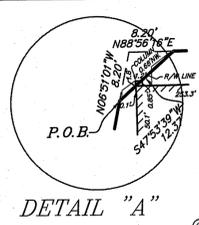
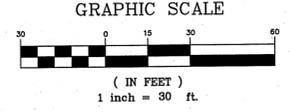


prepared by:  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 1700 N.W. 64th STREET, SUITE 400  
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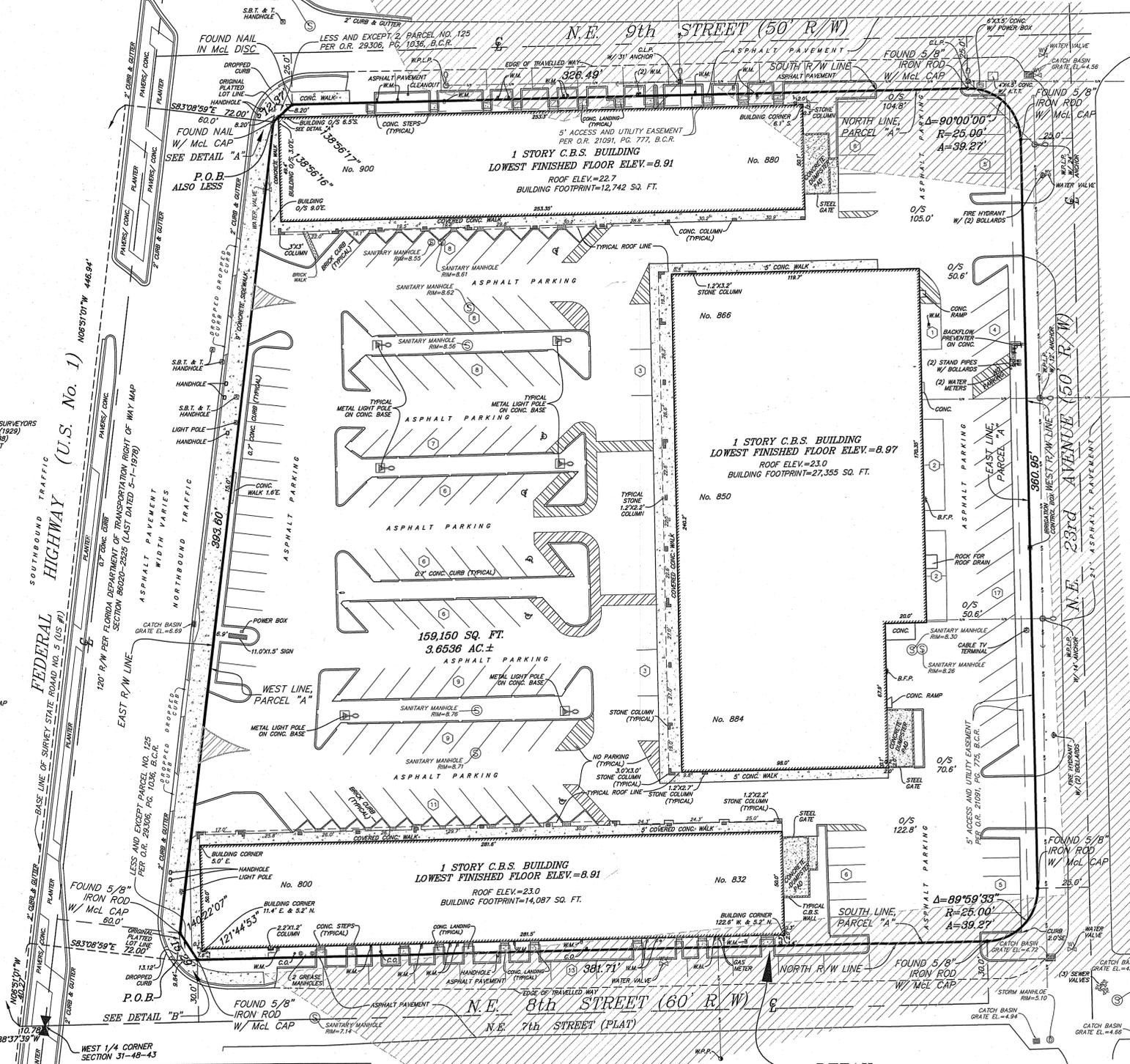
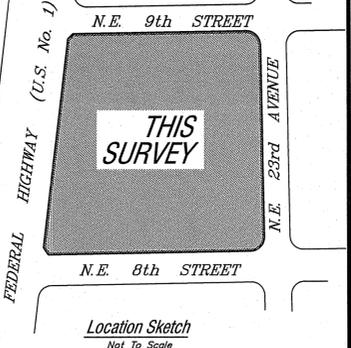


# ALTA/NSPS LAND TITLE SURVEY

## PARCEL "A"

### BEACHWAY ESTATES

### PLAT BOOK 30, PAGE 14, B.C.R.



**FLOOD ZONE HATCH LEGEND**

= FLOOD ZONE "AH" ELEVATION=8'  
 = FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

