

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

Parcels A and B, BF POMPAÑO PLAT, according to the plat thereof as recorded in Plat Book 180, Page 1 of the Public Records of Broward County, Florida.

TOGETHER WITH:

A portion of the East one-half of Spanish River (100 foot right-of-way) in Section 6, Township 49 South, Range 43 East, Broward County, Florida bounded as follows:

On the West by the centerline of said Spanish River; On the North by the Westerly extension of the North line of Parcel "B", BF Page 1, of the Public Records of Broward County, Florida; On the East by the West line of said Parcel "B" and on the South by the Westerly extension of the South line of said Parcel "B".

SURVEYOR'S NOTES:

- This site lies in Sections 5 & 6, Township 49 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 10°32'45" E for the East right of way line of State Road A-1-A, and evidenced by (2) found 4"x4" concrete monument.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Arthur V. Stock No. R-40, Elevation +10.67 (+12.22 N.G.V.D.) Located as shown on sketch by state plane coordinates.
- Lands shown hereon are located in Federal Flood Zone AE (EI 6), AE (EI 7), VE (EI 10) and VE (EI 13) per Community Panel No. 120055, map no. 1201C0379H revised August 18, 2014, based on Federal Emergency Management Agency Flood Insurance Rate Map and are relative to North American Vertical Datum of 1988.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 200,966 square feet, or 4.613 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.

- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client.
- Folio #494306000320 per Broward County Property Appraiser's web site.

