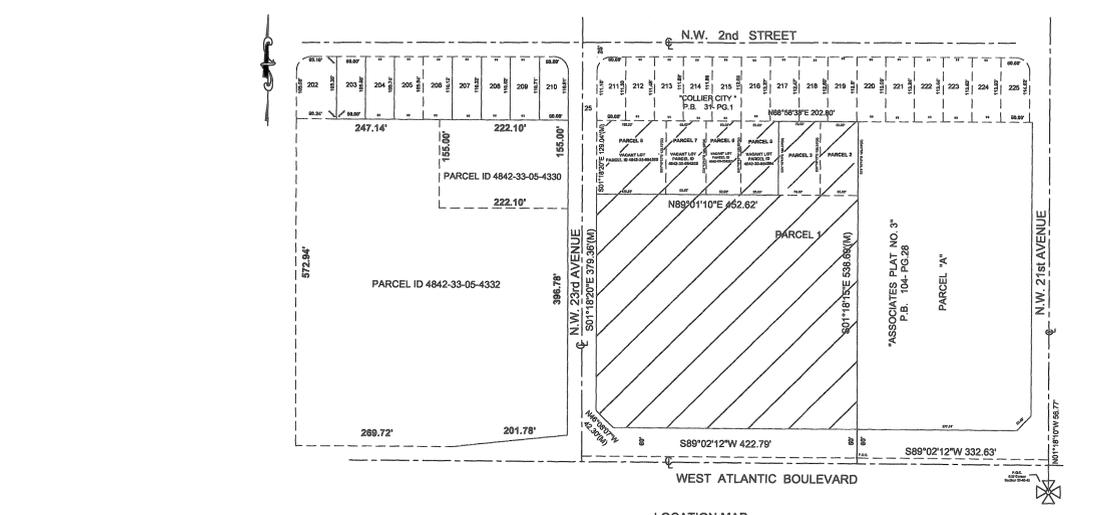
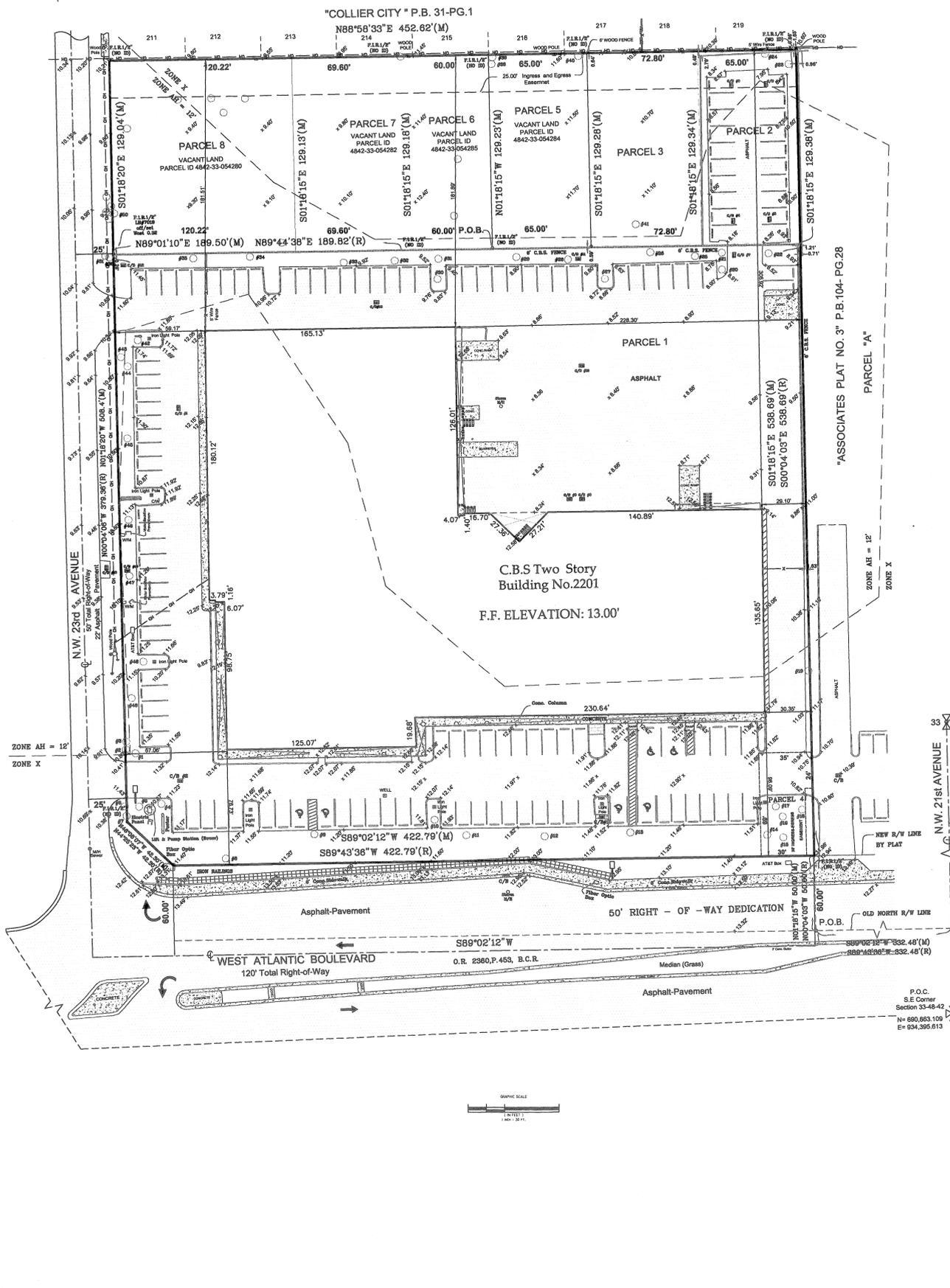


