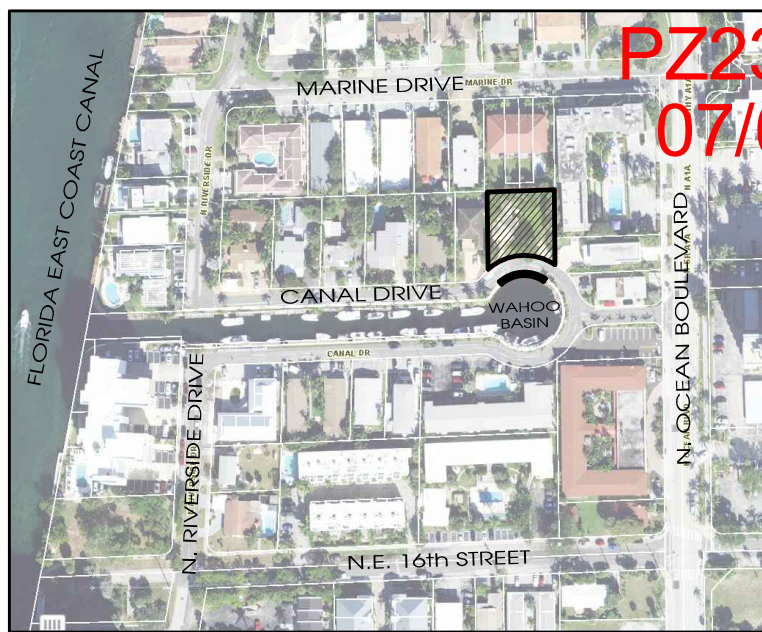


LOCATION MAP

Scale N.T.S.



LEGAL DESCRIPTIONS

Lot 24, WAHOO No. 2, according to the Plat thereof, recorded in Plat Book 7, Page 49, of the Public Records of Broward County, Florida; LESS that strip or parcel of land conveyed by H. W. Adelberger and Clara B. Adelberger, husband and wife, to the City of Pompano Beach by Deed dated July 29, 1954 and recorded in O.R. Book 204, Page 324 of the Public Records of Broward County, Florida; Together with that strip of land lying between Canal Drive as relocated and Wahoo Basin as shown on the Plat of Wahoo No. 2, opposite the above described lot; said strip or parcel being bounded on the West by a line extended from the Southwest corner of said Lot 24 to the center of Wahoo Basin, and on the East by the East line of said Lot 24 extended to Wahoo Basin; Said lands situate, lying and being in Broward County, Florida. Alkia: 3233 Canal Drive, Pompano Beach, Florida 33062 Parcel ID Number: 4843 30 03 0220

AND
Lot 25, WAHOO No. 2, according to the Plat thereof, recorded in Plat Book 7, Page 49, of the Public Records of Broward County, Florida; LESS that strip or parcel of land conveyed by H. W. Adelberger and Clara B. Adelberger, husband and wife, to the City of Pompano Beach by Deed dated July 29, 1954 and recorded in O.R. Book 204, Page 324 of the Public Records of Broward County, Florida; Together with that strip of land lying between Canal Drive as relocated and Wahoo Basin as shown on the Plat of Wahoo No. 2, opposite the above described lot; said strip or parcel is bounded on the West by the West line of Lot 25 extended to Wahoo Basin and on the East by a line extended from the Southeast corner of said Lot 25 to the center of Wahoo Basin; Said lands situate, lying and being in Broward County, Florida.