- LEGEND**
- A = CENTRAL ANGLE (DELTA)
  - A/C = AIR CONDITIONING
  - A.K.A. = ALSO KNOWN AS
  - A.L.P. = ALUMINUM LIGHT POLE
  - ALTA = AMERICAN LAND TITLE ASSOCIATION
  - A OR L = ARC LENGTH
  - B.C.R. = BROWARD COUNTY RECORDS
  - B.F.P. = BACK FLOW PREVENTER
  - B.H. = BULKHEAD
  - B = BASE LINE
  - C.A.T.V. = CABLE TV TERMINAL OR BOX
  - CALC. = CALCULATED
  - C.B.S. = CONCRETE BLOCK AND STUCCO
  - C = CENTERLINE OF RIGHT-OF-WAY
  - CH = CHORD
  - CH.B.R. = CHORD BEARING
  - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
  - C.L.F. = CHAIN LINK FENCE
  - C.L.P. = CONCRETE LIGHT POLE
  - C.P.P. = CONCRETE POWER LIGHT POLE
  - C.P.P. = CONCRETE POWER POLE
  - CO. = COMPANY
  - CONC. = CONCRETE
  - C/O = CLEAN OUT
  - D.B. = DEED BOOK
  - DESC. = DESCRIPTION FROM FORMER DESCRIPTION
  - DIAM. = DIAMETER
  - D.B.H. = DIAMETER AT BREAST HEIGHT
  - ELEV. OR EL. = ELEVATION
  - FT. = FEET
  - F.H. = FIRE HYDRANT
  - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
  - F.L.N.D. = FLORIDA INLAND NAVIGATION DISTRICT
  - F.N.A. = FORMERLY KNOWN AS
  - F.P.L. = FLORIDA POWER AND LIGHT CO.
  - G.V. = GAS VALVE
  - G.M. = GREASE TRAP MANHOLE
  - H.H. = HAND HOLE
  - I.C.V. = IRRIGATION CONTROL VALVE
  - INV. = INVERT
  - L.P.G. = LIQUID PROPANE GAS
  - LB. = LICENSED BUSINESS
  - MAG. = MAGNETIC
  - M.D.C.R. = MIAMI DADE COUNTY RECORDS
  - MEAS. = FIELD MEASURE
  - P. = PARKING SPACES
  - HH = NON-VEHICULAR ACCESS LINE
  - M.H.W. = MEAN HIGH WATER
  - MISC. = MISCELLANEOUS
  - M.L.P.(C) = METAL LIGHT POLE
  - M = MORE OR LESS
  - M.W. = MONITORING WELL
  - N.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
  - NOV29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
  - NOA88 = NORTH AMERICAN VERTICAL DATUM (1988)
  - N.S.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
  - N = NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - O/S = OFFSET
  - O/W = OVERHEAD UTILITY LINES
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.B.C.R. = PALM BEACH COUNTY RECORDS
  - P.C. = POINT OF CURVE
  - P.C.D. = POLLUTION CONTROL DEVICE
  - P.I. = POINT OF INTERSECTION
  - P.I.V. = POST INDICATOR VALVE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.R.C. = POINT OF REVERSE CURVE
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - R = RADIUS
  - R.C.P. = REINFORCED CONCRETE PIPE
  - R/W = RIGHT-OF-WAY
  - S.B.T. = SOUTHERN BELL TELEPHONE
  - S.V. = SEWER VALVE
  - S.H.W. = SEASONAL HIGH WATER LINE
  - S.P. = STATE PLANE
  - SQ.FT. = SQUARE FEET
  - S.T.L. = SURVEY TIE LINE
  - TAN. = TANGENT
  - TAN.BRG. = TANGENT BEARING
  - T.O.B. = TOP OF BULKHEAD
  - W.M. = WATER METER
  - W.V. = WATER VALVE
  - W.F. = NET FACE OF BULKHEAD
  - W/P. = WET FACE OF CAP
  - W.L.P. = WOOD STREET LIGHT POLE
  - W.P.L. = WOOD POWER STREET LIGHT POLE
  - W.P.P. = WOOD POWER POLE
  - W.M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
  - W/W.C. = WITH WITNESS CAP # 285
  - W = HANDICAPPED PARKING SPACE

- NOTES:**
- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
  - Underground improvements if any not located.
  - This drawing is not valid unless sealed with an authorized surveyors seal.
  - Boundary survey information does not infer Title or Ownership.
  - All iron rods 5/8", unless otherwise noted.
  - Reference Bench Mark: Broward County Engineering Department, BM # 2890, Elevation= 6.427 (NOVD29) converted to 4.837 (NAVD88).
  - Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 9.8', Elev. = 9.8'
  - This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard & "AH", Elev.=8.0 Per Flood Insurance Rate Map No. 1201100376 H, Dated: August 18, 2014. Community Panel No. 120053.
  - 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.
  - Bearings shown hereon are an assumed datum (Per Description) and assume the Base line of Survey for State Road No. 5 as North 06°51'01" West.
  - 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. TDS/ Worksheet, Print, LB# 307/24, PRINT, PRINT

