
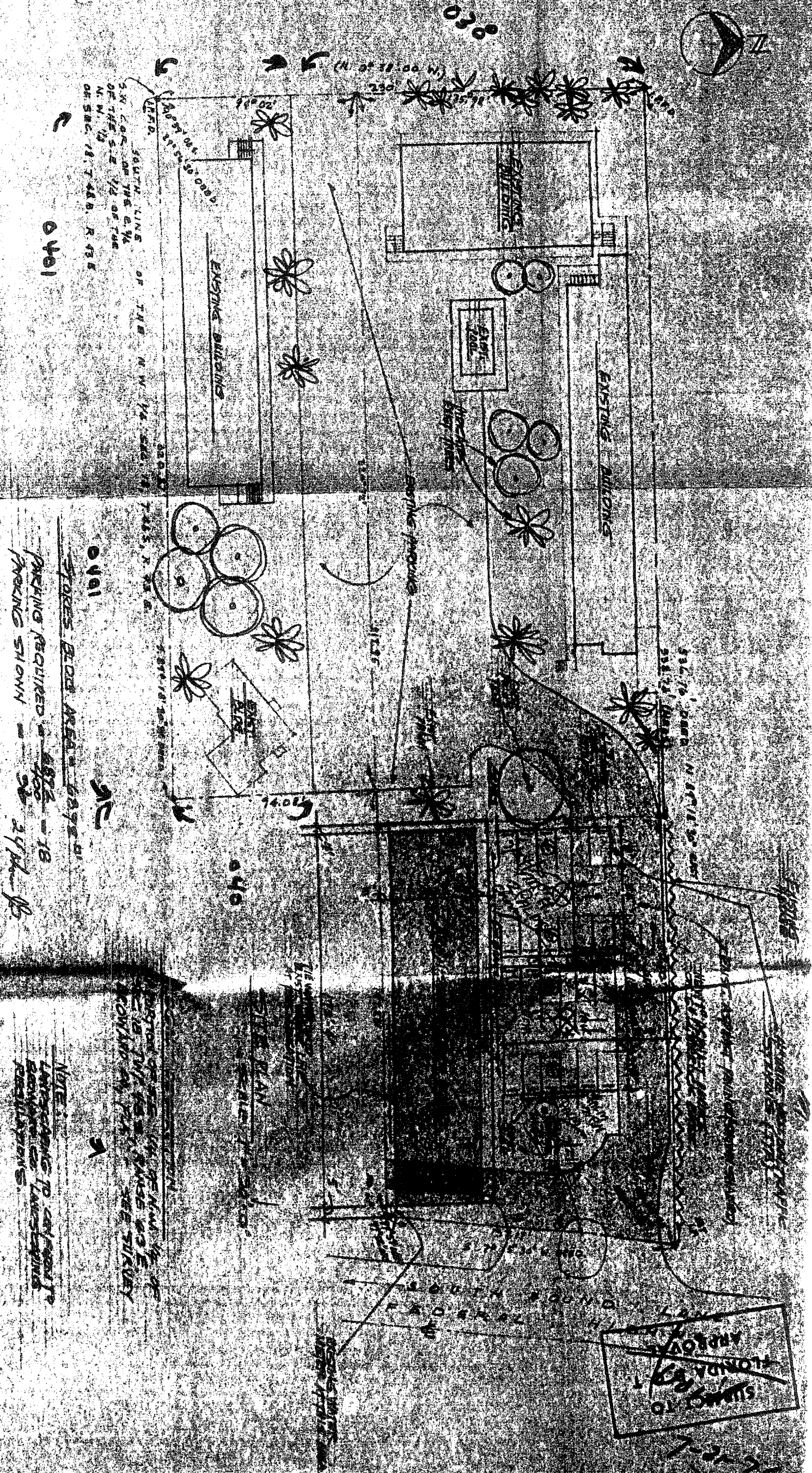


BUILDINGS FEDERATION  
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WARD 604 ELBA