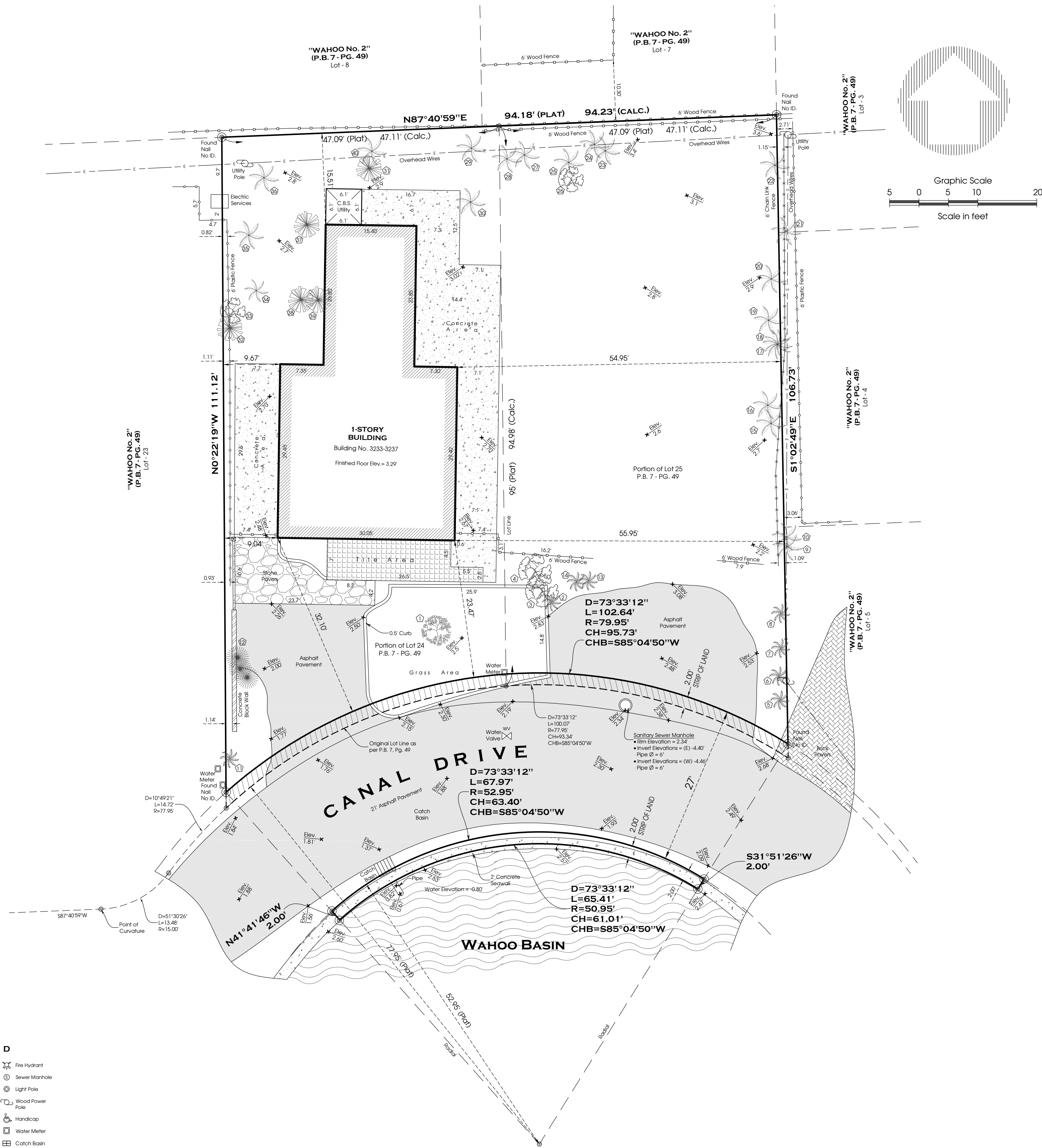
Properties Address: 3233-3237 Canal Drive, Pompano Beach, Florida 33062
Folio No.: 48-4330-030-220

SURVEYOR'S NOTES

- The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
- This certification is only for the Lands as described. It is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this Survey that may be found in the Public records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- Reasonable efforts were made to the existence and location of the above ground Utilities. This Firm does not accept responsibility for any Underground information. Before excavation or construction contact the appropriate Utility companies for verification.
- The subject property is located within a Flood Hazard Area as defined by a Federal Insurance Administration, Community Panel No. 120055-0189 Suffix 'H' Flood Zone 'AE', Base Elevation: 5.00 Map Date: August 18, 2014 (Revised).
- This Plan OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- 0.0' Indicates Existing Elevations.
- Elevations are referred to North American Vertical Datum, 1988. (N.A.V.D. 88)
- Bench Mark (Used): BCED BM1923Elevation: 1.80' feet.
Location: Barton Rd. and N.Ocean Blvd.
- Bearings shown hereon are based on: North Right of Way line of Canal Drive being S.87°40'57"W.
- Zoning, Zoned Street lines, Set-backs, Underground's, Easements (not in Plat) and Right-of-Ways, etc. to be verified and/or obtained by owner, Architect or Builder before design or construction.
- The expected use of the land, as classified in the Minimum Technical Standards (61G17 - 6 FAC), is "Suburban Class Survey". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500.00 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Water elevation was taken 02-20-2024 at 9:32 am, being -0.80'

FOR THE BENEFIT OF:

