SKETCH OF ALTA/ACSM LAND TITLE SURVEY OF: **2900 W. ATLANTIC BOULEVARD, POMPANO BEACH, FL.**

LEGEND:

B.C.R. ..... BROWARD COUNTY RECORDS
L.B. ..... LICENSED BUSINESS
I.D. ..... IDENTIFICATION
P.B. ..... PLAT BOOK
PG. ..... PAGE
(P) ..... DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
(R) ..... DENOTES DISTANCES BASED ON RECORD INFORMATION
(C) ..... CALCULATED
-OHW- ..... OVERHEAD WIRES
℄ ..... CENTERLINE
F.D.O.T. ..... FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. ..... OFFICIAL RECORDS BOOK
U.E. ..... UTILITY EASEMENT
P.I. ..... POINT OF INTERSECTION
P.C. ..... POINT OF CURVATURE
● ..... SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
..... BREAK IN SCALE
..... VIEW 1

LEGEND:

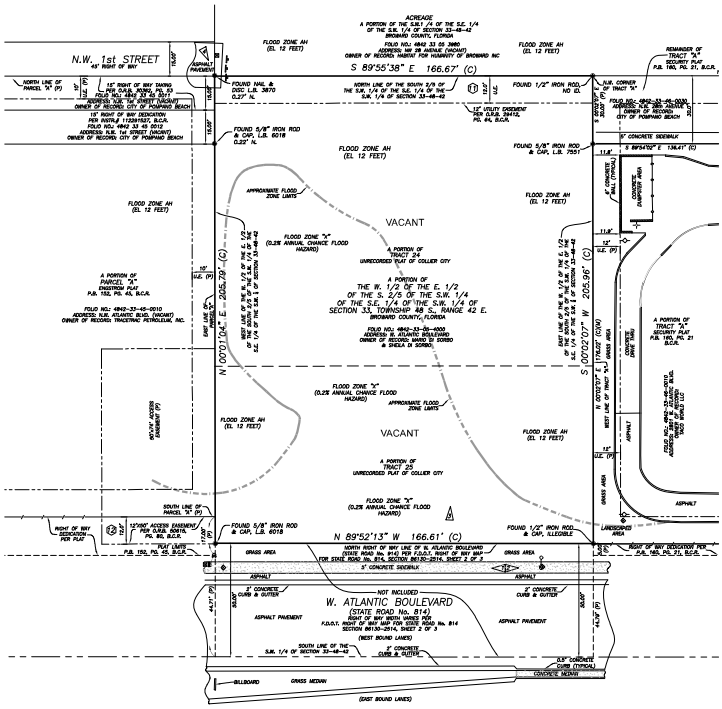
..... WOOD POWER POLE
..... WIRE PULL BOX
..... GUY ANCHOR
..... SIGN
..... FIRE HYDRANT
..... GREASE TRAP MANHOLE
..... CLEANOUT
..... STORM DRAIN MANHOLE
..... CATCH BASIN
..... GAS METER
..... SANITARY SEWER MANHOLE
..... INTERCOM
..... WATER VALVE
..... METAL POLE
..... CONCRETE LIGHT POLE
..... WATER METER
..... METAL LIGHT POLE
..... ITEM No. 10 PER SCHEDULE B II OF THE TITLE COMMITMENT

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE

VIEW 3
NOT TO SCALE

VIEW 4
NOT TO SCALE


N.W. 1st STREET
S 89°55'38" E 166.67' (C)
N 89°52'13" W 166.61' (C)
N 00°01'14" E 205.79' (C)
S 00°02'07" W 205.96' (C)
VACANT
VACANT
W. ATLANTIC BOULEVARD
(STATE ROAD No. 814)
NOT INCLUDED
ASPHALT PAVEMENT
GRASS MEDIAN
BILLBOARD
(EAST BOUND LANES)
(WEST BOUND LANES)
FLOOD ZONE AH (EL 12 FEET)
FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD)
APPROXIMATE FLOOD ZONE LIMITS
A PORTION OF THE W. 1/2 OF THE E. 1/2 OF THE S. 2/3 OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 48 S., RANGE 42 E. BROWARD COUNTY, FLORIDA
FOLIO NO.: 4842 33 05 3980
ADDRESS: WE 28 AVENUE (VACANT)
OWNER OF RECORD: MARTAT FOR HIGHWAY OF BROWARD INC
FOLIO NO.: 4842-33-05-0010
ADDRESS: N.W. ATLANTIC BLVD. (VACANT)
OWNER OF RECORD: TRACTMAC PETROLEUM, INC.
FOLIO NO.: 4842-33-05-4000
ADDRESS: N.W. ATLANTIC BOULEVARD
OWNER OF RECORD: CVS PHARMACY INC 50080 & SHEILA D SONGIS
FOLIO NO.: 4842-33-05-0010
ADDRESS: N.W. ATLANTIC BLVD. (VACANT)
OWNER OF RECORD: CITY OF POMPANO BEACH
FOUND NAIL & DISC, L.B. 3870 0.27' N.
FOUND 5/8" IRON ROD & CAP, L.B. 6018 0.22' N.
FOUND 5/8" IRON ROD & CAP, L.B. 7551
FOUND 1/2" IRON ROD, NO ID.
N.W. CORNER OF TRACT "A"
REMAINDER OF TRACT "A" SECURITY PLAT P.B. 180, PG. 21, B.C.R.
A PORTION OF TRACT 24
A PORTION OF TRACT 25
A PORTION OF PARCEL "A" ENGSTROM PLAT P.B. 152, PG. 45, B.C.R.
A PORTION OF TRACT "A" SECURITY PLAT P.B. 180, PG. 21 B.C.R.
CONCRETE LIGHT POLE
WOOD POWER POLE
GRASS AREA
ASPHALT
LANDSCAPING AREA
CONCRETE SIDEWALK
CONCRETE CURB (TYP.)
CONCRETE MEDIAN
SOUTH LINE OF PARCEL "A" (P)
NORTH LINE OF PARCEL "A" (P)
EAST LINE OF PARCEL "A" (P)
WEST LINE OF PARCEL "A" (P)
WEST LINE OF TRACT 24
WEST LINE OF TRACT 25
SOUTH LINE OF THE N. 1/2 OF THE S. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 33-48-42
SOUTH LINE OF THE S.W. 1/4 OF SECTION 33-48-42
NORTH LINE OF THE SOUTH 2/3 OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 33-48-42
NORTH RIGHT OF WAY LINE OF N. ATLANTIC BOULEVARD (STATE ROAD No. 814) PER F.D.O.T. RIGHT OF WAY MAP FOR STATE ROAD No. 814, SECTION 86130-2514, SHEET 2 OF 3
RIGHT OF WAY DEDICATION PER PLAT
FOUND 5/8" IRON ROD & CAP, L.B. 6018
FOUND 1/2" IRON ROD & CAP, ILLEGIBLE
P.B. 152, PG. 55, B.C.R.
P.B. 152, PG. 45, B.C.R.
P.B. 180, PG. 21, B.C.R.
P.B. 180, PG. 21, B.C.R.
P.B. 180, PG. 21