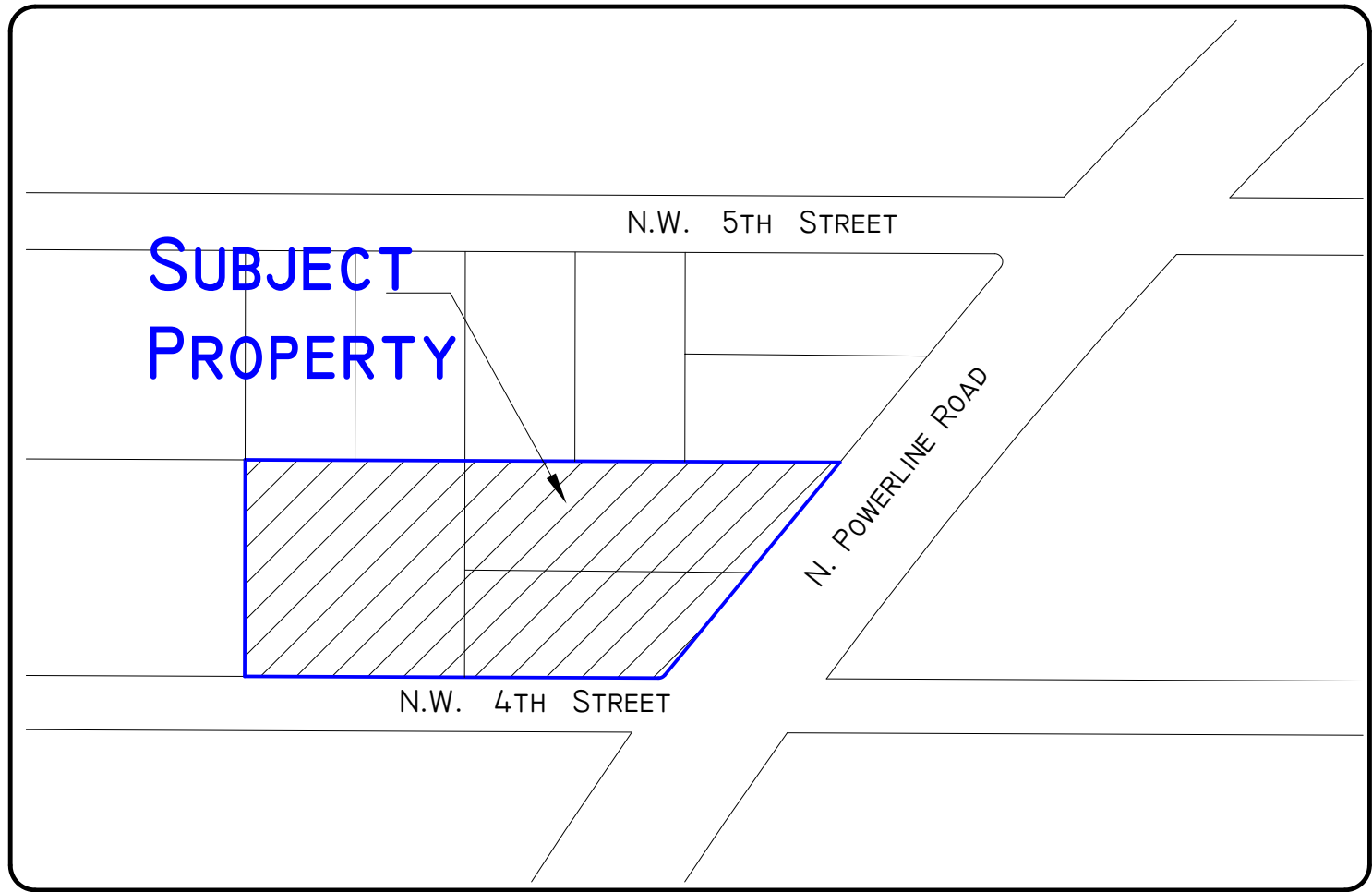


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF SE 1/4 SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.



LOCATION MAP

NOT TO SCALE.



