














Location Sketch  
Not To Scale

*TREE SYMBOLS*

— INDICATES DIAMETER+ (D.B.H.)

	_____	ACACIA
	_____	CARROTWOOD TREE
	_____	CYPRESS
	_____	FIGUS TREE
	_____	CRAPPE MYRTLE TREE
	_____	GUMBO LIMBO
	_____	MAHOGANY
	_____	OAK TREE
	_____	PALM TREE
	_____	SILVER BUTTONWOOD
	_____	UNKNOWN TREE

### Legal Description

Parcel "A" WILLAH PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 112, Page 41, of the public records of Broward County, Florida.

LESS the South 330.00 feet of the West 30.00 feet of said Parcel "A", WILLAH PLAT No. 1, according to the plat thereof as recorded in Plat Book 112, Page, 41, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 173,111 square feet or 3.9741 acres, more or less.

**TITLE NOTES:**

*There are no other easements, road reservations or rights-of-way of record affecting this property per Attorneys' Title Insurance Fund, Inc., commitment no. C-3189163, dated May 13th, 2008 at 11:00 PM*


Notes corresponding exceptions in Schedule B- II, for the above referenced title commitment:

4. Easements, restrictions, non-vehicular access line and rights-of-way per Plat Book 112, Page 41, B.C.R. affect this property as shown hereon.
5. Developers Agreement per O.R. 3790, Page 213, B.C.R. affects this property (nothing plottable).
6. Easements per O.R. 7167, Page 276, B.C.R. affect this property as shown.

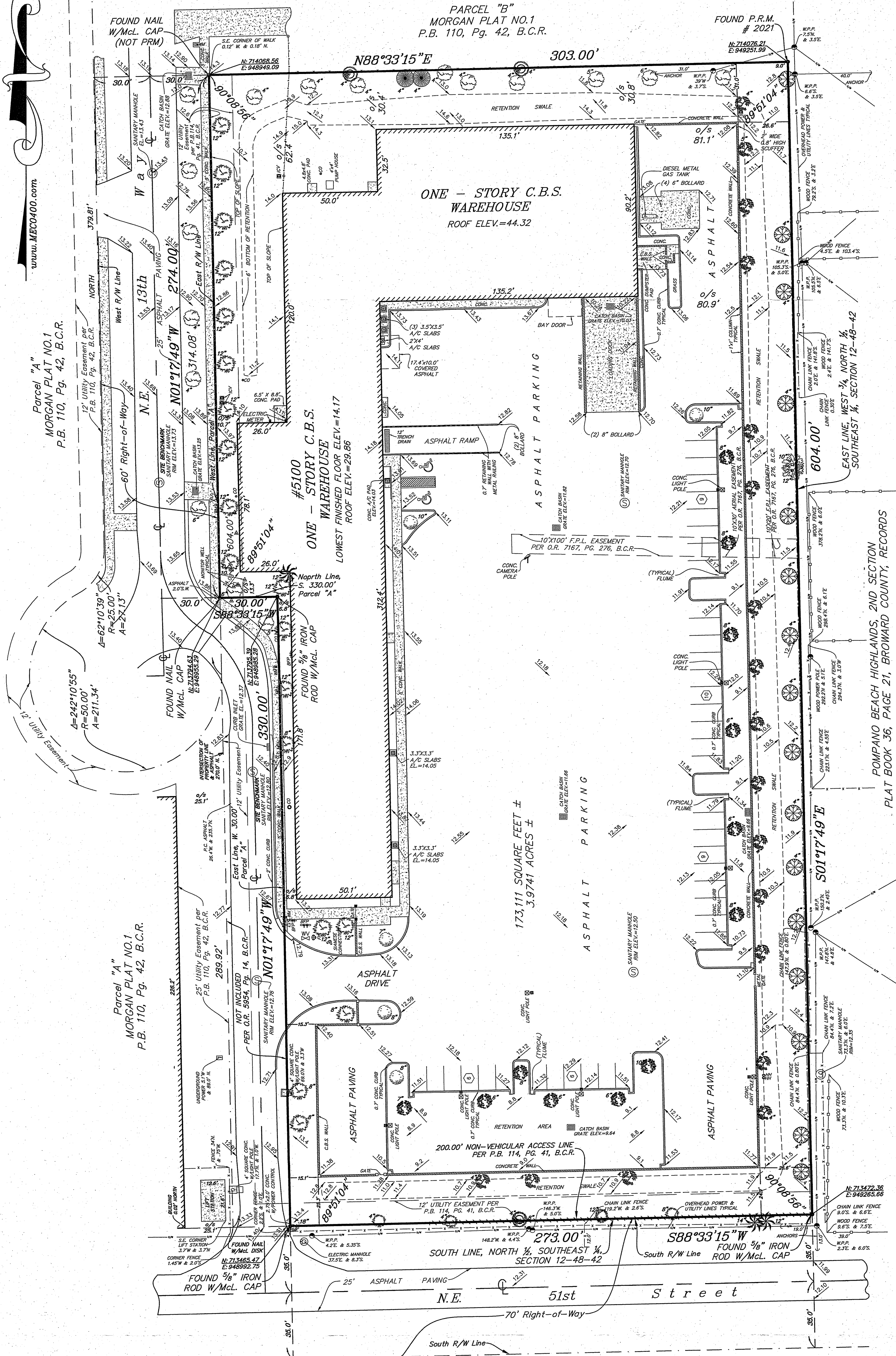
*CERTIFIED TO:*

*King Motor Center of Deertfield, LLC, a Florida limited liability company and Attorneys Title Insurance Fund, Inc.*