JOB ORDER NO. U-6595, V-3565, V6224

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

DRAWN BY: RDR, KT

**Legal Description:**

Parcel "A" BEACHWAY ESTATES, according to the plat thereof, as recorded in Plat Book 30, Page 14, of the public records of Broward County, Florida, LESS the following described lands:

A portion of Parcel "A", BEACHWAY ESTATES, according to the Plat thereof recorded in Plat Book 30, Page 14, of the Public Records of Broward County, Florida, lying in Section 31, Township 48 South, Range 43 East, Broward County, Florida, being more particularly described as follows:

Commence at a found one inch iron pipe marking the West 1/4 corner of said Section 31; Thence South 88°37'39" West along the East-West 1/4 Section line of Section 36, Township 48 South, Range 42 East, a distance of 3.286 meters (10.78 feet) to a point on the baseline of survey for State Road 5 (U.S. 1) as shown on the Florida Department of Transportation Right-of-Way Map for Section 86020-2525; thence North 06°51'01" East along said Baseline of Survey, a distance of 12.274 meters (40.27 feet); thence South 83°08'59" East at a right angle to said Baseline of Survey, a distance of 21.946 meters (72.00 feet) to the Southwest corner of said Parcel "A", said point being on the Easterly existing Right-of-Way line for said State Road 5 (U.S. 1) and the Point of Beginning. Thence North 06°51'01" East along said Easterly existing Right-of-Way line and the Westerly boundary line of said Parcel "A", a distance of 4.000 meters (13.12 feet); thence South 32°46'52" East, a distance of 4.659 meters (15.29 feet) to a point on the Southerly Boundary line of said Parcel "A", said point being on the Northerly existing Right-of-Way line for NE 8th Street; thence South 88°57'26" West along said Southerly boundary line and said Northerly existing Right-of-Way line, a distance of 3.000 meters (9.84 feet) to the Point of Beginning.

ALSO, a portion of said Parcel "A":

Commence at a found one inch iron pipe marking the West 1/4 corner of said Section 31; thence South 88°37'39" West along the East-West 1/4 Section line of Section 36, Township 48 South, Range 42 East, a distance of 3.286 meters (10.78 feet) to a point on the Baseline of Survey for State Road 5 (U.S. 1) as shown on the Florida Department of Transportation Right-of-Way Map for Section 86020-2525; thence North 06°51'01" East along said Baseline of Survey, a distance of 21.946 meters (72.00 feet) to a point on the Easterly existing Right-of-Way line for State Road 5 (U.S. 1), said point being on the Westerly boundary line of said Parcel "A" and the Point of Beginning; thence North 06°51'01" East along said Easterly existing Right-of-Way line and said Westerly boundary line, a distance of 2.500 meters (8.20 feet) to the Northwest corner of said Parcel "A", thence North 88°56'16" East along said Northerly boundary line and the Southerly existing Right-of-Way line for NE 9th Street, a distance of 2.500 meters (8.20 feet); thence South 47°53'39" West, a distance of 3.771 meters (12.37 feet) to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 159,150 square feet or 3.6536 acres, more or less.

- TITLE NOTES:**
- There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Old Republic National Title Insurance Company Commitment Number 1096639, dated June 22, 2021 at 11:00PM.
- Matters per Plat Book 30, Page 14 of the Public Records of Broward County, Florida affects this property and as shown. No Easement contained on Plat.
  - Easement per O.R. Book 21091, Page 775 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 21091, Page 777 of the Public Records of Broward County, Florida affects this property and as shown.
  - Right-of-Way Easement recorded in O.R. Book 29306, Page 1036 of the Public Records of Broward County, Florida affects this property, now included in Right-of-Way for US Highway No. 1.
  - Matters per O.R. Book 48688, Page 220 of the Public Records of Broward County, Florida affects this property (nothing plottable) and Instrument Number 115365895 of the Public Records of Broward County, Florida affects this property (nothing plottable).
  - Matters per Instrument Number 115302794 of the Public Records of Broward County, Florida affects this property (nothing plottable).
  - Matters per Instrument Number 116814526 of the Public Records of Broward County, Florida affects this property (nothing plottable).
  - Matters per Instrument Number 117233504 of the Public Records of Broward County, Florida affects this property (nothing plottable).

**ALTA/NSPS Land Title Survey Certification:**

To:  
 Selby of Florida LLC, a Florida limited liability company  
 Gerstin & Associates  
 Old Republic National Title Insurance Company

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, 7(a), 7(b), 7(c), 8, 9, 11 (as to visible utilities only), 13, 14, 16 (none apparent), 17 (none apparent), of Table A thereof. The fieldwork was completed on October 15th, 2021.

**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 7th day of May, 2011.  
 Resurveyed this 7th day of August, 2018.  
 Resurveyed this 7th day of July, 2021.

**McLAUGHLIN ENGINEERING COMPANY**  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

FILE NO.: 97-3-019(21)