



prepared by:  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),  
FORT LAUDERDALE, FLORIDA, 33301  
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GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

DETAIL  
"A"

DETAIL  
"B"

DETAIL  
"C"

DETAIL  
"D"

#### LEGEND

ELEV. = ELEVATION  
O/S = OFFSET  
A/C = AIR CONDITIONING  
F.P.L. = FLORIDA POWER AND LIGHT CO.  
S.B.T. = SOUTHERN BELL TELEPHONE  
B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = DADE COUNTY RECORDS  
P.B.R. = PALM BEACH COUNTY RECORDS  
O.R. = OFFICIAL RECORDS BOOK  
P.C. = PAGE  
R/W = RIGHT-OF-WAY  
C.O. = CLEAN OUT  
C.L.F. = CHAIN LINK FENCE  
P.C.D. = POLLUTION CONTROL DEVICE  
Δ = CENTRAL ANGLE (DELTA)  
R = RADIUS  
A OR L = ARC LENGTH  
CH.BRG. = CHORD BEARING  
TAN.BRG. = TANGENT BEARING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP  
P.R.M. = PERMANENT REFERENCE MONUMENT  
CONC. = CONCRETE  
C.B.S. = CONCRETE, BLOCK AND STUCCO  
I.C.V. = IRRIGATION CONTROL VALVE  
W.M. = WATER METER  
B.F.P. = BACK FLOW PREVENTOR

#### OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, LB# 326/23, Print  
JOB ORDER NO. U-8874, U-9775  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: RDR, EJJ

# ALTA/ACSM LAND TITLE SURVEY

## Tract "A", POWERLINE MCNAB COMMERCIAL P.B. 123, PG. 41, B.C.R.

#### Legal Description

Tract "A", POWERLINE/ MCNAB COMMERCIAL, according to the plat thereof, as recorded in Plat Book 123, 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 220,276 square feet or 5.0569 acres, more or less.

#### Location Sketch

Not To Scale

THIS  
SURVEY

#### SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to 1400 Investment, LLC; LEGACY BANK OF FLORIDA, its successors and assigns as their interest may appear; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CLARION TITLE COMPANY, INC.; and MOMBACH, BOYLE, HARDIN & SIMMONS, P.A., as follows:

(1) This survey was actually made on the ground of the property legally described hereon (the "Property"), which legal description is correct, complete and accurate.

(2) This survey is true and correct in all respects and accurately shows the square footage and location of all buildings, structures and other visible improvements, the number and layout of all parking spaces, loading docks and other facilities and the location of all water courses, water bodies, lot lines and monuments; the size, dimensions and locations of all of the boundaries of the Property, buildings and other visible improvements, recorded and visible unrecorded easements, streets, roads, means of public access, rights-of-way, utility lines and connections which affect the Property are correctly and accurately shown hereon.

(3) This survey accurately depicts and reflects all matters set forth in that certain title insurance commitments issued by Old Republic National Title Insurance Company, Commitment No. 14-0558, dated November 3rd, 2014 at 11:00PM; there are no encroachments upon adjoining premises, streets or alleys or upon existing easements or rights-of-way by any of the buildings, structures or other improvements on the Property and no encroachments on the Property by buildings, structures or visible improvements situated on adjoining premises except as shown on survey.

(4) There are no overlaps, gaps, gores or hiatus in the parcel(s) comprising the Property.

(5) Access to and from the Property for ingress and egress is via Powerline Road.

(6) Water service, storm sewer, sanitary sewer facilities, telephone and electric services are available to the Property in the locations indicated hereon and are available to serve the current improvements without the need for easements across the lands of others or additional easements on the property.

(7) This survey was made in accordance with the "minimum standard detail requirements for land title surveys" established and adopted by the ALTA and the ACSM and meets the "Standards of Practice" for land surveying in the State of Florida set forth by the Florida Board of Professional Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes and Chapter 5J-17.05, Florida Administrative Code, and the survey is true and correct as surveyed under our direction this 14th day of November, 2014.

#### Title Notes

There are no other Easements, Road Reservations, or Right-of-Ways of record affecting this property per Old Republic National Title Insurance Company Commitment Agent File Referenced No. 14-0558, dated November 3rd, 2014 at 11:00PM.  
5) Matters per Plat Book 123, Page 41 of the Public Records of Broward County, Florida affects this property and as shown.  
7) Agreement per O.R. Book 14158, Page 883 of the Public Records of Broward County, Florida affects this property (nothing plottable).  
8) Easement per O.R. Book 15659, Page 433 of the Public Records of Broward County, Florida affects this property as shown.  
9) Agreement per O.R. Book 16114, Page 683 of the Public Records of Broward County, Florida and Bill of Sale per O.R. Book 16702, Page 758 of the Public Records of Broward County, Florida and O.R. Book 16702, Page 758 of the Public Records of Broward County, Florida affects this property (nothing plottable).  
10) Easement per O.R. Book 16702, Page 763 of the Public Records of Broward County, Florida affects this property as shown.

#### CERTIFICATION

We hereby certify that this survey meets the minimum technical standards 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 24th day of January, 2014.  
Revised Certification and Alta Cert added this 11th day of May, 2014.  
Resurveyed this 14th day of November, 2014.  
Revised to convert elevations this 21st day of January, 2015.  
Revised to add Unit separations this 26th day of October, 2015.

McLAUGHLIN ENGINEERING COMPANY

AAC

REARL D. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

#### ALTA/ACSM CERTIFICATION

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS.

The undersigned further certifies that this survey meets the Minimum Technical Standards 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.

Date of last field work January 24th, 2014.

14-3-008 (15) (NAVD88)

FILE NO.:

#### TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

- CYPRESS
- OAK TREE
- PALM TREE
- CLUSTER OF PALM TREES
- PINE TREE
- UNKNOWN TREE

#### 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 other 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 embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: X-Out in square cut in West end of conc. median at SW corner of Powerline Road & Gateway Dr. Elevation=8.10
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 5.87, Elev. =8.87
- This property lies in Flood Zones "AH", Elev.=7.0 and "X", 0.2% Flood Chance Per Flood Insurance Rate Map No. 1201100359H Dated: August 18, 2014. Community Panel No. 120055 Index Map Dated: August 18, 2014.
- Bearings shown hereon refer to record plat (123/41) and assume the Right-of-Way line of Powerline Road as North 001°4'07" East.
- Topography on survey dated 1/24/14 and not field verified with conversions dated 1/21/15.