



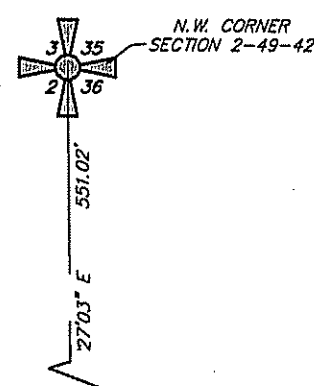
prepared by:  
McLAUGHLIN ENGINEERING COMPANY (LB#285)  
1700 N.W. 64th STREET, SUITE 400  
FORT LAUDERDALE, FLORIDA, 33309  
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GRAPHIC SCALE



(IN FEET)  
1 inch = 30 ft.

www.MECO400.com



#### Title Notes

There are no other Easements, Road Reservations or Right-of-Ways of record affecting this property per Fidelity National Title Insurance Company Commitment No. FTA18-80523 dated June 26, 2018 at 8:00AM.  
Below refers to Schedule B II of said Commitment:

- Matters in Plat Book 134, Page 35, B.C.R., affects this property as shown hereon as (per plat).
- Ordinance in O.R. 20782, Page 890, B.C.R., affects this property as shown hereon.
- Easement in O.R. 20782, Page 893, B.C.R., affects this property as shown hereon.

