

The South 175 feet of the North 215 feet, as measured along the East line thereof of the West 175 feet of the East 242 feet, as measured along the North line thereof of Government Lot 8 of the Northeast One-Quarter (N.E. 1/4) of Section 4, Township 49 South, Range 42 East, Pompano Beach, Broward County, Florida. Said lands situated, lying and being in Broward County, Florida.

## SURVEYOR'S NOTES

- 1- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2- The Certification only applies to the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the records of the County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- Accuracy:
  - 1- The expected use of the land, as classified in the Standards of Practice (50-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure will be better than this requirement.
  - 2- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown herein.
  - 3- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps must be reported by the owner on the signing party or parties are prohibited without written consent of the signing party or parties.
  - 4- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
  - 5- Under no circumstances will the depiction hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Survey shall be notified as to any deviation from the survey shown hereon.
  - 6- The surveyor does not determine fence and/or wall ownership.
- 10- Ownership subject to OPINION OF TITLE.
- 11- Type of Survey: BSKETCH OF SURVEY.
- 12- The North arrow and bearings shown hereon are based on a bearing of S.00°15'00"E. The East line of Government Lot 8 of the Northeast One-Quarter (1/4) of Section 4, Township 49 South, Range 42 East, and all other bearings are relative thereto.
- 13- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 14- Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD).
- 15- Benchmark Used: Broward County Benchmark #3220. Elevation = +13.927 (N.G.V.D.).
- 16- File Number: Data; Community/ Panel #210055/0356/H Dated: 9/11/14  
Field Date: "X" Base Flood Elevation = N/A
- 17- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed party.
- MAXIMO INVESTMENTS #10, INC.


THAT this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

# DRC

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|--|--|------|-------------|----|------|-----|------|-------------|----|------|--|--|
|  <p><b>ROYALPOINT</b><br/>LAND SURVEYORS, INC. L.B.# 7282</p> <p>info@RoyalPointLS.com<br/>6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669</p> <p>PREPARED FOR:<br/><b>SUNSHINE GASOLINE DISTRIBUTORS INC</b><br/>301 SOUTH POMPAÑO PARKWAY, POMPAÑO BEACH, FL.</p> | TYPE OF SURVEY:<br><b>SKETCH OF SURVEY</b> |      |             |    |      |     |      |             |    |      |  |  |
|  | NO.  | DATE | DESCRIPTION | BY | APP. | NO. | DATE | DESCRIPTION | BY | APP. |  |  |
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| <p>DRAWN: J.G.</p> <p>CHECKED: P.J.A.</p> <p>SCALE: 1" = 20'</p> <p>FIELD DATE: 04/10/2025</p> <p>JOB No.: RP25-0490</p> <p>SHEET:</p>   |  |      |             |    |      |     |      |             |    |      |  |  |
| <p style="text-align: center; font-size: 2em;">1</p> <p style="text-align: center;">OF 1 SHEET</p>   |  |      |             |    |      |     |      |             |    |      |  |  |