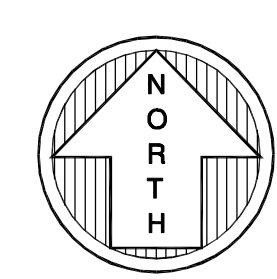
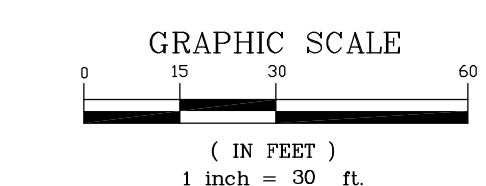
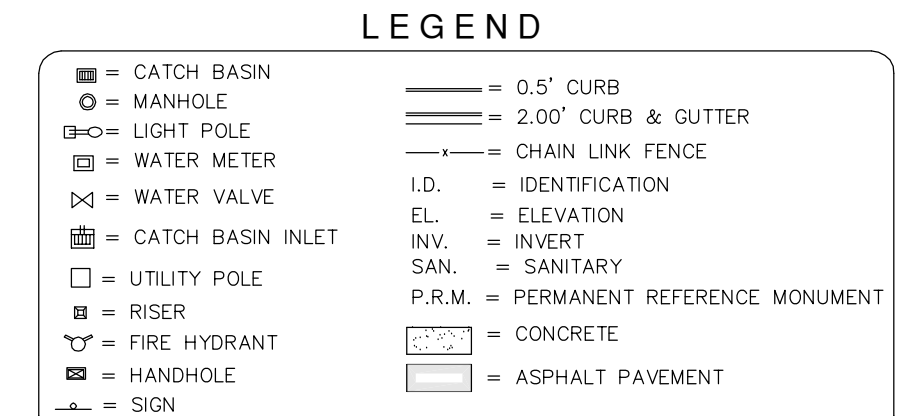
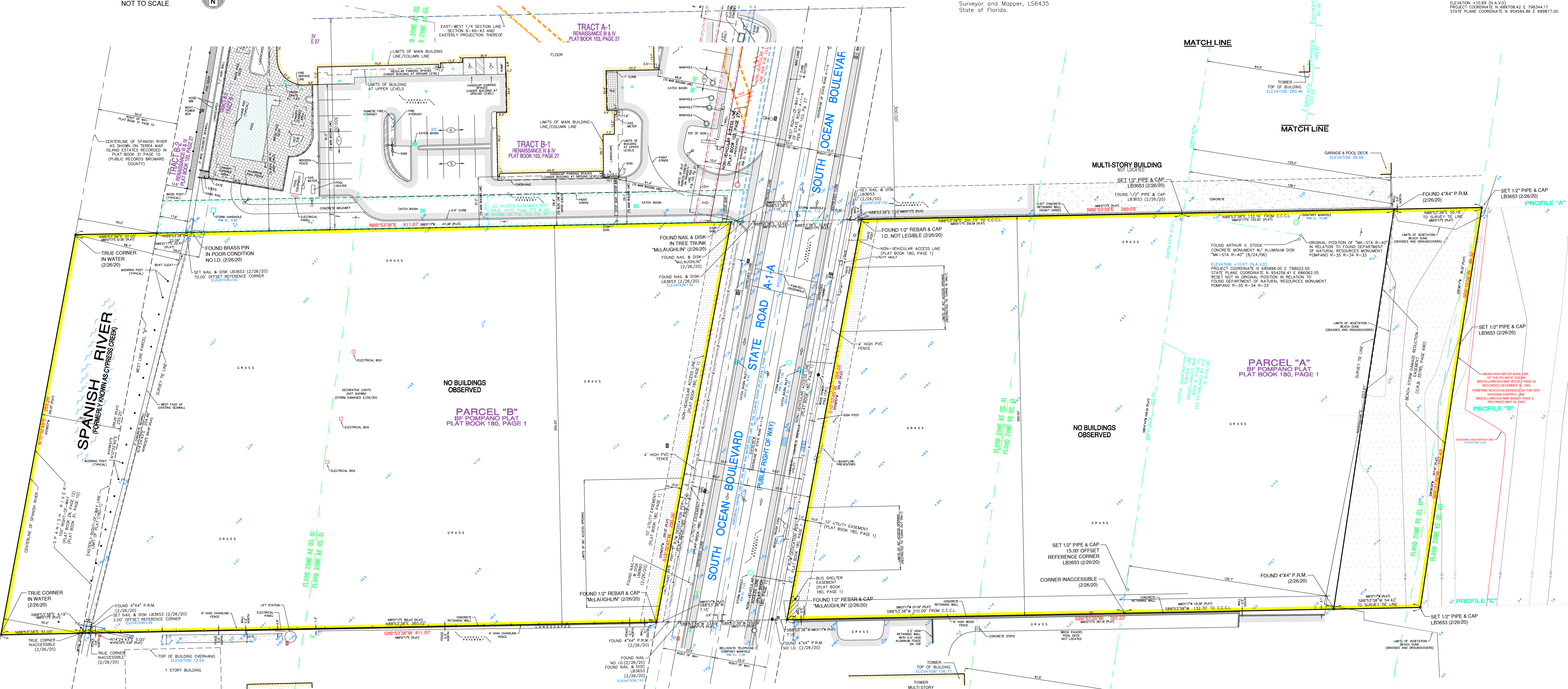
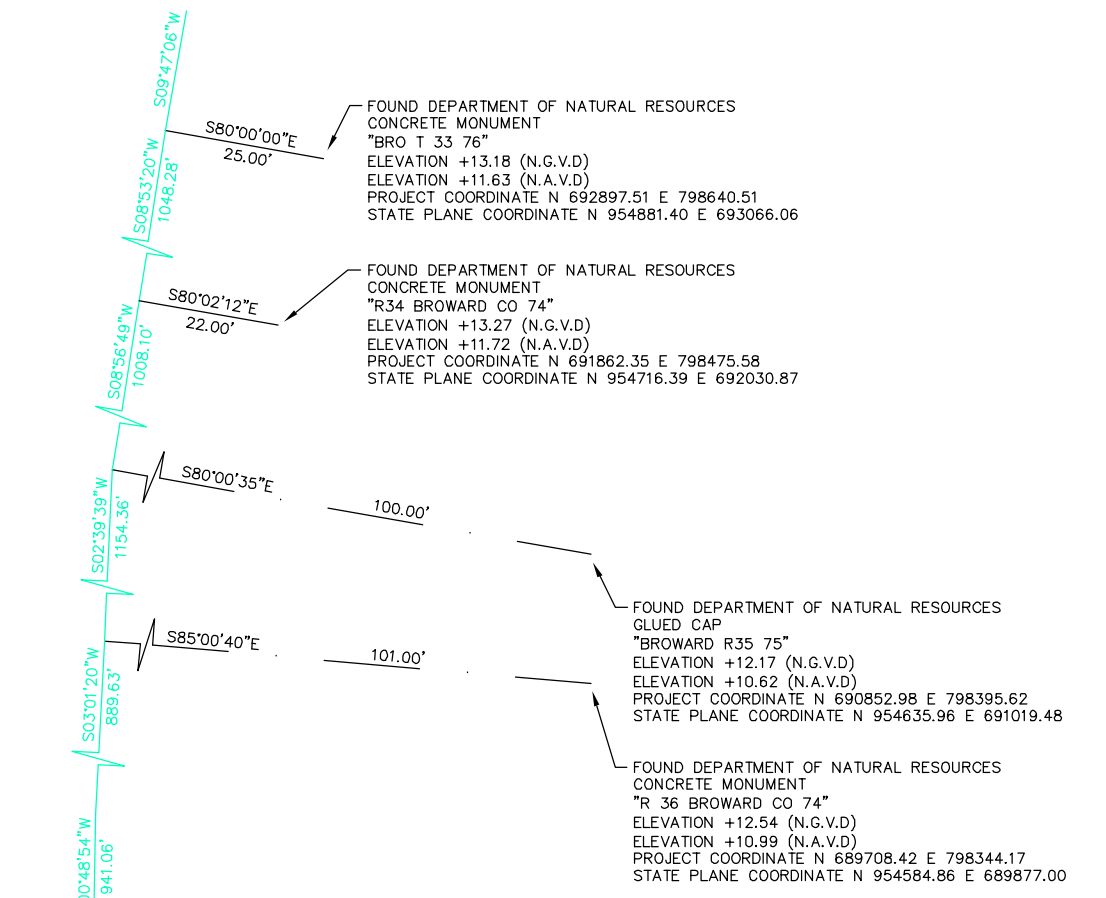
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on February 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on February 26, 2020.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

