

DRC  
PZ22-12000009  
02/01/2023

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NO. 1. THE SUBJECT PROPERTY IS PARCEL "A" AS SHOWN ON A PLAT ENTITLED "GATEWAY INDUSTRIAL CENTER NO. 9", RECORDED IN PLAT BOOK 84 PAGE 8 AND BEING THE LANDS OF ALLIANCE SW 27TH AVENUE LLC, AS RECORDED IN INSTRUMENT NUMBER 117843408 AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A PID OF 4942-04-09-0010 PER THE BROWARD COUNTY PROPERTY APPRAISER.

2. THE AREA OF THE SUBJECT PROPERTY IS 2.208 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND RECORDS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 22, 2022 AND UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE COUNTY BENCHMARK NO. D02841 WITH A PUBLISHED ELEVATION OF 6.68 FEET.

6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 358 OF 751", COMMUNITY-PANEL NUMBER 12011C0358H, WITH A MAP EFFECTIVE DATE OF AUGUST, 2014.

8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

9. TREES 4" INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.

10. PROPERTY HAS DIRECT ACCESS ALONG S.W. 27TH AVENUE.

11. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES SJ-17.050 THROUGH SJ-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

**LEGAL DESCRIPTION**

PARCEL "A", OF "GATEWAY INDUSTRIAL CENTER NO. 9", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**TITLE NOTES:**

THIS SURVEY IS PREPARED WITH REFERENCE TO AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: NCS-1093695-CH2, WITH AN EFFECTIVE DATE OF OCTOBER 11, 2021. A OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B-II, EXCEPTIONS:

- (10) MATTERS SHOWN ON THE PLAT OF GATEWAY INDUSTRIAL CENTER NO. 9, RECORDED IN PLAT BOOK 84, PAGE 8, AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.
- (11) EASEMENT FOR RIGHT OF WAY CREATED BY WARRANTY DEED RECORDED IN BOOK 3859, PAGE 986 OF OFFICIAL RECORDS, DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS THE RIGHT OF WAY TO THE EAST.
- (12) THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 84-5 BY THE CITY OF POMPANO BEACH, FLORIDA, RECORDED IN BOOK 11825, PAGE 970 OF OFFICIAL RECORDS, AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.
- (13) THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION 1998 - 850 BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, RECORDED IN BOOK 28837, PAGE 1194 OF OFFICIAL RECORDS, THE SUBJECT PROPERTY IS WITHIN THE LANDS DESCRIBED IN THE ORDINANCE, NOT PLOTTABLE.
- (14) THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 2002-61 BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, RECORDED IN BOOK 34145, PAGE 1891 OF OFFICIAL RECORDS, THE SUBJECT PROPERTY IS WITHIN THE LANDS DESCRIBED IN THE ORDINANCE, NOT PLOTTABLE.
- (15) THIS ITEM HAS BEEN INTENTIONALLY DELETED.

**UTILITIES:**

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 061201869

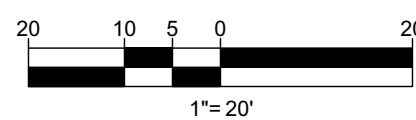
UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
BROWARD WATER AND WASTEWATER	NO CONFLICT	(854) 931-3226
CONCAST CABLE	NO CONFLICT	(800) 778-9140
CITY OF POMPANO BEACH WATER/SEWER	UNMARKED	(305) 412-0891 X103
FLORIDA POWER & LIGHT BROWARD	CLEAR NO FACILITIES	(800) 778-9140
ICI	MARKED	(800) 624-9675
TECO PEOPLES GAS SOUTH FLORIDA	NO CONFLICT	(786) 910-9568
A T & T DISTRIBUTION	MARKED	(800) 778-9140



**LEGEND**

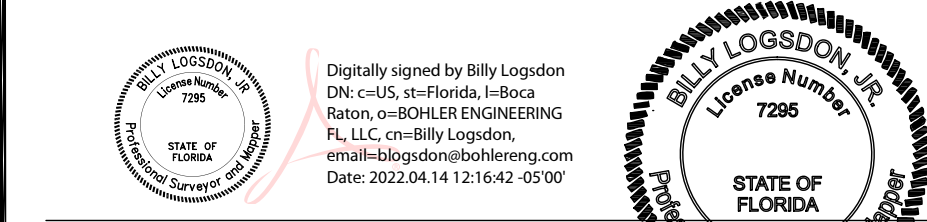
- |             |                              |
|-------------|------------------------------|
| X 123.45    | EXISTING SPOT ELEVATION      |
| X TC 123.45 | EXIST. TOP OF CURB ELEVATION |
| X G 122.95  | EXIST. GUTTER ELEVATION      |
| [Symbol]    | TRANSFORMER                  |
| [Symbol]    | MONITORING WELL              |
| [Symbol]    | TITLE REPORT EXCEPTION       |
| [Symbol]    | AREA LIGHT                   |
| [Symbol]    | BENCHMARK                    |
| [Symbol]    | TREE (SIZE AS NOTED)         |
| [Symbol]    | PALM TREE (SIZE AS NOTED)    |
| [Symbol]    | PROP. CORNER TO BE SET       |
| (M)         | MEASURED                     |
| (R)         | RECORD                       |

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TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY; ALLIANCE SW 27TH AVENUE LLC, A DELAWARE LIMITED LIABILITY COMPANY; BELMONT PORTEN INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2022.



**BILLY LOGSDON, JR.**  
PROFESSIONAL SURVEYOR AND MAPPER NO. L57286

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

DATE

**ALTA/NSPS LAND TITLE SURVEY**

**GATEWAY INDUSTRIAL**

S.W. 27TH AVENUE  
POMPANO BEACH  
BROWARD COUNTY, FLORIDA

FILE NO.  
FSB210118

DATE

04/13/2022

FIELD DATE

02/22/2022

CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
E.S.	A.S.	C.W.	B.L.	1=20'	1 OF 1

**BOHLER** ENGINEERING, INC.  
1900 CORPORATE BLVD., NW, SUITE 101E  
BOCA RATON, FLORIDA 33431  
561.571.0280  
www.bohlerengineering.com  
CERT. OF AUTHORIZATION: LB88085