

REPORT AND MAP OF BOUNDARY

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 49 SOUTH RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4); THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4) WEST A DISTANCE OF 362.7 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE 76.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY, SAID POINT BEING 40 FEET FROM THE CENTERLINE OF EXISTING PAVEMENT; THENCE SOUTH AND PARALLEL WITH SAID HIGHWAY CENTERLINE 403.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2914.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

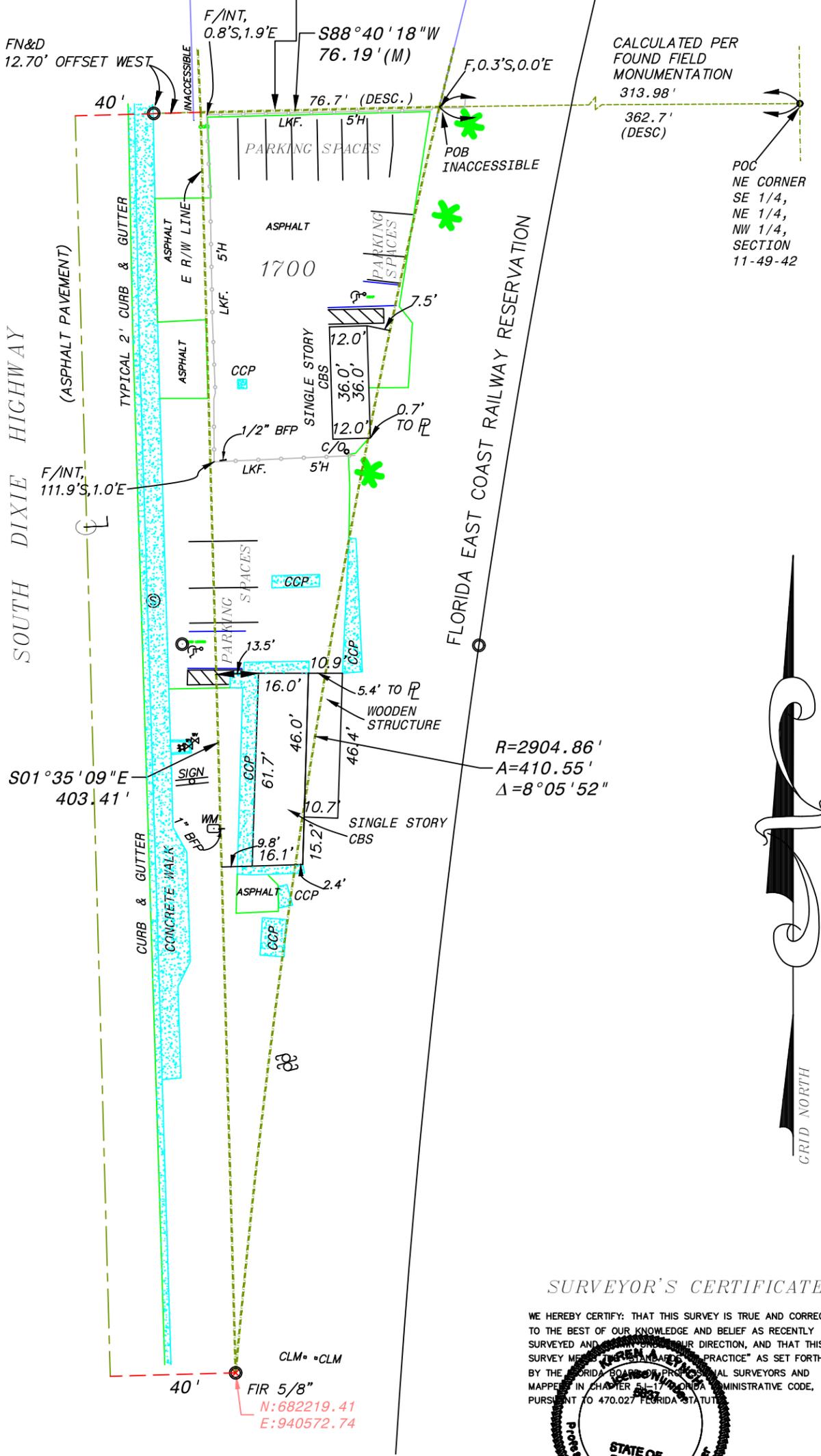
CERTIFIED TO: AMWAY PROPERTIES LLC

PROPERTY ADDRESS: 1700 S DIXIE HIGHWAY
POMPANO BEACH, FL 33060

SUNYLAN

LOT 26, BLOCK 6
PB 10 PG 44

N. LINE
SE 1/4, NE 1/4, NW
1/4, SECTION 11-49-42



ABBREVIATIONS	
PRM	DENOTES PERMANENT REFERENCE MONUMENT
FN&D	DENOTES FOUND NAIL AND DISC
FR	DENOTES FOUND IRON ROD
N.T.S.	DENOTES NOT TO SCALE
F/C	DENOTES FENCE CORNER
F/INT	DENOTES FENCE INTERSECTION
F/L	DENOTES FENCE LINE
E/F	DENOTES END OF FENCE
EP	DENOTES EDGE OF PAVEMENT
BW	DENOTES BACK OF WALK
SN&D	DENOTES SET NAIL AND DISC
BC	DENOTES BUILDING CORNER
POC	DENOTES POINT OF COMMENCEMENT
POB	DENOTES POINT OF BEGINNING
PRC	DENOTES POINT OF REVERSE CURVE
FP&L	DENOTES FLORIDA POWER AND LIGHT COMPANY
ORB	DENOTES OFFICIAL RECORDS BOOK
PS	DENOTES PLAT BOOK
PG	DENOTES PAGE
P/L	DENOTES PROPERTY LINE
PI	DENOTES POINT OF INTERSECTION
E	DENOTES CENTER LINE
FIP	DENOTES FOUND IRON PIPE
SIRC	DENOTES SET IRON ROD & CAP (1/2")
(R) (M)	DENOTES RECORD / MEASURED
BM	DENOTES BENCHMARK
W/C	DENOTES WALL CORNER
D	DENOTES DELTA ANGLE
R	DENOTES RADIUS LENGTH
A	DENOTES ARC LENGTH
MB	DENOTES MAIL BOX
PC	DENOTES POINT OF CURVATURE
U.E.	DENOTES UTILITY EASEMENT
L.M.E	DENOTES LAKE MAINTENANCE EASEMENT
FTE	DENOTES FINISHED FLOOR ELEVATION