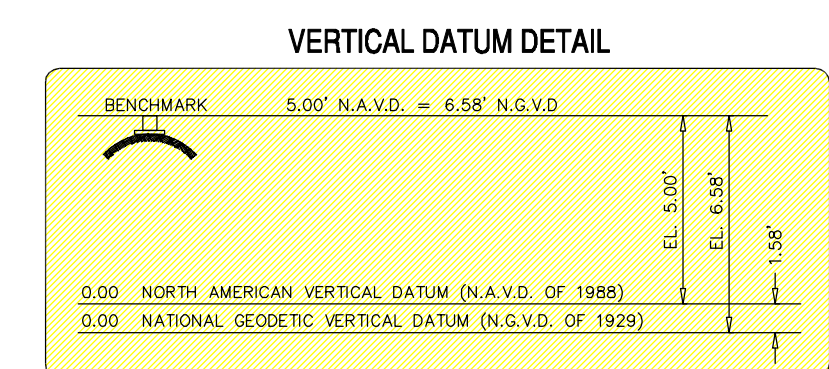
By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



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ELEVATIONS SHOWN HEREON ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988

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FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY
A TRACT OF LAND IN SECTIONS 5 AND 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

Original Date	2/26/20
Scale	1"=30'
Drawn By:	SJL
Cad. No.	061484
Plotted:	3/17/20 1:46p
Ref. Dwg.	2006-154/2010-107
Field Book	5901-3 JWL 6136-7 RLL
Job. No.	200085
Dwg. No.	2020-009
Sheet	1 of 1

PROPERTY OWNER:
CAPITAL BASE CORPORATION