SKETCH OF BOUNDARY SURVEY



KARL F. KUHN
Professional Surveyor
and Mapper
1382 N.E. 178th Street
North Miami Beach,
Florida, 33162
TEL: (786) 306-5348
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PROPERTY ADDRESS:
2201 WEST ATLANTIC BOULEVARD,
POMPANO BEACH, FLORIDA, 33069.

CERTIFIED TO:
- 2201 LLC

LEGAL DESCRIPTION:
PARCEL 1:
Parcel "A" of POMPAÑO MERCHANDISE MART PHASE III, according to the plat thereof as recorded in Plat Book 112, Page 39, of the Public Records of Broward County, Florida. Parcel ID= 4842-33-29-0010

PARCEL 2:
The East 65 feet of the West half (1/2) of the North one fifth (1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, State of Florida, with the North 25 feet available at all times for public road use. Parcel ID= 4842-33-05-4283

PARCEL 3:
The West 72.8 feet of the East 137.8 feet of the West half (1/2) of the North fifth (1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said land situate, lying and being in Broward County, Florida. Parcel ID= 4842-33-05-4281

PARCEL 4:
Nonexclusive easements for the benefit of Parcel 1 contained in Easement Agreement between Girex-Lou Holdings Co. Ltd., Golphur Investments Co. Ltd. and Louis Weisfeld, Ltd., Grantor and Southwest 33 Associates, Grantee recorded October 7, 1985, in Official Records Book 12876, Page 738 of the Public Records of Broward County, Florida

PARCEL 5:
The East 65 feet of the West 194.80 feet of the West 1/2 of the North 1/5 of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Parcel ID= 4842-33-05-4284

PARCEL 6:
A parcel of land lying, being and situated in Section 33, Township 48 South, Range 42 East is Broward County, Florida and being further described as follows:
Commence at the Southeast corner of said Section 33; Thence N1°18'10"W, along the East line of said Section 33 a distance of 58.78 feet to the old North right-of-way line of West Atlantic Boulevard; Thence S89°02'12"W along said old North right - of - way line, a distance of 332.48 feet; thence N1°18'15"W, 50.00 feet to the Southeast corner of Parcel "A" of Pompano Merchandise Mart Phase III, as recorded in Plat Book 112, Page 39, of the Public Records of Broward County, Florida. Thence N1°18'15"W along the East Line of said Parcel "A", 409.31 feet to the Northeast corner of said Parcel "A". Thence S89°01'10"W along the North line of said Parcel "A", 202.80 feet to the Point of Beginning. Thence continue S89°01'10"W, 60.00 feet; thence N1°18'15"W, 129.18 feet to a point on the South Line of "Collier City", a subdivision, as recorded in Plat Book 31, Page 1 of the Public Records of Broward County, Florida. Thence N88°58'33"E along the South Line of said "Collier City", 60.00 feet; thence S1°18'15"E, 129.23 feet to the Point of Beginning. Subject to an Easement over the North 25.00 feet for Ingress and Egress of the above described parcel. Parcel ID: 4842-33-05-4285. Sq feet: 7762.00 +/-