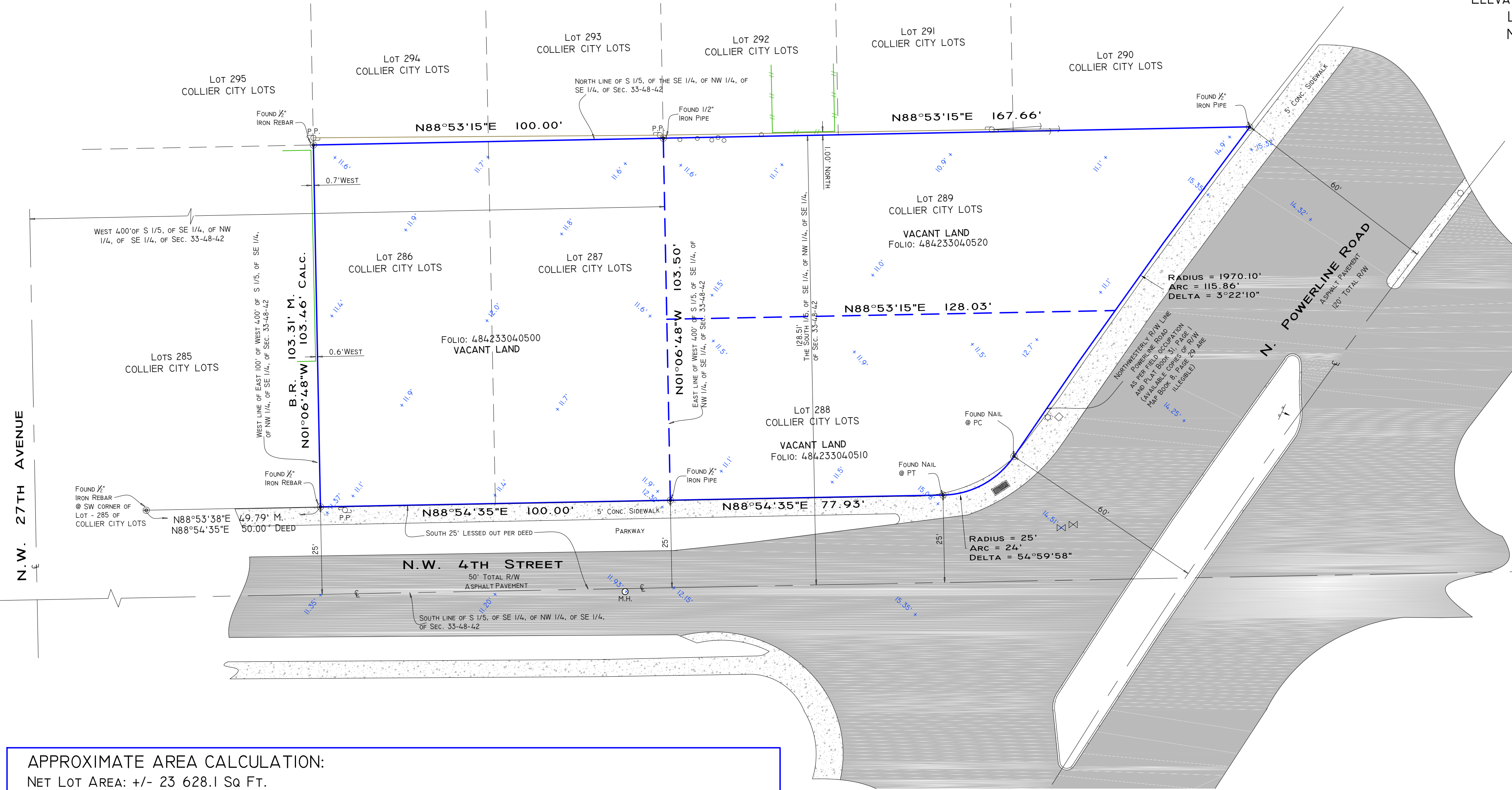
LEGAL DESCRIPTION:

LOTS 286 AND 287, OF THE UNRECORDED PLAT OF COLLIER CITY LOTS, DESCRIBED AS FOLLOWS: THE EAST 100 FEET OF THE WEST 400 FEET OF THE SOUTH 1/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST; LESS THE SOUTH 25 FEET THEREOF, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