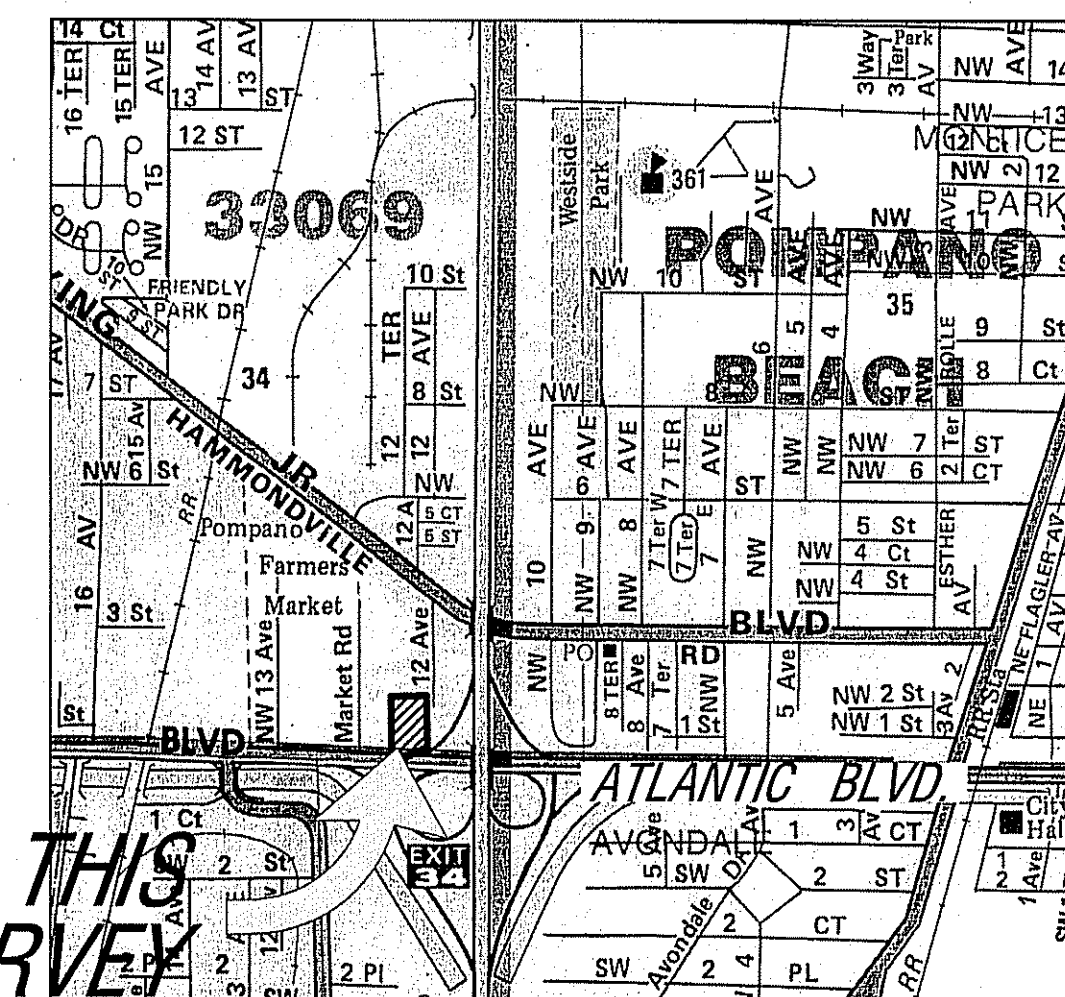
# ALTA/NSPS LAND TITLE SURVEY

## TRACT "A", SOUTHERN SANITATION SOUTHEAST P.B. 134, PG. 35, B.C.R. & A PORTION OF N.W. 12th AVENUE (NOW VACATED)

#### FLOOD ZONE LEGEND

- Flood Zone "AH", Elevation = 10 feet
- Flood Zone "AH", Elevation = 11 feet
- Flood Zone "AE", Elevation = 11 feet

THIS  
SURVEY



Location Sketch  
Not To Scale

#### Legal Description

Tract "A", SOUTHERN SANITATION, SOUTHEAST, according to the plat thereof, as recorded in Plat Book 134, Page 35, of the public records of Broward County, Florida.

TOGETHER WITH:  
That portion of the West one-half (W $\frac{1}{2}$ ) of N.W. 12th Avenue abandoned and vacated by the City of Pompano Beach, Florida per Ordinance No. 93-51, recorded in O.R. 20782, Page 890, B.C.R. lying East of and adjacent to said Tract "A".

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 193,056 square feet of 4.4320 acres, more or less.

#### LEGEND

- CENTRAL ANGLE (DELTA)
- ARC LENGTH
- ALP. = ALUMINUM LIGHT POLE
- A/C = AIR CONDITIONING
- AVE. = AVENUE
- B.C.R. = BROWARD COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- B.O.P. = BACK SIGHT POINT
- B.O.D. = BOULDER DRAIN
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.O. = CLEAN OUT
- COMP. = COMPANY
- CH.BRG. = CHORD BEARING
- CONC. = CONCRETE
- CENT. = CENTERLINE OF RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- STA. = STATION
- TAN.BRG. = TANGENT BEARING
- W.L.P. = WOOD LIGHT POLE
- W.M. = WATER METER
- W.P.P. = WOOD POWER POLE
- W.M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
- WV. = WATER VALVE
- LEFT = LEFT
- M.L.P. = METAL LIGHT POLE
- M.W. = MONITORING WELL
- N.A.V.D. = North American Vertical Datum
- N.G.V.D. = National Geodetic Vertical Datum
- O.C. = OPTICAL RECORDS BOOK
- P.C.D. = POLLUTION CONTROL DEVICE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P. = PACE
- RADIUS = RADIUS
- RT. = RIGHT
- R/W. = RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- STA. = STATION
- TAN.BRG. = TANGENT BEARING
- W.L.P. = WOOD LIGHT POLE
- W.M. = WATER METER
- W.P.P. = WOOD POWER POLE
- W.M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
- WV. = WATER VALVE

#### ALTA/ACSM CERTIFICATION

Recovery Realty I, LLC, a Florida limited liability company; Fidelity National Title Insurance Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table 'A' items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11 (as to visible location only), 13, 14, 16 (none apparent), 17 (none apparent), 19. The fieldwork was completed on January 30th, 2019.

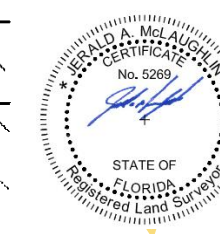
#### CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 2nd day of May, 2002.  
Revised Legal Description and general revisions added this 23rd day of May, 2002.

Easement information added this 4th day of June, 2002.  
Resurveyed this 4th day of April, 2015.  
Resurveyed this 30th day of January, 2019.  
Resurveyed this 27th day of July, 2020.

McLAUGHLIN ENGINEERING COMPANY



JERALD McLAUGHLIN  
Registered Professional Surveyor No. 265  
State of Florida

DRC

PZ20-12000038  
11/4/2020

#### OFFICE NOTES

FIELD BOOK NO. TDS-48, Field Sheet, Print  
JOB ORDER NO. T-6523, V-0234, V-4038, V-5360  
CHECKED BY: JMM, Jr.  
DRAWN BY: EJJ, RT

FILE NO.:

02-3-061 (20)

ADJACENT OWNER:  
SMITH BROTHERS CONTRACTING EQUIPMENT, INC.  
(O.R. 28728, PG. 584, B.C.R.)