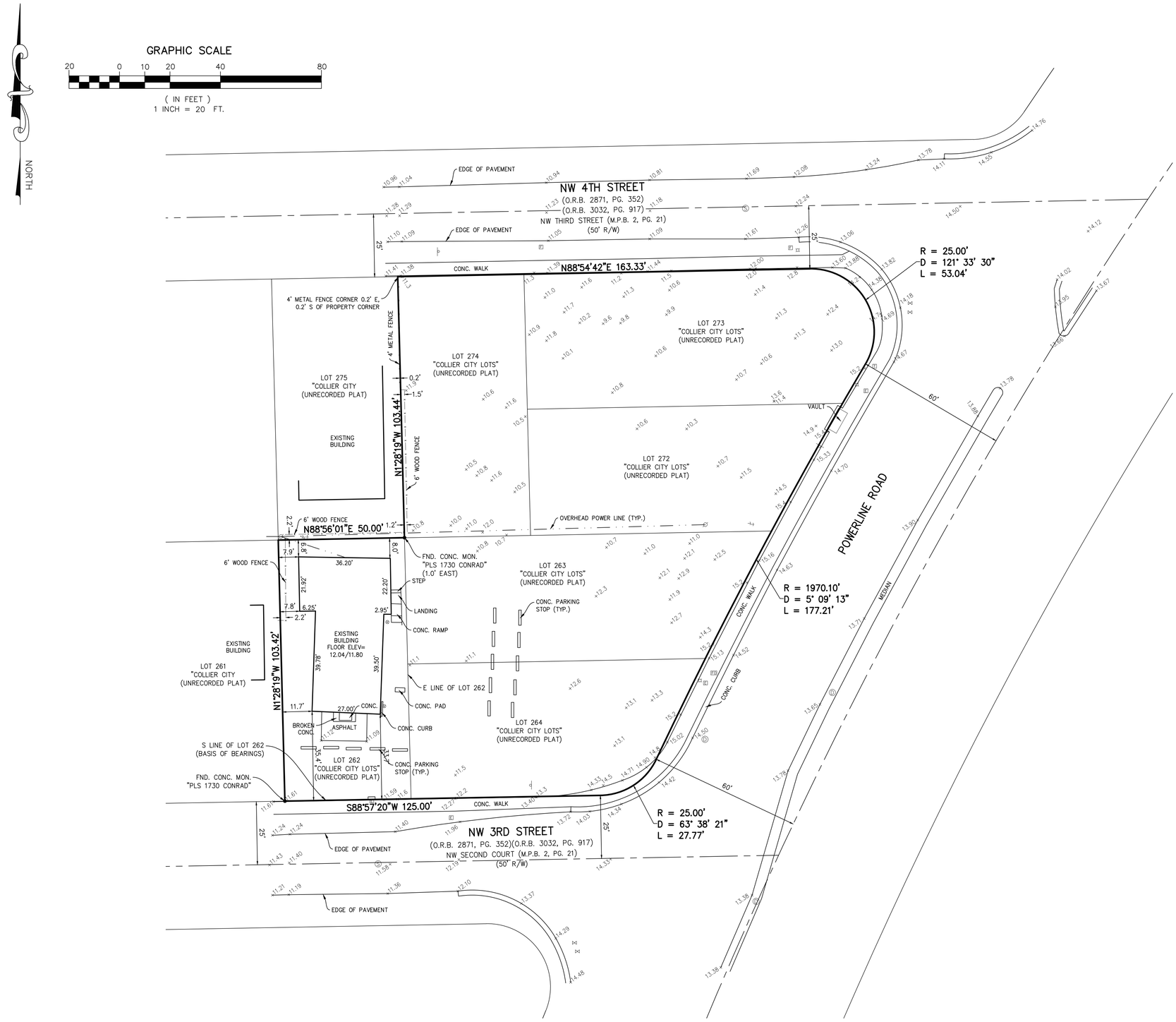

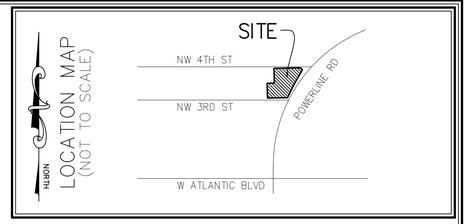

LEGEND

A/C	– AIR CONDITIONER		– ANCHOR
ALUM.	– ALUMINUM		– AT&T BOX
CONC.	– CONCRETE		– BACKFLOW PREVENTER
COVD.	– COVERED		– CABLE BOX
F.F.E.	– FINISH FLOOR ELEVATION		– CATCH BASIN
FND.	– FOUND		– CLEANOUT
F.P.L.	– FLORIDA POWER & LIGHT		– DRAINAGE MANHOLE
I.R.	– IRON ROD		– ELECTRIC BOX
I.R.C.	– IRON ROD & CAP		– F.P.L. BOX
MON.	– MONUMENT		– FIBER OPTIC BOX
M.P.B.	– MISCELLANEOUS PLAT BOOK		– FIRE HYDRANT
(P)	– PLAT		– HANDICAP PARKING
P.B.	– PLAT BOOK		– IRRIGATION CONTROL VALVE
PG.	– PAGE		– LIGHT POLE
O.R.B.	– OFFICIAL RECORDS BOOK		– MAILBOX
R/W	– RIGHT-OF-WAY		– POWER POLE
TYP.	– TYPICAL		– SANITARY MANHOLE
U.E.	– UTILITY EASEMENT		– SIGN
			– TRAFFIC BOX
			– VALVE
			– WATER METER
			– YARD DRAIN

SCHEDULE B-II EXCEPTIONS
Title Insurance Company: First American Title Insurance Company
File Number: 1062-5282042 Effective Date: April 14, 2021 at 8:00AM

Type of Instrument	Instrument Book & Page	Affect on Property
Resolution	O.R.B. 2871, PG. 352	DOES AFFECT; SHOWN HEREON
Corrective Resolution	O.R.B. 3032, PG. 917	DOES AFFECT; SHOWN HEREON
Resolution	O.R.B. 3883, PG. 512	DOES AFFECT; BLANKET IN NATURE
Resolution	O.R.B. 3886, PG. 659	DOES AFFECT; BLANKET IN NATURE
Easement	O.R.B. 4710, PG. 857	DOES AFFECT; BLANKET IN NATURE
Assessment of Resolution	O.R.B. 6744, PG. 144	AFFECTS LOTS 262, 264, 273, AND 274; BLANKET IN NATURE
Assessment of Resolution	O.R.B. 6865, PG. 1	AFFECTS LOTS 262, 264, 273, AND 274; BLANKET IN NATURE

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 1062-5282042, WITH A COMMITMENT DATE APRIL 14, 2021 AT 8:00AM. TITLE EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO SOUTH LINE OF LOT 262, UNRECORDED PLAT OF COLLIER CITY. BEARING S88°57'20"W.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "X" (SHADED); FLOOD INSURANCE RATE MAP NO. 12011C 0356 H; COMMUNITY NO. 120055; DATE: AUGUST 18, 2014.
9. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK #1259. ELEVATION=13.1852 (NAVD 1988).