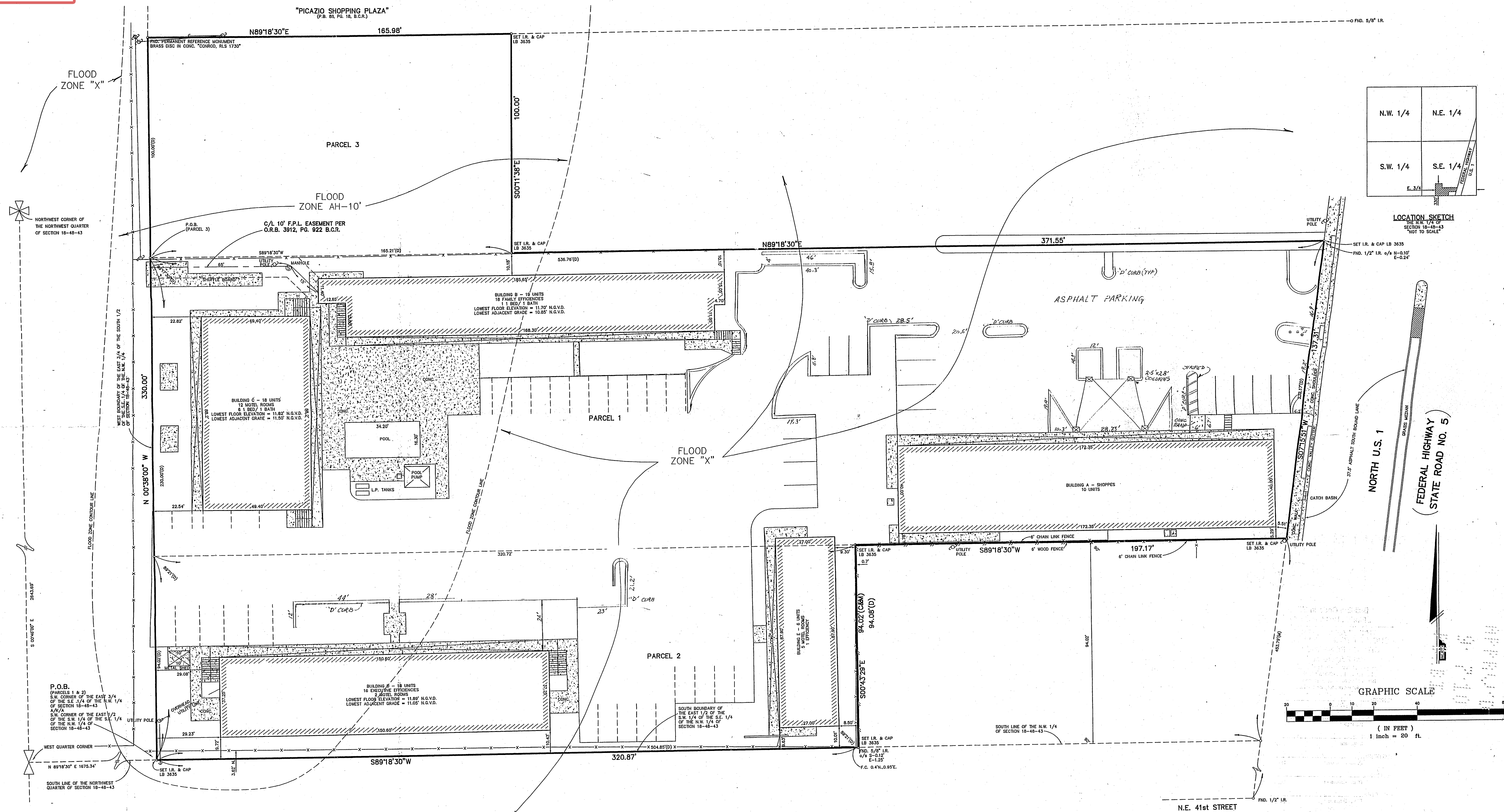
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t u d e r d a i e - b y - t h e - s e a , f l o r i d a 305-771-2908



PZ25-12000016  
12/03/2025







## LEGAL DESCRIPTION:

PARCEL 1: THAT PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID E. 1/4, A DISTANCE OF 230.00 FEET; THENCE EASTERLY FORMING AN INCLUDED ANGLE OF 89°17'30" A DISTANCE OF 539.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTH ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 42.03 FEET TO THE SOUTHERLY FORMING AN INCLUDED ANGLE OF 89°21' A DISTANCE OF 94.02 FEET TO THE POINT OF BEGINNING; LESS THE SOUTH 94.02 FEET THEREOF.