PARCEL 7:
The West 66.6 Feet of the West half (1/2) of the North 1/5 of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48, South, Range 42, East, said land being, lying and situate in Broward County, State of Florida. Parcel ID= 4842-33-05-4282

PARCEL 8:
That Portion of the North One Fifth (1/5) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, Lying East of the Center Line of N.W.21st Avenue, recorded in Plat Book 31, Page 1, of the Public Records of Broward County, Projected to the Southline of said section 33, Excepting Therefrom the West 25 Feet, and the North 25 Feet Thereof, Reserved for Public Road Purposes. Parcel ID= 4842-33-05-4280

TREE TABULATION

No.	NAME	TRUNK (DIAMETER)	CANOPY (DIAMETER)	HEIGHT
1	Cabbage Palmetto	0.85	8'	20'
2	Cabbage Palmetto	0.85	8'	19'
3	Cabbage Palmetto	1.10	8'	20'
4	Oak Palmetto	0.55	10'	10'
5	Cabbage Palmetto	0.85	8'	18'
6	Cabbage Palmetto	0.85	8'	18'
7	Cabbage Palmetto	0.85	8'	18'
8	Oak Palmetto	0.85	12'	15'
9	Sweetenia Mahoeoni	1.30	18'	20'
10	Oak Palmetto	0.70	18'	12'
11	Sweetenia Mahoeoni	0.45	8'	8'
12	Oak	0.80	15'	10'
13	Sweetenia Mahoeoni	0.80	13'	15'
14	Cabbage Palmetto	0.70	8'	10'
15	Cabbage Palmetto	0.85	8'	20'
16	Cabbage Palmetto	0.85	8'	18'
17	Oak Palmetto	0.85	11'	12'
18	Sweetenia Mahoeoni	0.80	12'	12'
19	Sweetenia Mahoeoni	1.70	35'	25'
20	Oak	0.45	8'	10'
21	Oak	0.45	8'	10'
22	Oak	0.30	8'	8'
23	Cabbage Palmetto	1.10	12'	12'
24	Cabbage Palmetto	1.10	12'	12'
25	Oak Palmetto	0.70	12'	14'
26	Oak Palmetto	1.80	0.40	25'
27	Oak Palmetto	0.35	7'	8'
28	Sweetenia Mahoeoni	0.80	20'	17'
29	Oak	0.70	12'	10'
30	Sweetenia Mahoeoni	0.80	10'	12'
31	Sweetenia Mahoeoni	0.70	12'	12'
32	Sweetenia Mahoeoni	0.80	14'	12'
33	Oak	0.80	18'	14'
34	Sweetenia Mahoeoni (Group)	0.80	14'	12'
35	Sweetenia Mahoeoni	2.70	45'	24'
36	Cabbage Palmetto	0.85	8'	14'
37	Cabbage Palmetto	0.85	8'	14'
38	Strangler Fig (Group)	0.80	1.40	8'
39	Cabbage Palmetto	0.80	8'	12'
40	Cabbage Palmetto	1.0	8'	12'
41	Sweetenia Mahoeoni	1.40	40'	28'
42	Cabbage Palmetto	1.0	8'	31'
43	Cabbage Palmetto	1.0	8'	16'
44	Sweetenia Mahoeoni	2.30	20'	22'
45	Sweetenia Mahoeoni	2.0	28'	23'
46	Sweetenia Mahoeoni	0.80	8'	12'
47	Sweetenia Mahoeoni	0.80	14'	10'
48	Sweetenia Mahoeoni	0.85	8'	12'
49	Sweetenia Mahoeoni	0.80	8'	8'
50	Sweetenia Mahoeoni	0.80	14'	10'
51	Sweetenia Mahoeoni	0.80	14'	10'
52	Sweetenia Mahoeoni	0.85	8'	10'
53	Sweetenia Mahoeoni	0.80	14'	12'
54	Sweetenia Mahoeoni	0.80	8'	8'
55	Sweetenia Mahoeoni	1.00	8'	14'
56	Sweetenia Mahoeoni	1.40	28'	28'
57	Ficus Benjamin	3.50	45'	28'
58	Mango	0.80	24'	18'
59	Mango	1.00	24'	18'
60	Oak	0.80	15'	18'
61	Aracaceae	0.75	8'	5'
62	Mango	0.80	20'	18'
63	Ficus Benjamin	0.80	20'	18'
64	Ficus Benjamin	0.85	38'	14'
65	Melococcus Rajahmuni	1.20	30'	22'
66	Strangler Fig (Group 3)	1.00	0.90	18'
67	Strangler Fig (Group 3)	1.00	1.50	20'
68	Ravenea Ruhlans	1.00	8'	12'
69	Ravenea Ruhlans	1.10	8'	12'

