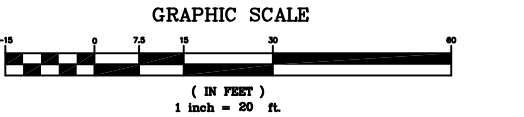


SKETCH OF ALTA/NSPS  
LAND TITLE SURVEY  
LOTS 930, 931, 932 AND 933  
COLLIER CITY (UNRECORDED)  
BROWARD COUNTY, FLORIDA.

PREPARED BY:  
GUNTER GROUP, INC.  
LAND SURVEYING - LAND PLANNING  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073



LEGEND:	ABBREVIATIONS:
- CENTER LINE	R/W RIGHT OF WAY
- WATER VALVE	(Meas) MEASURED
- WOOD POWER POLE	(R) RECORD
- FIRE HYDRANT	CONC. CONCRETE
- MANHOLE	CL. CLEAR
- SIGN	ENC. ENCROACH
- LAMP	SEC. SECTION
	SQ. SQUARE
	FT. FEET
	O.U.L. OVERHEAD UTILITY LINE
	PG. PAGE
	O.R.B. OFFICIAL RECORD BOOK

PROPERTY IDENTIFICATION NUMBER: 4842-33-04-5640.

LEGAL DESCRIPTION BY TITLE COMMITMENT DESCRIBED HEREIN:

Lots 930, 931, 932 and 933 of COLLIER CITY, unrecorded, described as follows:  
The South 2/5 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 48 South, Range 42 East; Less the East 535 feet thereof, and also less the West 25 feet, less the North 25 feet and less the South 25 feet thereof, Said lands situated, lying and being in Broward County, Florida.

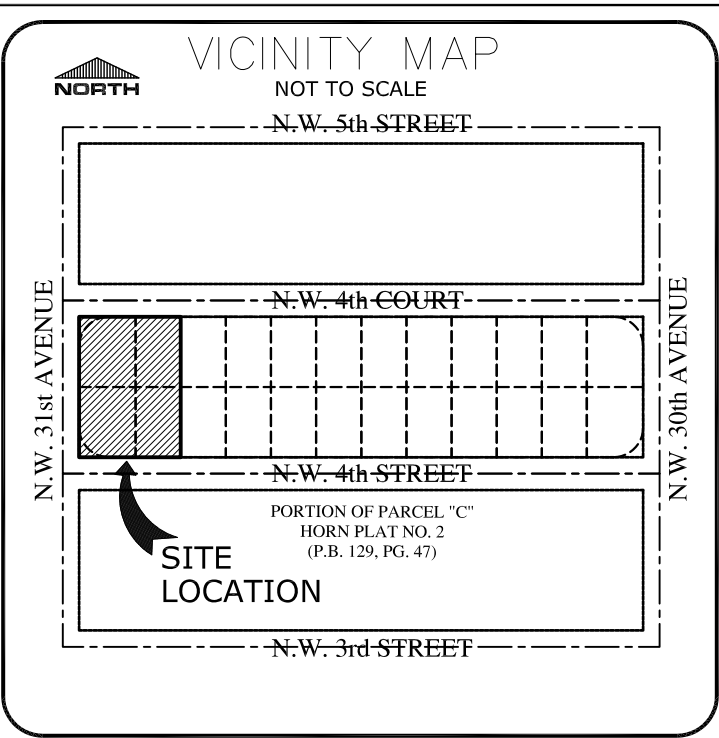
CERTIFICATION:

REGANZANI GROUP LLC, a Florida limited liability company.  
COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
UNION TITLE SERVICES, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 9, 13, 16, 18, of Table A thereof. The field work was completed on April 15th, 2024.