- THE BETAJONES GROUP



TREE TABULATION			
No.	NAME	TRUNK (Diameter)	CANOPY HEIGHT
1	Gumbo Limbo	1.0'	16'
2	Sabal Palm	1.0'	10'
3	Ficus	4.5'	35'
4	Ficus	4.5'	35'
5	Coconut Palm	1.2'	10'
6	Coconut Palm	0.75'	6'
7	Coconut Palm	1.20'	10'
8	Coconut Palm	1.45'	10'
9	Sabal Palm	1.20'	10'
10	Sabal Palm	1.40'	12'
11	Coconut Palm	0.70'	5'
12	Sea Grape (Cluster)	4.50'	35'
13	Sabal Palm	1.20'	15'
14	Sabal Palm	1.20'	12'
15	Sabal Palm	1.30'	12'
16	Sabal Palm	1.45'	18'
17	Sabal Palm	1.30'	15'
18	Sabal Palm	1.0'	15'
19	Sabal Palm	1.30'	15'
20	Sabal Palm	1.40'	16'
21	Sabal Palm	1.30'	15'
22	Sabal Palm	1.35'	16'
23	Sabal Palm	1.15'	17'
24	Sabal Palm	1.20'	15'
25	Sabal Palm	1.10'	15'
26	Ficus	1.00'	25'
27	Sabal Palm	1.20'	18'
28	Sabal Palm	1.20'	17'
29	Sabal Palm	1.45'	15'
30	Sabal Palm	1.50'	15'
31	Shefflera	0.80'	14'
32	Shefflera	0.70'	7'
33	Ficus	1.00'	25'
34	Sabal Palm	0.75'	6'
35	Sabal Palm	1.20'	15'
36	Sabal Palm	1.50'	17'
37	Shefflera	2.0'	18'
38	Shefflera	0.65'	6'
39	Shefflera	0.75'	5'
40	Sabal Palm	1.20'	15'

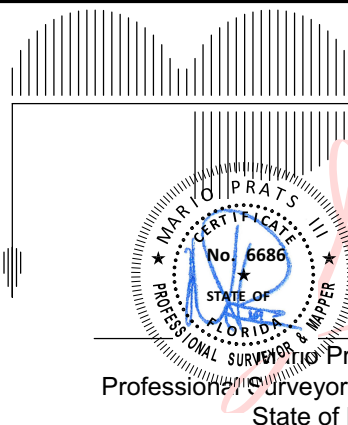
R E V I S I O N S			A B B R E V I A T I O N S					
Date	Description	J.N.	P.O.B.	Point of Beginning	D	Delta (Central angle)	B.M.	Bench Mark
			O.R.B.	Official Record Book	M.H.	Manhole	S.W.	Side Walk
			P.O.C.	Point of Commencement	P.B.	Plot Book	N/A	Not available
			P.O.T.	Point of Termination	P.G.	Page	C.B.S.	Concrete-Block & Stucco
			P.R.M.	Permanent Reference Monument	F.F.	Final Floor	Conc.	Concrete
					R/W	Right-of-Way	L.B.	License Business
			Asph.	Asphalt	Meas.	Measured	G.P.S.	Global Positioning System
			C/L	Centerline	Desc.	Described	N.T.S.	Not To Scale
			Ave.	Avenue	Sec.	Section		
			St.	Street	N.	North		
			Terr.	Terrace	S.	South		
			Cl.	Court	E.	East		
			Encr.	Encroachment	W.	West		
			Arc	Arc Length	Elev.	Elevation		
			R	Radius	Inv.	Invert		
			T	Tangent	Sta.	Station		

Plan of Survey

The above "Boundary Survey" represents the herein described property and it was completed under my supervision and/or direction, to the best of my knowledge and belief and it also meets the Standards of Practice, set forth by the Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Administrative Code.

NOTE:

THIS IS NOT A VALID CERTIFICATION OR REPRODUCTION OF THIS DRAWING WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT



MARIO PRATS JR. & ASSOCIATES, INC.
SURVEYORS - MAPPERS - PLANNERS
52 SW 81st Avenue - Miami, Florida 33144
(305) 551-6000

E-mail: docs@pratssurvey.com

Certificate of Authorization No. 4249

Scale: 1" = 10'

C.A.D. File: f:survey/34305

Date: Feb. 26, 2024

Field Date: Feb. 20, 2024

Drawn By: T.L./M.G.

Checked By: M.P.III.

Job Number: 34305

1 OF 1 SHEETS