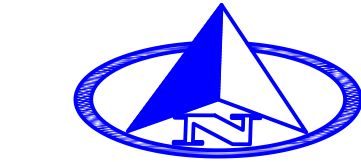
LOTS 288 AND 289 OF THE UNRECORDED PLAT COLLIER CITY LOTS, BEING MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 400 FEET THEREOF, AND ALSO LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, ALL LYING NORTHWESTERLY OF HE NORTHWESTERLY RIGHT-OF-WAY LINE OF POWERLINE ROAD AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86550-2606, SHEET 2 OF 5 SHEETS, DATED 4/23/2071, AND RECORDED IN RIGHT-OF-WAY MAP BOOK 8, PAGE 29, BROWARD COUNTY, FLORIDA.

SURVEYOR'S REPORT AND GENERAL NOTES  
(NOT VALID WITHOUT THE ATTACHED SURVEY MAP)

- LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT.
- REFERENCES TO DEED, RECORD OR PLAT REFER TO DOCUMENTS AND INSTRUMENTS OF RECORD AS PART OF THE PERTINENT INFORMATION USED FOR THIS SURVEY WORK. MEASURED DISTANCES, DIRECTIONS AND ANGLES ALONG BOUNDARY LINES ARE IN CONSISTENCY WITH CORRESPONDING VALUES FROM RECORDS, UNLESS OTHERWISE SHOWN.
- THESE LANDS ARE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD THAT WERE NOT FURNISHED TO THE UNDERSIGNING REGISTERED SURVEYOR. A TITLE SEARCH HAS NOT BEEN PERFORMED.
- NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ON A WELL-ESTABLISHED LINE, SAID LINE IS BEING NOTED AS BR ON THE SURVEY MAP.
- ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREIN. FOUNDATIONS, UNDERGROUND FEATURES AND UTILITIES HAVE NOT BEEN LOCATED.
- FENCE OWNERSHIP HAS NOT BEEN DETERMINED. DISTANCES FROM EXISTING FENCES TO BOUNDARY LINES ARE APPROXIMATE. FENCE/WALLS WIDTH AND CONDITIONS MUST BE CONSIDERED TO DETERMINE TRUE LOCATION.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN HEREON. DATA IS EXPRESSED IN U.S. SURVEY FOOT.
- THIS SURVEY MAP IS BEING PREPARED FOR THE USE OF THE PARTY/PARTIES THAT IT IS CERTIFIED TO AND DOES NOT EXTEND TO ANY UNNAMED INDIVIDUAL, ENTITY OR ASSIGNEE.
- FLOOD PLAIN INFORMATION: AS SCALED FROM FEDERAL INSURANCE RATE MAP (FIRM) OF COMMUNITY NO. 120055 (CITY OF POMPAÑO BEACH), PANEL 0356, SUFFIX H, REVISED ON AUGUST 18TH, 2014, THIS REAL PROPERTY FALLS IN ZONE "X".
- HORIZONTAL ACCURACY: ACCURACY OBTAINED THRU MEASUREMENTS AND CALCULATIONS MEETS AND EXCEEDS THE MINIMUM HORIZONTAL FEATURE ACCURACY FOR AN URBAN AREA BEING EQUAL TO 1 FOOT IN 7, 500 FEET.
- VERTICAL CONTROL AND ACCURACY: THE ELEVATIONS AS SHOWN ARE REFERRED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD 1988). THE CLOSURE IN FEET, AS COMPUTED, MEETS THE STANDARD OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARED ROOT OF THE LOOP DISTANCE IN MILES. ELEVATION ARE BASED ON A LEVEL LOOP FROM AND TO THE FOLLOWING OFFICIAL BENCH MARKS:  
BENCH MARK # 1: BROWARD COUNTY ENGINEERING DEPARTMENT BENCH MARK I260, ELEVATION = 14.390 FEET (NGVD29)  
LOCATION/DESCRIPTION: "X" CUT ON NORTH END OF STORM DRAIN SLAB AT INTERSECTION OF POWERLINE ROAD AND NW 6 STREET ON NORTHWEST CURB.  
BENCH MARK # 2: BROWARD COUNTY ENGINEERING DEPARTMENT BENCH MARK I262, ELEVATION = 14.270 FEET (NGVD29)  
LOCATION/DESCRIPTION: "X" CUT ON SOUTH RIM SOUTHERN BELL TELEPHONE MANHOLE, NORTHEAST CORNER OF NW 31 AVE. AND NW 2 STREET.