SURVEYOR'S REPORT OF BOUNDARY SURVEY:

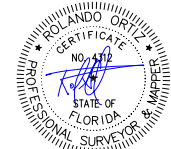
- 1) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN "ALTA/NSPS LAND TITLE SURVEY" ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- 2) THIS BOUNDARY AND SURVEY WAS PERFORMED ON THE GROUND ON APRIL 15th 2024 UNDER THE SUPERVISION OF A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPER.
- 3) THE ACCURACY OBTAINED BY MEASUREMENTS AND CALCULATIONS ON THIS BOUNDARY SURVEY, MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENTS FOR A COMMERCIAL/HIGH RISK AREA (1 FOOT IN 10,000 FEET) AS SPECIFIED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
- 4) BEARINGS SHOWN BASED ON AN ASSUMED MERIDIAN BASIS OF BEARINGS (N88°34'38"W) ALONG THE NORTHERLY RIGHT OF WAY LINE OF N.W. 4th STREET.
- 5) THE NORTH ARROW DIRECTION SHOWN HEREIN IS BASED ON AN ASSUMED MERIDIAN.
- 6) IN SOME CASES GRAPHIC REPRESENTATION HAVE EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 7) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 1201IC0356 H, WITH A DATE OF IDENTIFICATION OF 08-18-2014, FOR COMMUNITY NUMBER 120055, IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED".
- 8) PARKING: THE SUBJECT PROPERTY CONTAINS NO PARKING SPACES.
- 9) LEGAL DESCRIPTION FURNISHED BY TITLE COMMITMENT NUMBER: 11675785, ISSUING OFFICE FILE NUMBER: 24-03-019C, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED: 03/02/2024 AT: 11:00 P.M.



- 10) THE SUBJECT PROPERTY HAS ACCESS ON THE NORTH TO N.W. 4th COURT, ON THE WEST SIDE TO N.W. 31st AVENUE AND ON THE SOUTH SIDE TO N.W. 4th STREET (ALL PUBLIC DEDICATED RIGHT OF WAYS).
- 11) THE NET AREA OF THE SUBJECT PROPERTY IS: 21,520 SQUARE FEET = ± 0.49 ACRE.
- 12) THERE ARE NO OBSERVED VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- 13) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE ARE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 14) THERE ARE NO OBSERVED ON SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 15) THERE ARE NO WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.
- 16) THERE ARE NO IMPROVEMENTS LOCATED WITHIN ANY OFF SITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- 17) THIS SURVEY FIRM IS COVERED WITH PROFESSIONAL LIABILITY INSURANCE.
- 18) NO EFFORT WAS MADE BY THIS OFFICE TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES WITHIN OR ABUTTING THE SUBJECT PROPERTY THAT ARE NOT VISIBLE ABOVE GROUND.
- 19) THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENT EXCEPT AS SHOWN HEREIN.
- 20) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- 21) PROFESSIONAL LAND SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: ROLANDO ORTIZ LS 4312, STATE OF FLORIDA.
- 22) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPER.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER: 11675785, ISSUING OFFICE FILE NUMBER: 24-03-019C, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 03/22/2024 AT 11:00 P.M.; THE FOLLOWING COMMENTS REFER TO THOSE ITEMS LISTED IN SCHEDULE B - SECTION 2 OF THE AFOREMENTIONED COMMITMENT:

- ITEM 1, NOT A MATTER OF SURVEY.  
ITEM 2, NOT A MATTER OF SURVEY.  
ITEM 3, A (REFER TO THIS SURVEY)  
B, C AND D (NOT A MATER OF SURVEY).  
ITEM 4, NOT A MATTER OF SURVEY.  
ITEM 5, EASEMENT RESERVATION AS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 862, PAGE 462; OFFICIAL RECORDS BOOK 868, PAGE 49 AND OFFICIAL RECORDS BOOK 949, PAGE 585 (AFFECTS THE SUBJECT PROPERTY) PLOTTED.  
ITEM 6, NOT A MATTER OF SURVEY.  
ITEM 7, NOT A MATTER OF SURVEY.



BY: ROLANDO ORTIZ  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER LS 4312  
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE:	JOB No.:	SKETCH No.:	SCALE:	SHEET
04-15-2024	24-33229	31089	1"=20'	1 OF 1