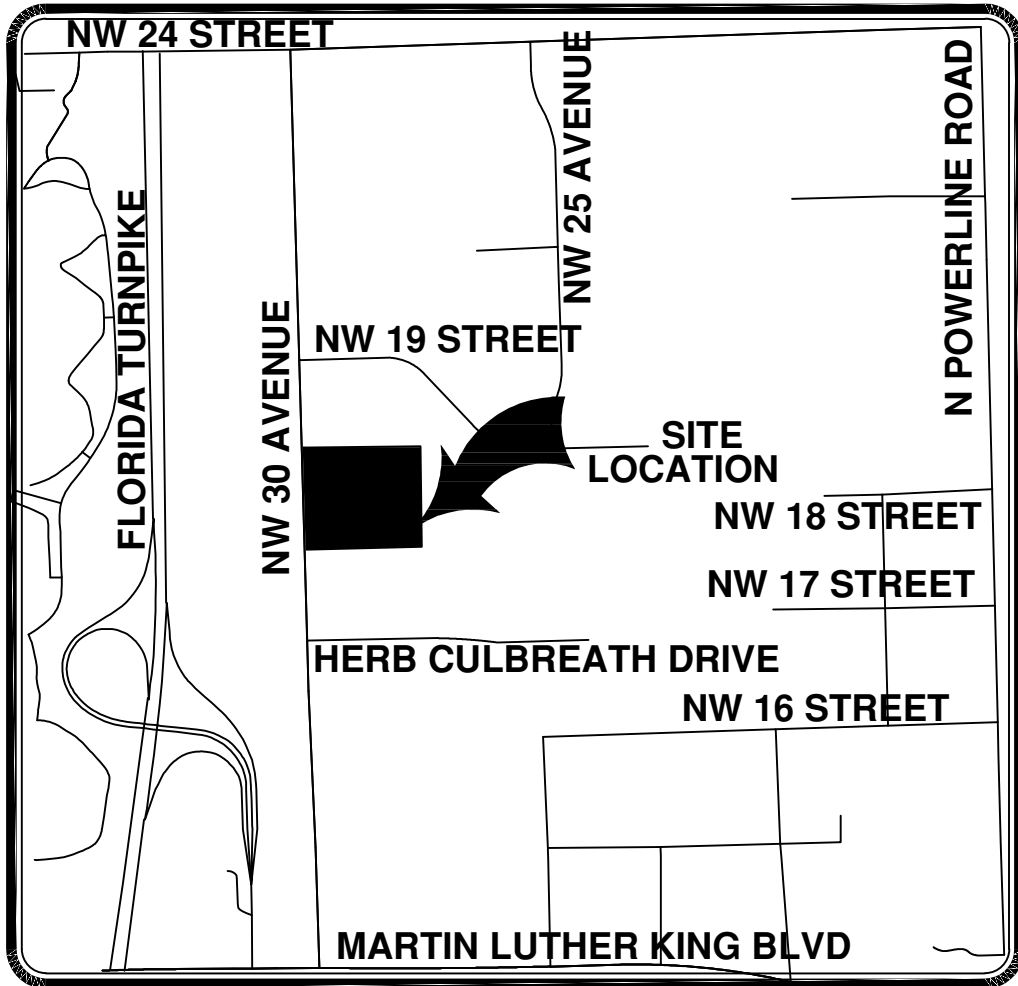
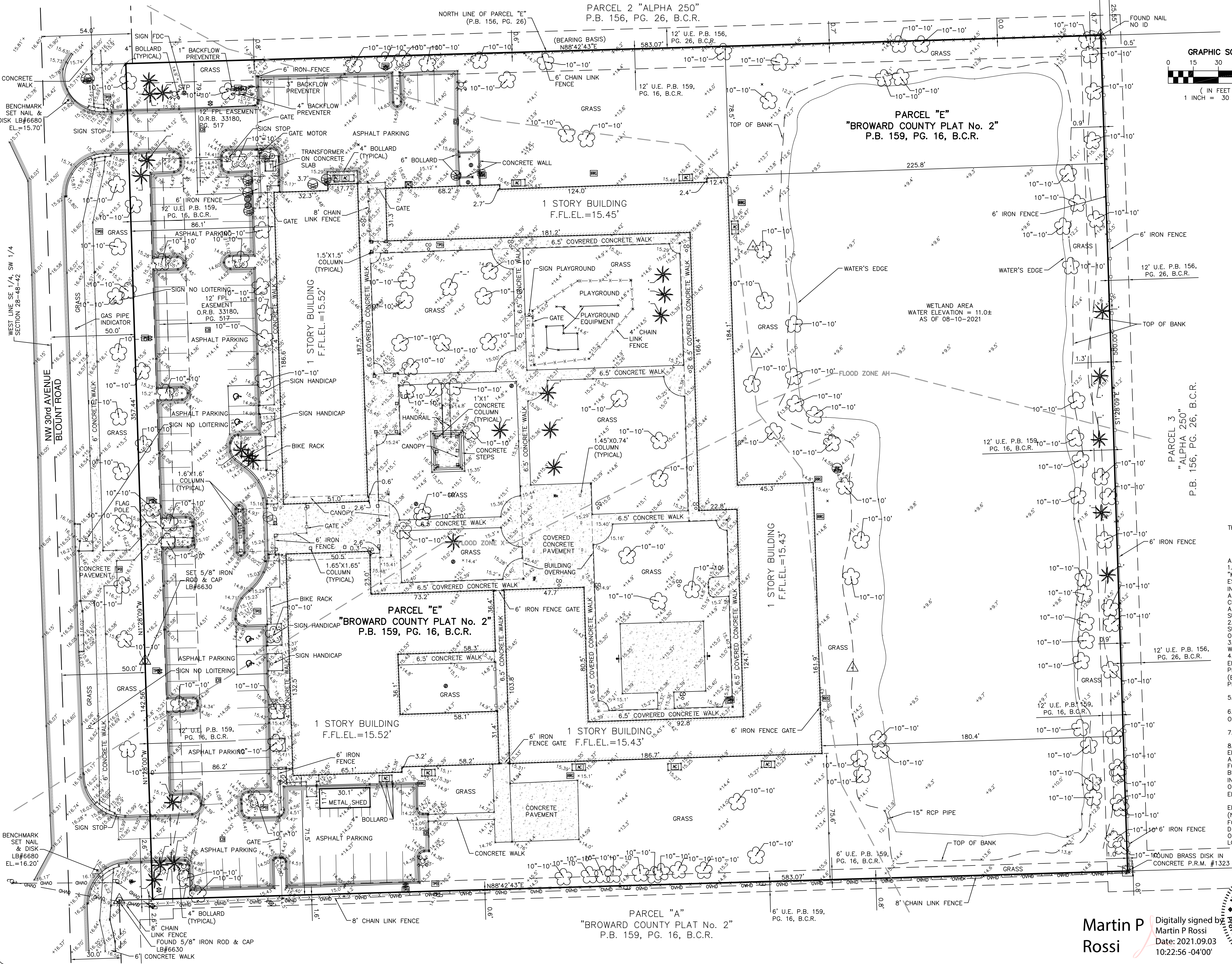


OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 484228250050					
CERTIFIED THROUGH AUGUST 16, 2021 AT 11:00 PM					
ITEM NO.	INSTRUMENT	DESCRIPTION	RECORD DATA	AFFECTS	PLOT
1	PLAT	BROWARD COUNTY PLAT	P.B. 159, PG. 16	YES	YES
2	EASEMENT	WATER/SANITARY SEWER EASEMENT	O.R.B. 18771, PG. 989	NO	NO
3	EASEMENT	FPL EASEMENT	O.R.B. 18314, PG. 544	NO	NO
4	EASEMENT	WATER/SEWER EASEMENT	O.R.B. 18160, PG. 271	NO	NO
5	EASEMENT	FPL EASEMENT	O.R.B. 18057, PG. 23	NO	NO
6	EASEMENT	FPL EASEMENT	O.R.B. 9472, PG. 714	NO	NO
7	EASEMENT	FPL EASEMENT	O.R.B. 18314, PG. 544	NO	NO
8	EASEMENT	FPL EASEMENT	O.R.B. 18112, PG. 576	NO	NO
9	EASEMENT	FPL EASEMENT	O.R.B. 33180, PG. 517	YES	YES
10	EASEMENT	EASEMENT	O.R.B. 21389, PG. 958	NO	NO
11	EASEMENT	FPL EASEMENT	O.R.B. 9783, PG. 530	NO	NO
12	EASEMENT	DRAINAGE EASEMENT	O.R.B. 9704, PG. 385	NO	NO

DESCRIPTION:

PARCEL "E" OF "BROWARD COUNTY PLAT No. 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:  
1700 NW 30th AVENUE,  
POMPAHO BEACH, FL 33069