CATCH BASIN TABULATION

No.	Rim Elevation	Bottom Elevation	Elevation Invert Pipe
1	11.19	5.57	Diameter 1.0' South 7.19'
2	11.30	5.89	Diameter 1.0' South 7.97'
3	7.58	4.86	Diameter 1.0' East 5.72'
4	7.57	5.69	Diameter 1.0' South 5.12'
5	7.56	4.78	Diameter 1.0' North 5.88'
6	7.63	6.08	Diameter 1.0' North 5.83'
7	8.33	5.07	Diameter 2.0' South 5.60'
8	8.32	5.17	Diameter 2.0' South 5.60'
9	8.16	5.12	Diameter 1.0' North 5.68'
10	8.19	5.47	Diameter 1.0' North 6.03'
11	8.36	5.36	Diameter 1.0' East 6.07'
12	10.90	5.84	Diameter 2.0' West 4.12'
13	8.81	6.24	Diameter 1.0' East 7.08'
14	10.78	4.86	Diameter 1.0' West 8.45'
15	11.40	5.30	Diameter 1.0' West 7.32'
16	9.70	3.85	Diameter 1.0' West 5.73'

LEGEND

- B.O.B. = BASIS OF BEARING
- BR = BEARING
- BC = BLOCK CORNER
- CONC. = CONCRETE
- CALC. = CALCULATED
- C.B. = CATCH BASIN
- CL = CENTER LINE
- DE = DRAINAGE EASEMENT
- DH = DRILL HOLE
- E.M. = ELECTRIC METER
- E.M.H. = ELECTRIC MAN HOLE
- E.T. = ELECTRIC TRANSFORMER
- OH- = ELECTRIC POLE
- FN = FOUND NAIL
- FR = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.N.D. = FOUND NAIL & DISC.
- F.I.R. = FOUND IRON REBAR
- G.M. = GAS METER
- LP = LIGHT POLE
- M.H. = MAN HOLE
- M. = MEASURED
- N&D = NAIL AND DISC
- OS = OFFSET
- POB = POINT OF BEGINNING
- R. = RECORDED
- S.S. = SANITARY SEWER MANHOLE
- SSM = STORM SEWER MANHOLE
- T. = TREE
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W. = WELL

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
- 2) All bearings and distances shown hereon are record and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 5) All Elevations are based on the National American Vertical Datum 1988.
- 6) Fence ties are to be the center line of the fences.
- 7) Wall ties are to be face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Benchmark: BROWARD COUNTY ENGINEERING DEPARTMENT, BM # 1280 Elevation = 14.390' (N.G.V.D. 1929).
- 11) Boundary Based on Legal Description for Parcel "A" of Pompano Merchandise Mart Phase III, Plat Book 112, Page 39, Broward County, Florida. South Line of said "Collier City Subdivision" based on occupation.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of Practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052, Florida Administrative Code, pursuant to section 472.027, Florida Statutes and is true and correct to the best of my knowledge and belief. NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL. Date of field work: 06-28-2022



DATE OF FIRM: 07-06-2022
SCALE: 1"=30'
JOB NO. 22-00103-ES-LC

PANEL NUMBER: 0367
BASE FLOOD ELEVATION: 12
REVISED: K.F.K.

FIRM ZONE: X-AH
DATE: 07-06-2022

COMMUNITY NUMBER: 120055
SUFFIX: H
DRAWN BY: LC

