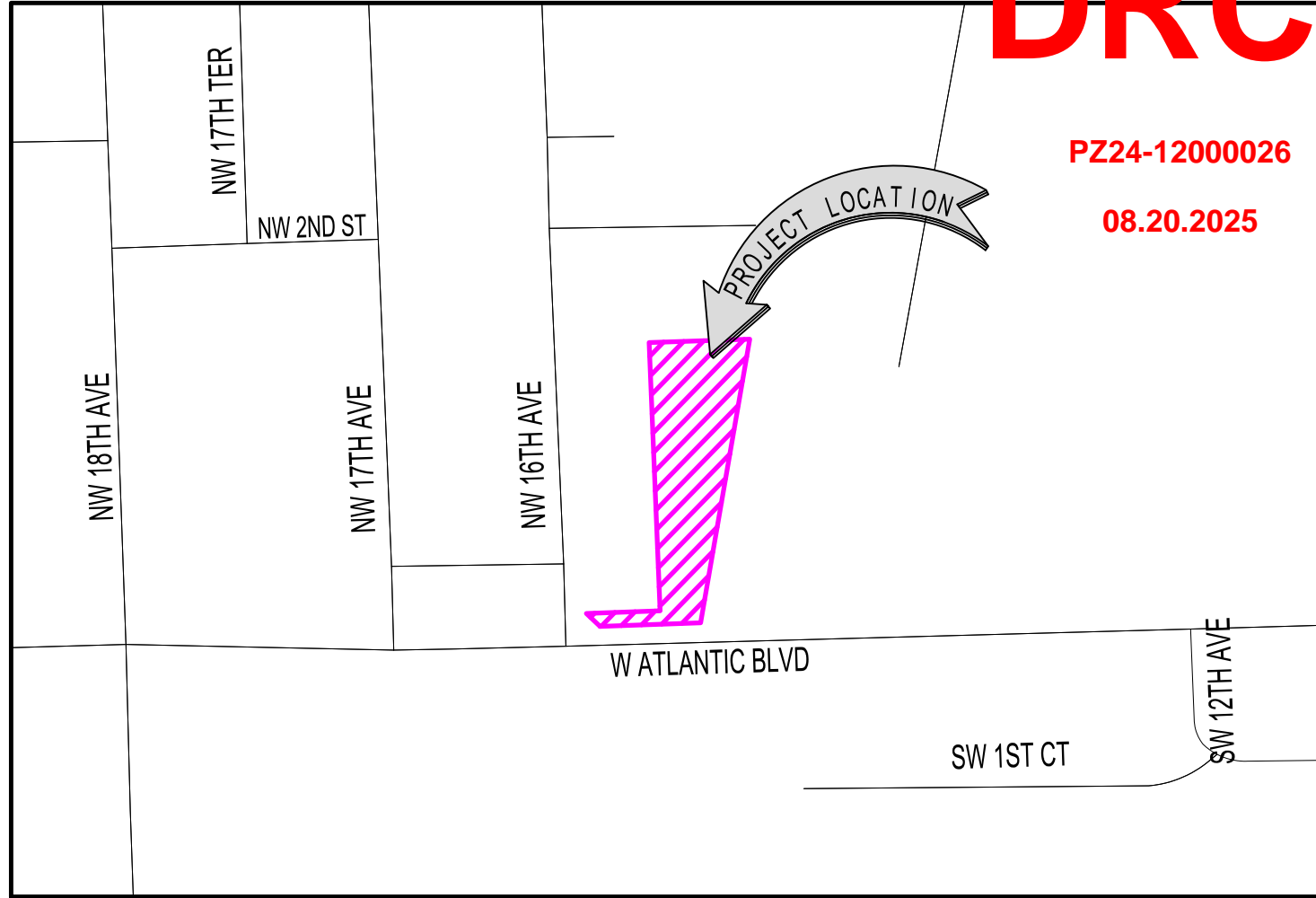
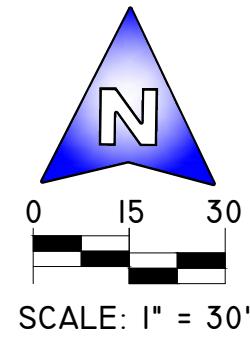


MAP OF BOUNDARY SURVEY



LOCATION MAP

Not to Scale

LEGAL DESCRIPTION:
Parcel A and B, of ATLANTIC INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 183, Page 630 of the Public Records of Broward County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey markers set by our company are labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed ~~RZ24-12000026~~ and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee. Additions and deletions to this Survey Map are prohibited. This ~~02.2025~~ and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120055 (City of Pompano Beach), Panel 0357, Suffix J, revised on August 18th, 2014, this real property falls in Zone and "AH" with Base Flood Elevation 10 and 11 feet (NAVD 1988).
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Department Bench Mark W234,
Elevation = 10.14 feet (NAVD88)

I HEREBY CERTIFY TO:
Atlantic Industrial Property LLC.

That this survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalis C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 10/17/2024

LEGEND, SYMBOLS & ABBREVIATIONS

CONCRETE (CONC.)	WATER VALVE	PFL TRANSFORMER	CITY OF MIAMI
CONC. BLOCK WALL	POWER POLE	AIR CONDITIONER PAD	ELEV. = ELEVATION
WOOD DECK	GUY ANCHOR	STREET SIGN	ENCR. = ENCROACHMENT
COVERED AREA	WATER METER	SANITARY MANHOLE	FF ELEV. = FINISHED FLOOR
PAVERS SLAB / DRIVEWAY	CONC. LIGHT POLE	DRAINAGE MANHOLE	FIELD MEASURED
TILE SLAB / DRIVEWAY	WELL	MANHOLE	MONUMENT LINE
ASPHALT PAVEMENT	ELECTRIC BOX	CONCRETE BLOCK STRUCTURE	ORB = OFFICIAL RECORD BOOK
CHAIN LINK FENCE (CLF)	PERMANENT REFERENCE MONUMENT	FIRE HYDRANT	PB = PLAT BOOK
WOOD FENCE (WF)	PROPERTY CORNER	TSB = TRAFFIC SIGNAL BOX	PCC = POINT OF CURVATURE
IRON METAL BARS FENCE (IF)	A/C = AIR CONDITIONER		PCC = POINT OF COMPOUND CURVE
PLASTIC FENCE (PF)	BASE BUILDING LINE		F = FACE
METAL FENCE (MF)	BENCH MARK		PL = PROPERTY LINE
OVERHEAD UTILITY LINES	BEARING REFERENCE		PRC = POINT OF REVERSE CURVE

PSM = PROFESSIONAL SURVEYOR AND MAPPER	PT = POINT OF TANGENCY
ROW = RIGHT OF WAY	SEC = SECTION
TBM = TEMPORARY BENCH MARK	TWP = TOWNSHIP
MJCR = MULTI-JUDGE COUNTY RECORDS	BCR = BROWARD COUNTY RECORDS
EB = ELECTRIC BOX	

Property Address:
1501 West Atlantic Boulevard, Pompano Beach, Florida, 33069

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: O.C.B.I

FIELD DATE: 10/17/2024

Project No. 24260

UPDATED DATE: N/A

~~RZ24-12000026~~

04.02.2025

BELLO & BELLO LAND SURVEYING

12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186

LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057

e-mail: info@belloland.com • www.bellolandsurveying.com