PARCEL 2: THAT PORTION OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF THE E. 1/2 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID E. 1/2 A DISTANCE OF 320.87 FEET; THENCE NORTHERLY FORMING AN INCLUDED ANGLE OF 89°21' A DISTANCE OF 94.08 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH BOUNDARY OF SAID E. 1/2, A DISTANCE OF 320.72 FEET; THENCE SOUTHERLY, FORMING AN INCLUDED ANGLE OF 89°21' A DISTANCE OF 94.02 FEET TO THE POINT OF BEGINNING.

PARCEL 3: THAT PART OF THE NORTH 100.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING WEST OF THE RIGHT OF WAY OF FEDERAL HIGHWAY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W. CORNER OF THE E. 1/2 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE NORTH 00°38'00" WEST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°38'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 89°18'30" EAST A DISTANCE OF 165.98 FEET; THENCE FOR A LINE OF DIVISION AS NOW ESTABLISHED SOUTH 00°11'38" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°18'30" WEST A DISTANCE OF 165.21 FEET TO THE POINT OF BEGINNING.

BENCHMARK DESCRIPTION: BROWARD COUNTY ENGINEERING BENCHMARK # 2973 2973 18 48 43 10.01' N.G.V.D. "X" CUT IN SOUTHERN BELL MAN HOLE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF U.S. 1 AND N.E. 39th STREET. THE MARK IS 43' SOUTH OF THE CENTERLINE OF N.E. 39th STREET AND 8' NORTHWEST OF A TRAFFIC SIGNAL POLE.

BOUNDARY SURVEY: STREET ADDRESS: ADDRESS: 4211 NORTH U.S. 1 POMPAHO BEACH, FLORIDA

LEGEND OF ABBREVIATIONS: SO. FT. = SQUARE FEET P.O.P. = PERMANENT CONTROL POINT PAR. = PARCEL PLAT = PLAT CALC. = CALCULATED R. = RADIUS R.O.B. = RIGHT OF BEGINNING R.O.C. = RIGHT OF CENTERLINE P.O.C. = POINT OF COMMENCEMENT P.O.T. = POINT OF TANGENCY CHATT. = CHATTahoochee STATION = STATION F.P.L. = FLORIDA POWER AND LIGHT NOT TO SCALE B.C.R. = BROWARD COUNTY RECORDS N.C.R. = NASSAU COUNTY RECORDS P.B.C.R. = PALM BEACH COUNTY RECORDS P.C.R. = PINE COUNTY RECORDS D.B. = DEED BOOK F.B. = FIELD BOOK ELEC. = ELECTRIC

CERTIFY TO: MANS INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY LANDMARK BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS BRINKLEY, MCNERNEY, MORGAN, SOLOMON & TATUM, LLP FIRST AMERICAN TITLE INSURANCE COMPANY

NOTES: 1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS. 2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S07°15'51"W (ASSUMED) ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH FEDERAL HIGHWAY. 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. THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY. 5. LOCATION OF FLOOD ZONE CONTOUR LINE ARE APPROXIMATE.

REVISIONS: DATE BY 1-4-05 PVA 2-16-02 MLC 5-18-98 S.V. DATE OF SURVEY 4-21-98 DRAWN BY MLW CHECKED BY J.P. FIELD BOOK 487/19

CERTIFICATION: THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OF FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 60D1-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995. ROBERT L. THOMPSON (PRESIDENT) PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SCALE 1"=20' SKETCH NUMBER SU-98-1603