10. PROPERTY ADDRESS: 2505 NW 3RD STREET, POMPANO BEACH, FL 33069

DESCRIPTION

LOT NO. 262, OF COLLIER CITY LOTS, DESCRIBED AS: THE EAST 50 FEET OF THE WEST 200 FEET OF THE SOUTH 1/2 OF THE NORTH 2/5 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4.
LOT NO. 263, OF COLLIER CITY LOTS, DESCRIBED AS: THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTH 2/5 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST 250 FEET, LESS RD., LYING WEST OF CO. RD.
LOT NO. 264, OF COLLIER CITY LOTS, DESCRIBED AS: THE SOUTH 1/2 OF THE NORTH 2/5 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST 250 FEET AND SOUTH 25 FEET, LYING WEST OF CO. RD, LESS THE NORTH 50 FEET.
LOT NO. 272, OF COLLIER CITY LOTS, DESCRIBED AS: THE SOUTH 50 FEET OF THE NORTH 1/5 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4, LYING WEST OF CO. RD., LESS THE WEST 300 FEET, LESS RD.
LOT NO. 273, OF COLLIER CITY LOTS, DESCRIBED AS: THE NORTH 1/5 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST 300 FEET AND LESS NORTH 25 FEET FOR ST., LYING WEST OF CO. RD., LESS THE SOUTH 50 FEET.
LOT NO. 274, OF COLLIER CITY LOTS, DESCRIBED AS: THE EAST 50 FEET OF THE WEST 300 FEET OF THE NORTH 1/5 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE NORTH 25 FEET FOR ST.
ALL IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY, STATE OF FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 35,057 SQUARE FEET, OR 0.805 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 23, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

Jeffrey R. Wagner
Digitally signed by Jeffrey R. Wagner
DN: c=US, o=FL, l=Boca Raton, o=Caulfield & Wheeler, Inc., ou=Survey, cn=Jeffrey R. Wagner, email=jwagner@cwinasc.com
Date: 2021.05.14 12:17:00 -04'00'

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY

FILE NAME 9368 SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ST. PHILIP CHURCH OF THE LIVING GOD BOUNDARY SURVEY

DATE	MAR 2021
DRAWN BY	SAS
F.B./ PG.	ELEC.
SCALE	1"=20'

JOB # 9368
SHT.NO. 1
OF 1 SHEETS