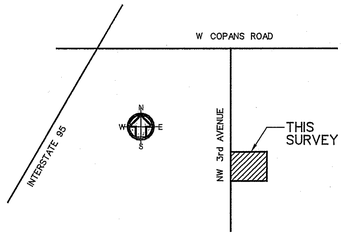
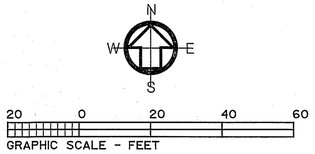
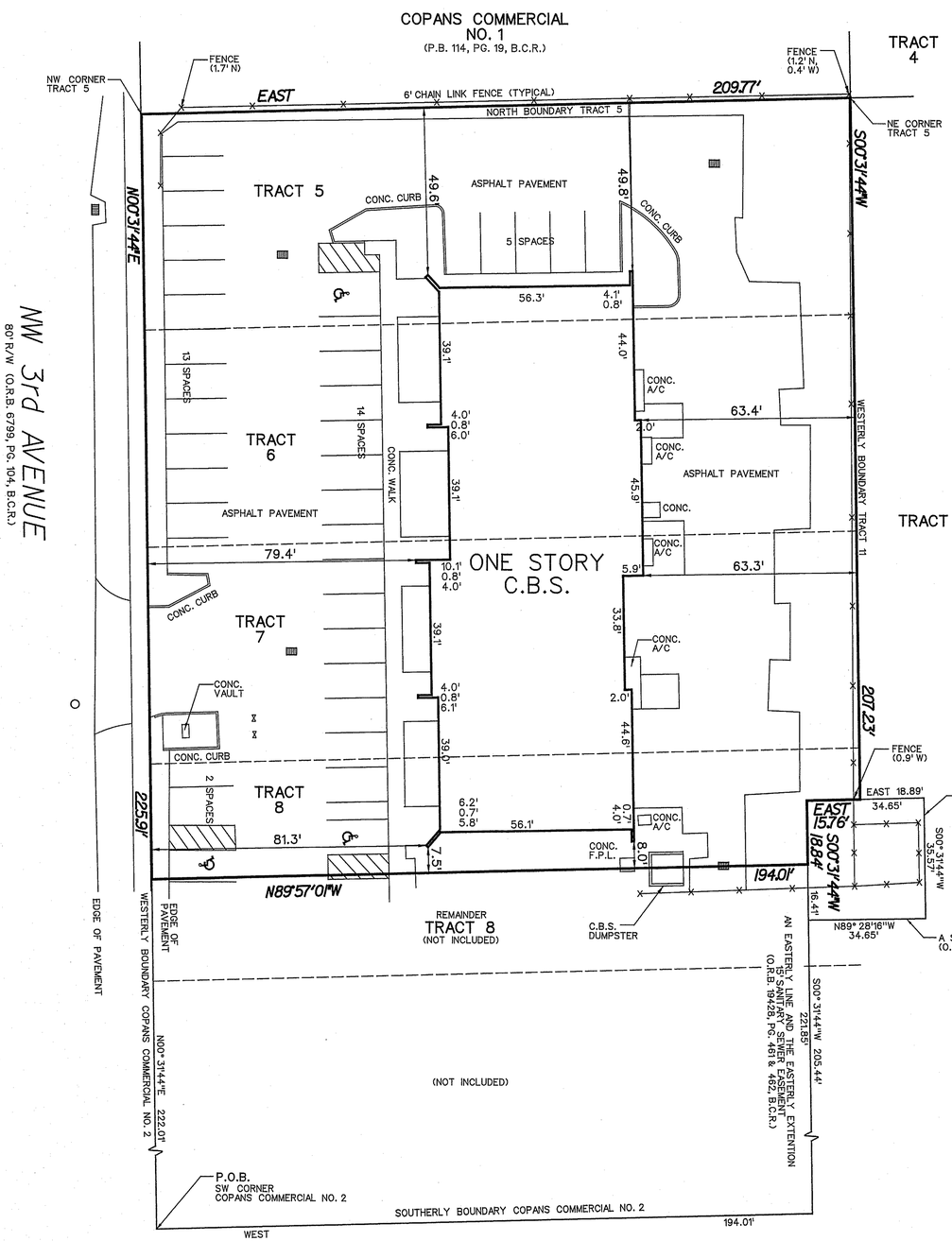