APPROXIMATE AREA CALCULATION:  
NET LOT AREA: +/- 23 628.1 Sq Ft.  
GROSS LAND AREA: +/- 36 396.4 Sq.Ft. (INCLUDING AREA FROM LOT LINES TO CENTER LINE OF ADJACENT R/Ws)



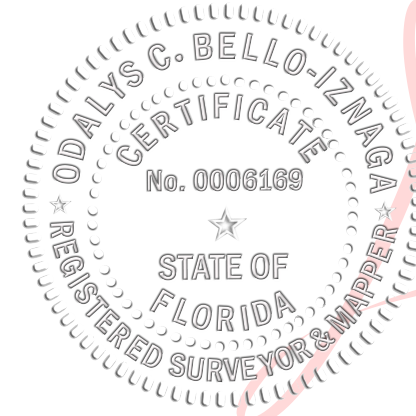
SCALE: 1" = 40'

LEGEND & ABBREVIATIONS

	= CONCRETE (CONC.)
	= CONC. BLOCK WALL
	= WOOD DECK
	= COVERED AREA
	= ASPHALT
	= CHAIN LINK FENCE (CLF)
	= WOOD FENCE (WF)
	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
	= WATER VALVE (WV)
	= POWER POLE (PP)
	= GUY ANCHOR
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE
	= FIRE HYDRANT
	= CABLE BOX (CATV)
	= FPL TRANSFORMER
	= CATCH BASIN OR INLET
	= EXISTING ELEVATION
	= PERMANENT REFERENCE MONUMENT (PRM)
	= PROPERTY CORNER
	= PERMANENT CONTROL POINT (PCP)
	= POINT OF TANGENCY
	= POINT OF CURVATURE
	= POINT OF COMPOUND CURVE
	= POINT OF REVERSE CURVE
	= BENCH MARK
	= BEARING REFERENCE
	= TEMPORARY BENCH MARK
	= PROPERTY LINE
	= CENTER LINE
	= MONUMENT LINE
	= CALCULATED
	= FIELD MEASURED
	= PER PLAT
	= PROFESSIONAL SURVEYOR AND MAPPER
	= AIR CONDITIONER PAD
	= ENCROACHMENT
	= FF ELEV= FINISHED FLOOR ELEVATION
	= PLAT BOOK
	= OFFICIAL RECORD BOOK
	= CONCRETE BLOCK STRUCTURE
	= RIGHT OF WAY
	= ELEVATION
	= SECTION
	= TOWNSHIP
	= RANGE

I HEREBY CERTIFY TO:  
COCHIOLA LLC  
SANCHEZ VADILLO LLP  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Odalys C Bello  
c=US, o=Bello and Bello  
Land Surveying Corp.,  
ou=A01410D00000171  
ODDF9C5500015519,  
cn=Odalys C Bello  
2021.01.11 10:40:47  
-05'00'

ODALYS C. BELLO-IZNAGA  
PROFESSIONAL SURVEYOR AND MAPPER LS6169 · STATE OF FLORIDA  
FIEL WORK DATE: 03/29/2017 COMPLETION DATE: 03/31/2017.  
SURVEY REVISED AND UPDATE: 07/11/2018.

ADDITIONS AND DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE UNDERSIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.

PROPERTY ADDRESS:  
2429 N.W. 4TH STREET, POMPAÑO BEACH, FLORIDA 334

PROJECT No. 18708

**P&Z**  
P120-05000005  
1/27/2021

BELLO & BELLO LAND SURVEYING

LB#7262  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
PHONE: 305.251.9606 • FAX: 305.251.6057  
E-MAIL: INFO@BELLOLAND.COM • WWW.BELLOLANDSURVEYING.COM