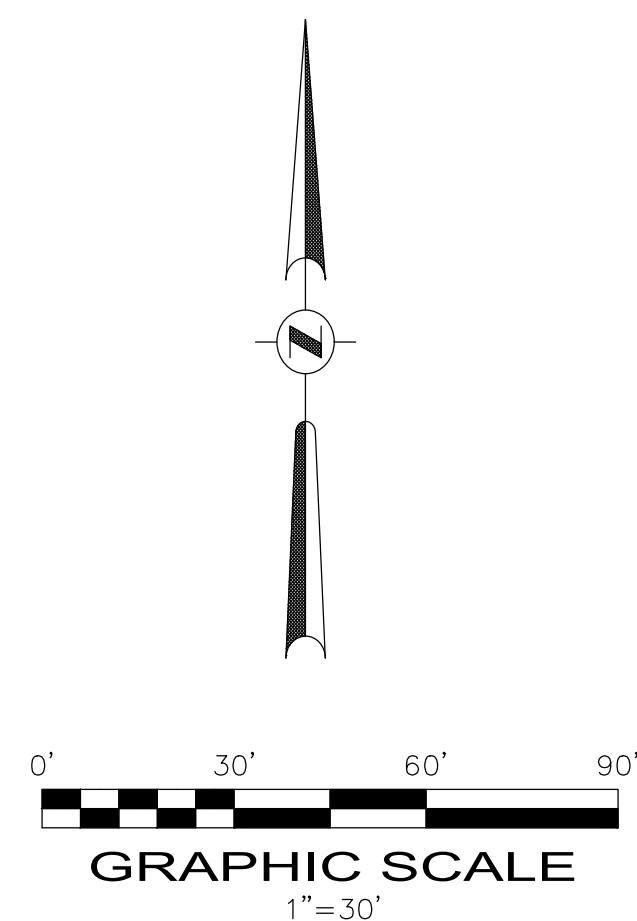


PZ25-12000031  
07/15/2026



THE SOUTH 120 FEET OF LOT 1, LESS THE WEST 10 FEET THEREOF, BLOCK 9, "POMPAÑO MANOR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A PORTION OF LOT 9, BLOCK 9, "POMPAÑO MANOR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9 AT A DISTANCE OF 403.86 FEET; THENCE EAST MAKING AN INCLUDED ANGLE OF 90°03'00" AND ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 50.6 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 9 A DISTANCE OF 418.0 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, THENCE WESTERLY ALONG THE SAID SOUTH LINE ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 3,869.83 FEET WITH A CENTRAL ANGLE OF 00°46'47", AN ARC DISTANCE OF 52.66 FEET TO THE POINT OF BEGINNING.

LOT 10, BLOCK 9, "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THAT PORTION OF SAID LOT 10 CONVEYED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 21357, PAGE 838, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH WEST CORNER OF SAID LOT 10, THENCE EAST A DISTANCE OF 15 FEET; THENCE SOUTH A DISTANCE OF 355.05 TO A POINT OF CURVATURE TO THE SOUTHEAST HAVING A RADIUS OF 25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE NORTHWEST ALONG A CURVE HAVING A RADIUS OF 25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 24 AVE., 19 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE NORTH A DISTANCE OF 351.29 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 77,776 SQUARE FEET (1.786 ACRES), MORE OR LESS.

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. POMPANO BEACH BENCHMARK #005/2011, ELEVATION: 10.315 FEET.
3. FLOOD ZONE: NONE, BASE FLOOD ELEVATION: NONE; PANEL #12011C0357J; COMMUNITY #120055; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTIONS 28 & 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF LOT 10, BLOCK 9 BEING N01°38'07"W.
6. REMEDIAL EFFORTS REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: DEMISOL HOLDINGS, LLC.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS  $\pm 0.2'$ . THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS  $\pm 0.4'$ .
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BOUNDARY AND TOPOGRAPHIC SURVEY</b>                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <br><b>PLS</b><br> | <b>PULICE LAND SURVEYORS, INC.</b><br>5381 NOB HILL ROAD<br>SUNRISE, FLORIDA 33351<br>TELEPHONE: 352-419-1177<br>FAX: 352-572-1178<br>E-MAIL: <a href="mailto:survey@puliceboundarysurveyors.com">survey@puliceboundarysurveyors.com</a><br>WEBSITE: <a href="http://www.puliceboundarysurveyors.com">www.puliceboundarysurveyors.com</a><br>CERTIFICATE OF PZ25-12000031<br>11/05/2025<br>CHENYI DEMISOL HOLDINGS, LLC<br>ORDER NO.: 74244 |
| DRAWN BY: K.F.<br>CHECKED BY: J.F.P.                                                                                                                                                         | SCALE: 1" = 40'<br>SURVEY DATE: 6/3/25                                                                                                                                                                                                                                                                                                                                                                                                      |