

EXHIBIT "A"

NOTES:

1. LOTS 3, 4, 22-28, NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
2. AREA= 55,949 SQUARE FEET OR 1.2844 ACRES, MORE OR LESS.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. BASED ON OBSERVED EVIDENCE, THE PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATIONS.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PERFORMED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. SUBJECT PREMISES IS LOCATED IN FLOOD ZONES "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD & "AH", ELEVATION= 10' PER FLOOD INSURANCE RATE MAP NO. 12011C0357 H, DATED AUGUST 18, 2014 COMMUNITY PANEL NO. 120055.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED BROWARD ENGINEERING DEPT. BENCHMARK # 0693, ELEVATION= 12.81 (NGVD20) CONVERTED TO 11.21(NAVD88)
8. BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
9. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THERE IS DIRECT VEHICULAR ACCESS TO NW 3RD STREET & NW 7TH AVENUE.
11. THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
13. OBSERVED EVIDENCE OF BODIES OF WATER RETENTION AREA AND WETLAND AREAS BORDERING EAST PROPERTY LINES.
14. NO VISIBLE EVIDENCE OF ANY CEMETERIES.
15. THERE ARE NO GAPS, GORES OR STRIPS ALONG BOUNDARY LINES.

1. _____ TITLE INSURANCE COMPANY COMMITMENT NUMBER _____
DATED _____.
2. MAP ENTITLED "PLAT OF TUXEDO PARK, PLAT BOOK 18, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. MAP ENTITLED "PLAT OF NELSON PARK, PLAT BOOK 2, PAGE 95 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0357 H, DATED AUGUST 18, 2014. COMMUNITY PANEL NO. 120055.

FLOOD ZONE "AH" ELEVATION=10'

FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

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, 6(b)(as supplied by client), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 16, 17, 18 & 19 of Table A thereof.

The fieldwork was completed on January 23, 2024.

HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, 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.

Jerald A
McLaughlin


Digitally signed by Jerald A
McLaughlin
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
IN THE RAISED IMPRESSION OR IN RED
-04'00'

Jerald A. McLaughlin

04-15-2024
DATE

JERALD A. McLAUGHLIN

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS2629
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

No.	REVISED	N/A	KT	JAM	05-19-24
1	DESCRIPTION OF REVISION	FIELD CROW	DRAWN:	APPROVED:	DATE
FIELD DATE 04-15-2024	ALTA/NSPS LAND TITLE SURVEY				
FIELD BOOK NO. GPS	ICG CGP 58, LLC				
FIELD BOOK PG. N/A	NW 3RD STREET & NW 7TH AVENUE LOTS 16-19, TUXEDO PARK & LOTS 3, 4, 22-28, NELSON PARK (P.B. 7 ⁵⁶) & (P.B. 1 ⁵⁶) A.C.R. STATE OF FLORIDA				
C.W.	 CONTROL POINT ASSOCIATES FL, LLC				
DRAWN: RDR	1700 NW 64TH STREET, SUITE 400 FT. LAUDERDALE, FL 33309 954.763.7611 WWW.CPASURVEYS.COM				
REVIEWED: JST	APPROVED: J.A.M.	DATE 04-15-24	SCALE 1"=30'	E. NO. E 0000' 00"	D. NO. OF 1

PZ23-12000048
07/03/2024