CLP	DENOTES CONCRETE LIGHT POST
S.L.E	DENOTES STREET LIGHT EASEMENT
CCP	DENOTES CONCRETE PAVEMENT

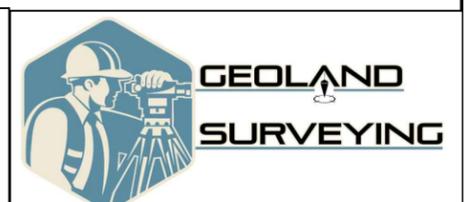
LEGEND:	
	FIRE HYDRANT (FH)
	CABLE JUNCTION BOX (CJB)
	POWER/LIGHT POLE
	WATER METER
	FP&L/SBT PAD
	CLM = COLUMN
	CENTERLINE
	PROPERTY LINE
	WOOD FENCE (WDF) & PVC FENCE (PVCF)
	METAL FENCE (MF)
	CONCRETE BLOCK WALL
	OVERHEAD WIRES
	PROPERTY LINE
	GUY ANCHOR
	DENOTES ELEVATION
	CONCRETE LIGHT POST
	DENOTES SIGN
	DRAINAGE MANHOLE (DMH)
	SEWER MANHOLE (SMH)
	WATER VALVE
	BFP (BACK FLOW PREVENTER)
	CONTROL VALVE
	CLEAN OUT (C/O)
	CATCH BASIN

- NOTES**
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
 - UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
 - FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL. 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 RECORD VALUES UNLESS OTHERWISE NOTED.
 - PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
 - EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
 - NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON NGS BENCHMARK DESIGNATION HALLANDALE RM 5 ELEVATION 12.96 FEET.
 - BEARINGS SHOWN ARE BASED ON FOUND MONUMENTATION ALONG THE NORTH LINE OF SECTION 11-49-42.

FILE NUMBER: 22-0176
JOB ORDER:
FILE NAME: 1700SOUTHDIXIEHWY
SURVEY DATE: 08/27/22
F.B. XK001
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The survey map and report or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

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LICENSED BUSINESS No. 8492
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SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND TO THE BEST OF OUR DIRECTION, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 470.027 FLORIDA STATUTE.



Karen A. Lynch
KAREN A. LYNCH
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REGISTRATION No. 5837

