

SKETCH OF BOUNDARY SURVEY TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES:

All distances as shown hereon are based on the US Survey foot.

The property described on this Sketch of ALTA/NSPS Land Title Survey is the same property as described in Exhibit "A" under Commitment Order Number: 7341700, with a Commitment Date of 11/19/2018 at 11:00 PM issued by Chicago Title Insurance Company.

Note: No updated Title Commitment and/or Opinion of Title was provided at the time of this Survey. This Survey No. 24-8007 is a revision and update of the original Survey No. 18-4716. Not all property corners were not recovered at the time of the updated survey work. Original Survey done on December 6th, 2018.

There are no visible encroachments on the subject property or upon adjacent land abutting said property.

At the time of survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120055 (City of Pompano Beach) 12011 C, 0170 H, FIRM Date 08/18/2014 and Revised with an effective date of 08/18/2014, published by the United States Department of Housing and Urban Development, designated by the Federal Emergency Management Agency (FEMA), delineates the herein described property within the following Flood Zones:

- Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of more than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood;
- Zone "X", areas determined to be outside the 0.2% annual chance floodplain;
- Flood Hazard Zone "AH", Base Flood Elevation 13 feet (the Base Flood Elevation "AH" 13' refer to the NAVD, 1988).

All elevations as shown on this survey drawing are referred to the North American Vertical Datum, 1988 (NAVD).

The elevations as shown hereon are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1928 to NAVD 1988 datum is (+) 1.51 feet or (minus) 1.51 feet. The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

BENCHMARK REFERENCES:

LABINS NGS BENCHMARK
- BM DESIGNATION - 007
PID - D02646
STATE/COUNTY- FL/BROWARD
COUNTRY - US
USGS QUAD - WEST DIXIE BEND (2018)
BM Elevation: 13.35(feet) NAVD (1988) Datum
MARKER: DB = BENCH MARK DISK
STAMPING: 008 2011
TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO WEST ON WEST ATLANTIC BOULEVARD FOR 1.9 MI (3.1 KM) TO THE INTERSECTION OF POWER LINE ROAD. TURN RIGHT ON NORTH POWER LINE ROAD AND GO NORTHEAST FOR 3.1 MI (5.0 KM) TO A THE MARK ON THE RIGHT. SET IN THE TOP OF A 10-INCH (25 CM) ROUND CONCRETE MONUMENT RECESSED 0.2 FT (6 CM) BELOW THE LEVEL OF THE GROUND AND LEVEL WITH NORTH POWER LINE ROAD.

LABINS NGS BENCHMARK
- BM DESIGNATION - 008
PID - D02647
STATE/COUNTY- FL/BROWARD
COUNTRY - US
USGS QUAD - WEST DIXIE BEND (2018)
BM Elevation: 13.27(feet) NAVD (1988) Datum
MARKER: DB = BENCH MARK DISK
STAMPING: 008 2011
THE MARK IS ABOUT 6.8 MI (10.6 KM) SOUTH-SOUTHWEST OF BOCA RATON, 4.9/7.9 KM SOUTHEAST OF WEST DIXIE BEND, 2.7 MI (4.3 KM) NORTH-NORTHWEST OF POMPAÑO BEACH, IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 42 EAST. OWNERSHIP IS THE FLORIDA DEPARTMENT OF TRANSPORTATION. TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO NORTH ON NORTH DIXIE HIGHWAY FOR 3.1 MI (5.0 KM) TO THE INTERSECTION OF SAMPLE ROAD. TURN LEFT ON WEST SAMPLE ROAD AND GO WEST FOR 1.45 MI (2.3 KM) TO THE MARK ON THE RIGHT. SET IN THE TOP OF A 10-INCH (25 CM) ROUND CONCRETE MONUMENT RECESSED 0.2 FT (6 CM) BELOW THE LEVEL OF THE GROUND AND 1.0 FT (0.3 M) ABOVE THE LEVEL OF WEST SAMPLE ROAD.

Elevations were not updated at the time of the latest survey work. Elevations as shown hereon have not been revised or updated since the original survey work on December 6th, 2018.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due equipment vertical displacement.

Delineation between Flood Zone lines were determine by the scale factor only and are noted and plotted within this survey drawing. These lines are the result of an approximation extracted from FEMA maps and are not depicted on any exact location with reference tied points or geometry. In the event of a design, obtaining a FEMA Elevation Certificate for

Flood Insurance, construction purposes or exact location where the dividing flood zone line is, insurance agents, architect or engineer should seek additional information or permission directly from FEMA agents for clarification.

Bearings are based/referred to an assumed meridian where the centerline of West Sample Road bears N 89° 41' 47" E, as shown on Plat Book 111, Page 33, Public Records of Broward County, Florida.

The total area of the surveyed parcels combined as described herein contains 48,531.95 square feet or (1.11) acres more or less.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Broward County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

Adjacent properties were not investigated at the time of this Survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Broward County, Florida and the City of Pompano Beach.

Only the easements provided to the surveyor and those shown on the recorded plat are noted or plotted hereon. This office has not performed any title search or any search within the Public or Private Records for easements.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible apertures as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No encroachments were noted by this survey.

There are no party walls.

No underground footings were located and no subsurface investigation was performed at the time of survey.

The legal ownership of the fences and walls (if any) as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.