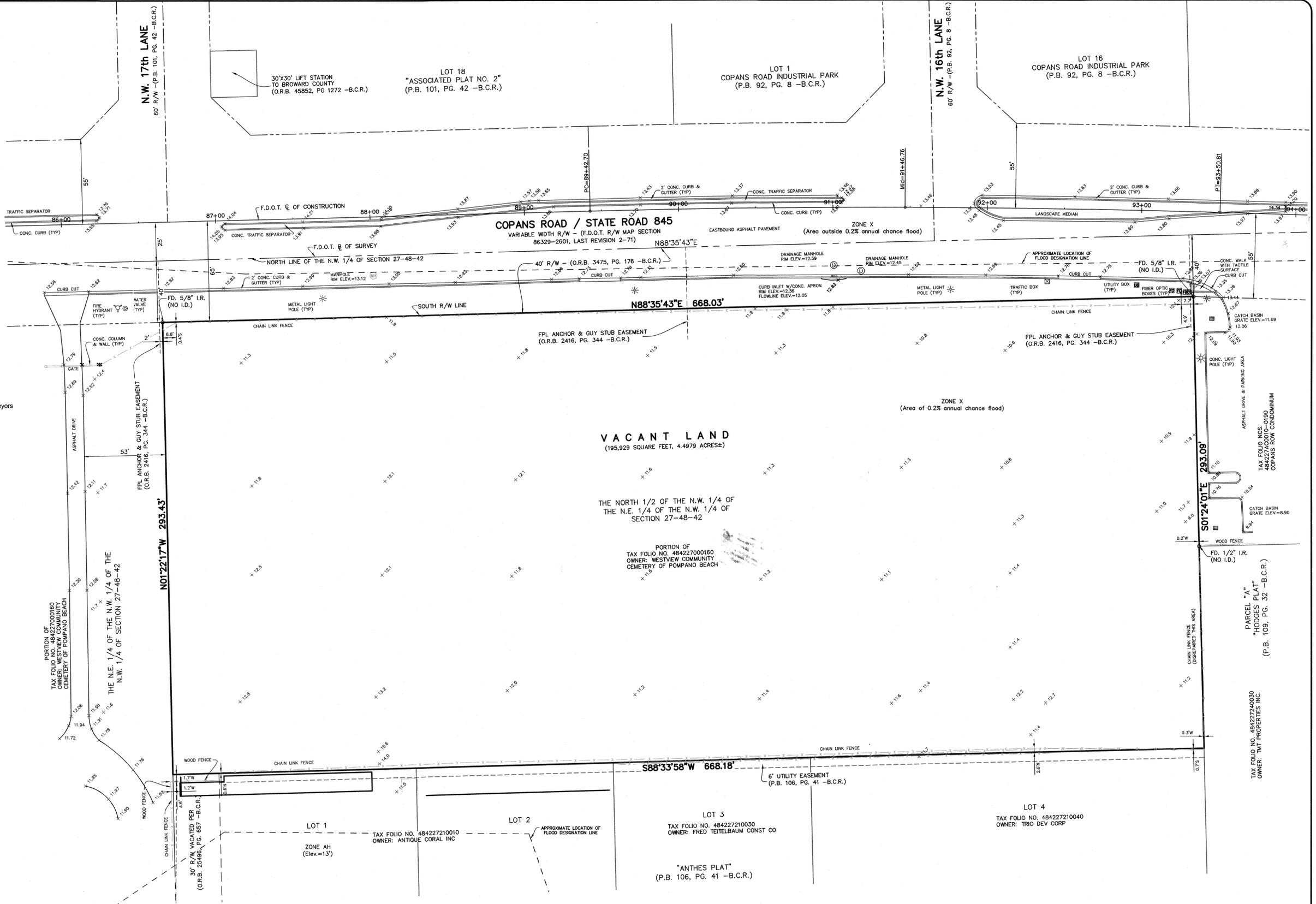


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**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors

**STE**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

**ALTA/NSPS LAND TITLE SURVEY**  
OUR REAL ESTATE LLC  
THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27-48-42  
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CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:  
VALENTINE

JOB NUMBER  
20-3995

**DRC**

SCALE:  
1" = 30'

PZ20-13000006 S2  
8/4/2021