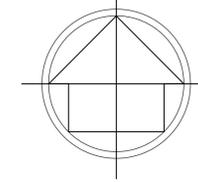


ALTA/NSPS LAND TITLE SURVEY



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120055
PANEL NUMBER	0377 H
ZONE	X / VE
BASE FLOOD ELEV.	N/A / 9
EFFECTIVE DATE	08/18/14



LOCATION MAP (NTS)

LAND DESCRIPTION:

PARCEL 1:

PARCEL "A", ATLANTIC POINT PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 5, 6, 7 AND 8, BLOCK 13, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT THEREFROM THAT PORTION OF LOTS 7 AND 8, BLOCK 13, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF A LINE, SAID LINE BEING FIFTY (50) FEET NORTH OF (AS MEASURED AT A RIGHT ANGLE), AND PARALLEL TO THE SOUTH BOUNDARY OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

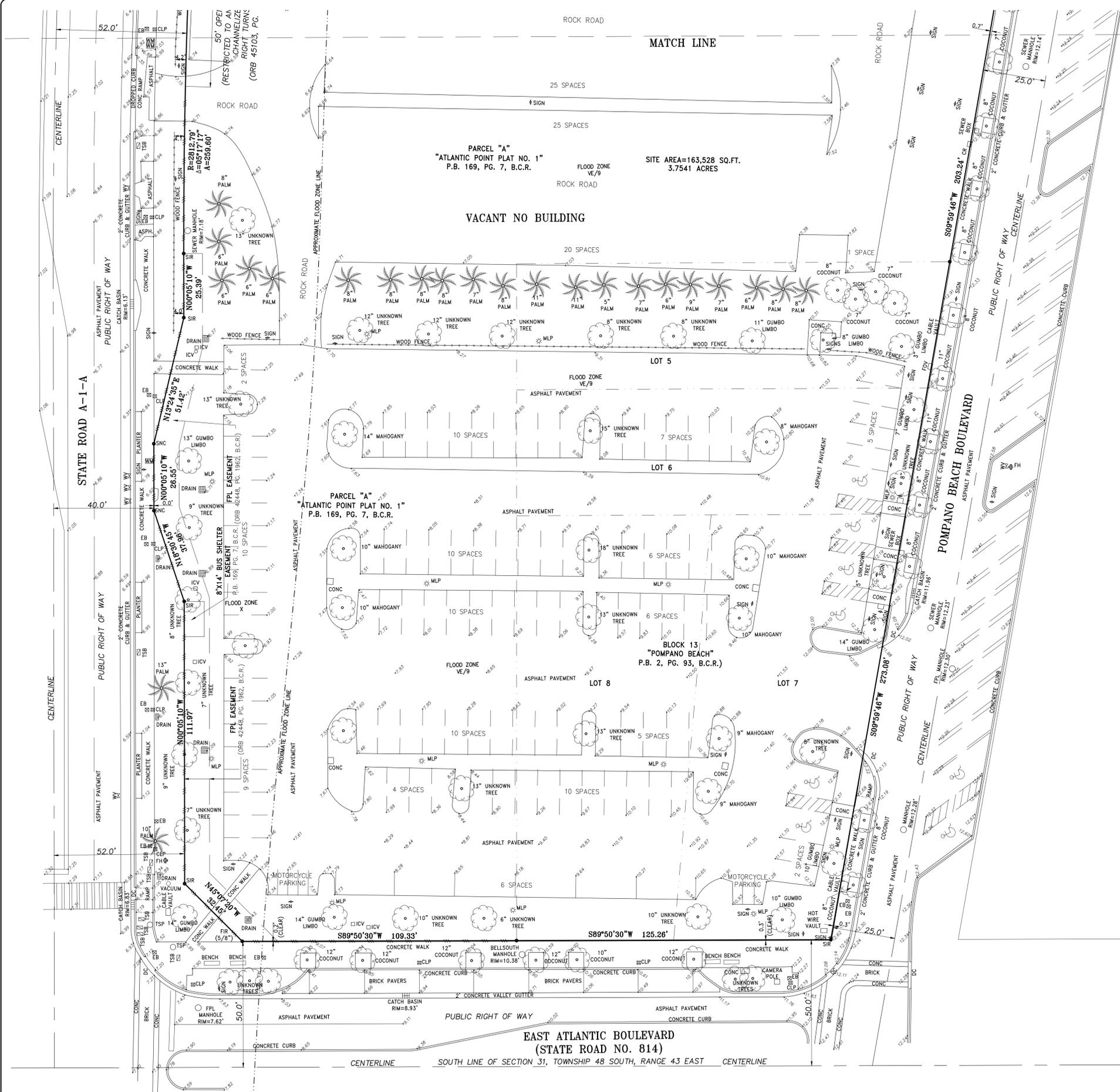
CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION ISAOA/ATIMA
20 NORTH OCEANSIDE OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG P.A.

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, 7 (A), (B) AND (C), 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 24, 2023.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION NO. 4188



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
20 N OCEANSIDE
OWNER LLC

NORTH POMPANO BEACH BOULEVARD,
& 20 NORTH OCEAN BOULEVARD,
POMPANO BEACH, FL 33062

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	04/24/23	SKETCH	AM	REC
ADDED CERTIFIED TO	04/27/23	SKETCH	AM	REC
ADDED ZONING DESIGNATION NOTE	05/03/23	SKETCH	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 9983-23
SCALE : 1" = 20'

SHEET
1
OF
2
SHEETS