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, BM # 1251, Elevation= 21.340 (NGVD29) converted to elevation=19.740 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev = 13.63
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 120T1C0186 H, Dated: August 18, 2014, Community Panel No. 120055.
- 9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Coordinates Grid and Bearings shown hereon refer to Florida State Plane Coordinates based on the NAD of 1983 with the 1990 adjustment (NAD 83/90) and all travel measured from the Broward County Horizontal GPS Network Point M05, West line of Parcel "A" as North 01°17'49" West.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

*OFFICE NOTES*

FIELD BOOK NO. LB #212 /21 25 Print LB# 314 /73 TDC LB# 303 /4 6 PRINT

JOB ORDER NO. T-4904, T-5305, U-4530, U-7780, U-8058, V-5914

CHECKED BY: \_\_\_\_\_

**LEGEND**

A = CENTRAL ANGLE (DELTA)  
 A/C = AIR CONDITIONING  
 ALKA = ALSO KNOWN AS  
 ALU = ALUMINUM LIGHT POLE  
 ALTA = AMERICAN LAND TITLE ASSOCIATION  
 A OR L = ARC LENGTH  
 A.R. = ALABAMA COUNTY RECORDS  
 B.F.P. = BACK FLOW PREVENTOR  
 B.H. = BASE HEAD  
 B.L. = BASE LINE  
 C.A.T.V. = CABLE TV TERMINAL OR BOX  
 C.C. = CEMENT CURB  
 C.B.S. = CONCRETE, BLOCK AND STUCCO  
 C.E. = CENTERLINE OF RIGHT-OF-WAY  
 CHORD  
 CH.B.R. = CHORD BEARING  
 C.L. = CENTERLINE  
 C.C.R.C. = COASTAL CONSTRUCTION CONTROL LINE  
 C.C.R. = CHAIN LINK FENCE  
 C.L.P. = CONCRETE LIGHT POLE  
 C.P.L. = CONCRETE POWER LIGHT POLE  
 C.P.R. = CONCRETE POWER POLE  
 CO = COMPANY  
 CONC. = CONCRETE  
 C/O = CLEAN OUT  
 D.B. = DEED BOOK  
 D.D. = DESCRIPTION FROM FORMER DESCRIPTION  
 DIA. = DIAMETER  
 D.H. = DIAMETER AT BREAST HEIGHT  
 ELEC. = ELECTRIC  
 OR EL. = ELEVATION  
 FT. = FEET  
 F.I. = FIRE HYDRANT  
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
 F.I.N.D. = FLORIDA LAND NAVIGATION DISTRICT  
 F.K.A. = FORMERLY KNOWN AS  
 F.P. = FLORIDA POWER AND LIGHT CO.  
 GAS = GAS VALVE  
 G.R. = GREASE TRAP MANHOLE  
 H.H. = HAND HOLE  
 I.C.V. = IRRIGATION CONTROL VALVE  
 INV. = INVERT  
 L.P. = LIQUID PROPANE GAS  
 L.B. = LEAK BACK  
 MAG. = MAGNETIC  
 M.D.C.R. = MIAMI DADE COUNTY RECORDS  
 MEAS. = FIELD MEASUREMENT  
 P. = PARKING SPACE  
 P.C. = PALM BEACH COUNTY  
 P.C.D. = POLLUTION CONTROL DEVICE  
 P.I. = POINT OF INTERSECTION  
 P.I.V. = POST INDICATED VALVE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.F. = POINT OF REFERENCE CURVE  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 RADIUS  
 R.C.P. = REINFORCED CONCRETE PIPE  
 R/W = RIGHT-OF-WAY  
 S.E.T. = SOUTHERN BELL TELEPHONE  
 S.V. = SEWER VALVE  
 S.H.W. = SEASONAL HIGH WATER LINE  
 S.T. = STAIR PLATE  
 SQ. FT. = SQUARE FEET  
 S.T.L. = STREET TIE LINE  
 TANGENT  
 TAN.B.R. = TANGENT BEARING  
 T.O.B.L. = TOP OF BAFFLE  
 W.M. = WATER METER  
 W.P. = WATER VALVE  
 W.B.N. = MET FACE OF BULKHEAD  
 W.P. = MET FACE OF POLE  
 W.L.P. = MOUND STREET LIGHT POLE  
 W.F.P.L. = WATER FURNISHING LIGHT POLE  
 W.F.P. = MOUND POWER POLE  
 W.M.C. CAP = WITH MCALAGHIN ENGINEERING CO. CAP  
 W/M.C. = WITH W.M.C. # 283  
 H.M.C. = HANDICAPPED PARKING SPACE

Jerald  
A.  
McLaughlin

Digitally signed by:  
Jerald A. McLaughlin  
DN: CN = Jerald A.  
McLaughlin email =  
Jerry@meco400.  
com C = AD O =  
McLaughlin  
Engineering Co. OU  
= President.  
Date: 2021.06.21 14:  
30:29 -04'00'

### 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 20th day of March, 2001.  
 Resurveyed to reflect New Legal description this 3rd day of July, 2001.  
 Revised dimensions and streets this 29th day of August, 2001.  
 Resurveyed and Title Commitment Information added this 1st day of July, 2008.  
 Resurveyed this 12th day of December, 2012.  
 Resurveyed this 20th day of December, 2013.  
 Revised flood zone this 8th day of January, 2014.  
 Resurveyed this 31st day of March, 2021.

**01 - 3 - 040 (21)(NAVD88)**

PZ21-12000024  
8/4/2021