- SYMBOL LEGEND:
- STORM DRAINAGE MANHOLE
  - CATCH BASIN
  - STREET SIGN
  - CONCRETE POWER POLE
  - SANITARY SEWER MANHOLE
  - SEWER VALVE
  - CLEAN OUT
  - WIRE PULL BOX
  - WATER VALVE
  - WOOD POWER POLE
  - IRRIGATION CONTROL BOX
  - ELECTRIC METER
  - ELECTRIC SERVICE BOX
  - FIRE HYDRANT
  - BOLLARD
  - MANHOLE
  - COLUMN
  - STANDPIPE
  - FLOOD LIGHT
  - CONCRETE LIGHT POLE
  - FLAG POLE
  - WATER METER
  - BACKFLOW PREVENTER
  - CABLE TV SERVICE BOX
  - MONITORING WELL
  - TRASH CAN
  - BENCH
  - AIR CONDITIONING UNIT
  - FUEL PUMP
  - GAS METER
  - VALVE
  - COVERED SEWER VALVE
  - COVERED GAS VALVE
  - TRANSFORMER
  - BASKETBALL HOOP
  - YARD DRAIN
- ABBREVIATIONS:
- B.C.R. - BROWARD COUNTY RECORDS
  - U.E. - UTILITY EASEMENT
  - F.F.E.L. - FINISHED FLOOR ELEVATION
  - P.B. - PLAT BOOK
 PG. - PAGE | FDC - FIRE DEPARTMENT CONNECTION | U.E. - UTILITY EASEMENT | DIA. - DIAMETER | CLF - CHAIN LINK FENCE | BFP - BACKFLOW PREVENTER | R/W - RIGHT OF WAY | R - RADIUS | D - DELTA CENTRAL ANGLE | L - ARC LENGTH | P - CENTERLINE | F.P.L. - FLORIDA POWER & LIGHT COMPANY |
- TREE LEGEND:
- TREE NUMBER FROM TREE TABLE
  - 15 - PALM TREE
  - TREE
- PARKING SPACES:
- REGULAR = 81 SPACES
  - HANDICAP = 4 SPACES
- FLOOD INSURANCE NOTE:
- ZONES: X AND AH
  - BASE FLOOD ELEVATION: ZONE X: N/A, ZONE AH: EL=13.0'
  - COMMUNITY PANEL No. 120055 0170 H
  - MAP NUMBER: 12011C 0170 H
  - PER FIRM DATED: AUGUST 18, 2014

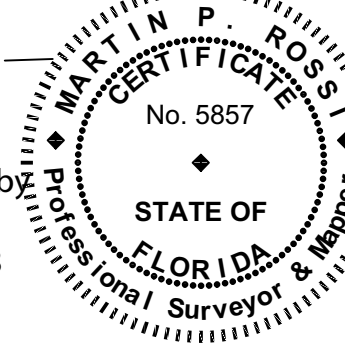
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO:

- AS FOLLOWS:
- THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13 AND 16 OF TABLE A THEREOF AND (I) PURSUANT TO THE ACCURACY STANDARDS, AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTANDS THAT IN MY PROFESSIONAL OPINION, AS A SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
  - THE SURVEY WAS MADE ON AUGUST 18, 2021 AND SHOWS THE AREA OF THE SUBJECT PROPERTY, THE NUMBER AND TYPE OF PARKING SPACES, THE LOCATION OF UTILITIES OBSERVED OR SHOWN ON RECORD DOCUMENTS AS SERVING THE SUBJECT PROPERTY.
  - EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
  - EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS, (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR UPON EASEMENTS LOCATED ON THE SUBJECT PROPERTY, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
  - BURIED FOUNDATIONS AND UNDERGROUND UTILITIES, IF ANY, NOT SHOWN.
  - BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N88°42'43"E ALONG THE NORTH LINE OF PARCEL "E" AS SHOWN ON THE "BROWARD COUNTY PLAT NO. 2", (P.B. 159, PG. 16, B.C.R.)
  - SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
  - ELEVATION NOTE: ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, ARE SHOWN THUS; AND ARE BASED ON BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #2876 DESCRIBED AS FOLLOWS: BROWARD COUNTY BRASS DISK LOCATED IN THE SW QUADRANT OF COPANS ROAD AND BOUNT ROAD; IN SIDEWALK OF FARM STORES, 21' NORTH OF THE NE CORNER OF THE SAID FARM STORE, 117' SOUTH OF CENTERLINE EASTBOUND LANE OF COPANS ROAD. ELEVATION = 14.699 (NGVD29) -1.57' = 13.129' (NAVD88)
  - ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29) TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. '88) USING THE FOLLOWING CONVERSION: N.G.V.D. '29 VERTICAL DATUM, (IN FEET) -1.57' = N.A.V.D. '88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEB SITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, DATED THIS 16th DAY OF AUGUST, 2021.

Martin P. Rossi  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Martin P. Rossi  
Digitally signed by  
Martin P. Rossi  
Date: 2021.09.03  
10:22:56 -04'00'



BC HOMELESS CENTER NORTH CAMPUS  
CITY OF POMPAHO BEACH, FL

MILLER LEGG  
South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2564  
954-436-7000 Fax: 954-436-8664  
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION  
EB7318 LB6680 LC0337  
DES. LP MR  
CHK.  
PROJECT / FILE NO.  
21-00071  
ISSUING NO.  
DATE  
4/21  
DRC

8/3/2022