LOCATION SKETCH
(NOT TO SCALE)





LEGAL DESCRIPTION:

TRACTS 5 THROUGH 7 INCLUSIVE, TOGETHER WITH PORTIONS OF TRACTS 8 THROUGH 11 OF COPANS COMMERCIAL NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119. PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY,FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID COPANS COMMERCIAL NO. 2, THENCE N00° 31'44"E, ALONG THE WESTERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2, A DISTANCE OF 447.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5; THENCE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT 5, A DISTANCE OF 209.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE S00° 31'44"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACT 11, A DISTANCE OF 207.23 FEET; THENCE EAST A DISTANCE OF 18.89 FEET; THENCE S00° 31'44"W, ALONG THE EASTERLY LINE OF THAT CERTAIN 15.00 FOOT SANITARY SEWER EASEMENT AND THE SOUTHERLY EXTENSION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 19428, PAGE 461 AND 462 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 35.57 FEET; THENCE N89° 28'16"W, ALONG THE SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 34.65 FEET; THENCE S00° 31'44"W, ALONG THE EASTERLY LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 205.44 FEET TO THE SOUTHERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2; THENCE WEST ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 194.01 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THEREFROM:

A PORTION OF TRACTS 8, 9, 10 AND 11 OF THE PLAT COPANS COMMERCIAL NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 11; THENCE N00° 31'44"E, ALONG THE WESTERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2, A DISTANCE OF 222.01 FEET; THENCE S89° 57'01"E, A DISTANCE OF 194.01 FEET; THENCE S00° 31'44"W, A DISTANCE OF 221.85 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 11, A DISTANCE OF 194.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THEREFROM (LIFT STATION PARCEL):

PORTIONS OF TRACTS 8 AND 11, COPANS COMMERCIAL NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 11; THENCE N00° 31'44"E,, ALONG THE WESTERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2, A DISTANCE OF 222.01 FEET; THENCE S89° 57'01"E, A DISTANCE OF 16.41 FEET; THENCE S89° 28'16"E, A DISTANCE OF 34.65 FEET; THENCE N00° 31'44"E, A DISTANCE OF 35.57 FEET; THENCE WEST, A DISTANCE OF 34.65 FEET; THENCE N00° 31'44"E, A DISTANCE OF 35.57 FEET; THENCE WEST, A DISTANCE OF 34.65 FEET; THENCE S00° 31'44"W, A DISTANCE OF 18.84 FEET TO THE POINT OF BEGINNING.

STANDARD ABBREVIATIONS:

A/C	- AIR CONDITIONER PAD
ACSM	- AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA	- AMERICAN LAND TITLE ASSOCIATION
ADJ.	- ADJACENT
ACFH	- ANNUAL CHANCE FLOOD HAZARD
AOMFH	- AREA OF MINIMAL FLOOD HAZARD
B.F.E.	- BASE FLOOD ELEVATION
B.C.R.	- BROWARD COUNTY RECORDS
B.M.	- BENCHMARK
BOC	- BACK OF CURB
(C)	- CALCULATED
CB	- CATCH BASIN
CLF	- CHAIN LINK FENCE
CONC.	- CONCRETE
C.B.S.	- CONCRETE BLOCK STRUCTURE
D	- DELTA ANGLE
D.C.R.	- DADE COUNTY RECORDS
DDCV	- DOUBLE DETECTOR CHECK VALVE
D.E.	- DRAINAGE EASEMENT
E.O.W.	- EDGE OF WATER
E	- EAST
EL.	- ELEVATION
F.F.	- FINISHED FLOOR
F.P.L.	- FLORIDA POWER & LIGHT CO.
FD.	- FOUND
G.F.	- GARAGE FLOOR
INV.	- INVERT
IP	- IRON PIPE
IR	- IRON ROD
IRC	- IRON ROD & CAP
L	- ARC LENGTH
LME	- LAKE MAINTENANCE EASEMENT
LB	- LICENCED BUSINESS
(LD)	- LEGAL DESCRIPTION
(M)	- MEASURED
M.H.	- MANHOLE
MISC.	- MISCELANEOUS
N/D	- NAIL AND DISK
N/T	- NAIL AND TAB
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NSPS	- NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
N/A	- NON-APPLICABLE
NAVD	- NORTH AMERICAN VERTICAL DATUM
N	- NORTH
N.T.S.	- NOT TO SCALE
NO.	- NUMBER
O/S	- OFFSET
OH	- OVERHEAD WIRES
O.R.B.	- OFFICIAL RECORD BOOK
P.B.C.R.	- PALM BEACH COUNTY RECORDS
PG.	- PAGE
P.C.P.	- PERMANENT CONTROL POINT
P.R.M.	- PERMANENT REFERENCE MONUMENT
(P)	- PLAT
P.B.	- PLAT BOOK
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
PCC	- POINT OF COMPOUND CURVE
PC	- POINT OF CURVATURE
PRC	- POINT OF REVERSE CURVE
PT	- POINT OF TANGENCY
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
PROP.	- PROPOSED
R	- RADIUS
R/W	- RIGHT OF WAY
S	- SOUTH
SCO	- SEWER CLEAN OUT
SEC.	- SECTION
SF	- SQUARE FEET
(SP)	- STATE PLANE
SR	- STATE ROAD
S/W	- SIDEWALK
T	- TOP
T.O.B.	- TOP OF BANK
T.O.P.	- TOP OF PIPE
TYP.	- TYPICAL
U.E.	- UTILITY EASEMENT
U.P.	- UTILITY POLE
W	- WEST

LEGEND:

SET 5/8 " IR & CAP (LB 6893)	MANHOLE (SANITARY)
NAIL & TAB	MANHOLE (STORM)
PCP	CATCH BASIN
PRM	ELECTRIC SERVICE
ELEVATION	TELEPHONE JUNCTION BOX
FIRE HYDRANT	WATER METER
CENTERLINE	CABLE TV BOX
LIGHT POLES	UTILITY POLE
GATE VALVE	

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE PLAT ENTITLED COPANS COMMERCIAL NO. 2, AS RECORDED IN PLAT BOOK 119, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING N00° 31'44"E.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
9. FLOOD ELEVATION INFORMATION:

   COMMUNITY NO. - 120055 PANEL NO. - 12011C0170
   DATE OF FIRM - 8-18-14 SUFFIX - J
   FIRM ZONE - AH BASE FLOOD ELEVATION -15

10. PROPERTY ADDRESS: 2310 NW 3rd AVENUE, POMPANO BEACH, FLORIDA 33060
11. CONTAINING 47,109 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: HOUSE OF BETHANY INTERNATIONAL

SCOTT A GUZZI Digitally signed by SCOTT A GUZZI Date: 2022.10.19 13:24:56 -04'00'

BOUNDARY SURVEY
SCALE: 1"= 20'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10-17-22
DATE OF LAST FIELD WORK

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

ADDENDUM	DATE	BY	CHECKED

FB/PG

VIC-SCOTT LAND SURVEYING & MAPPING
IT'S GOOD!
Certificate of Authorization No. L.B. 6893
6047 Kimberly Boulevard, Suite T
North Lauderdale, FL 33068
PH: (954) 722-9000
scottguzzi@aol.com

2310 NW 3rd AVENUE
POMPANO BEACH, FLORIDA 33060

CLIENT: HOUSE OF BETHANY INTERNATIONAL
SCALE: 1"=20' | DESIGNED BY: | DRAWN BY: CJM | CHECKED BY: SAG
DATE: 10-17-21 | SPRVSD BY: | FIELD BOOK NO. | PAGE NO.

PROJECT NO. 2886
SHEET NO. 1 OF 1