

SKETCH OF BOUNDARY SURVEY

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

At the time of survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120055 (City of Pompano Beach) 12011 C, 0357 H, FIRM Date 08/18/2014 and Revised with an effective date of 08/18/2014, published by the United States Department of Housing and Urban Development delineates the subject parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA).
Subject property lies within Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

All elevations as shown on this survey drawing are referred to the North American Vertical Datum, 1988 (NAVD).

BENCHMARK REFERENCES:

- BCED BM 0168
ELEVATION: 11.75 NGVD29
STR: 33-48-42
S.R.D. BRASS DISC AT NORTH END OF RETAINING WALL FOR CONTROL GATES. EAST SIDE OF NORTHWEST 31 AVE. 0.25 MILE +OR- SOUTH OF HAMMONDVILLE ROAD. SAME AS BM #2622
- BCED BM 1259
ELEVATION: 14.760 NGVD29
STR: 33-48-42
"X" CUT IN ON STORM DRAIN SLAB IN SOUTHWEST CORNER OF INTERSECTIONS OF HAMMONDVILLE ROAD & POWERLINE ROAD, SOUTH BOUND.

Bearings and coordinates are relative to the State Plane Coordinate System Florida East Zone, North American Datum (NAD) of 1983 (1990 Adjustment). The West line of the SE 1/4 of Section 33, Township 48 South, Range 42 East bears S 01° 02' 57" E as shown on the Florida Department of Transportation Right of Way Map, State Project Number: 86065-2509, Item/Segment Number: 228110-1.

Lots 288 and 289, of COLLIER CITY (UNRECORDED) could be subject to additional right of way dedication for road purposes.

This office has not performed any search on the Public Records, Private Records or Utility Companies for possible easements that may affect the subject property.

All recording references noted hereon are referring to the Broward County Public Records, unless otherwise noted.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Broward County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months.
Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Broward County, Florida and the City of Pompano Beach.

Not all property corners were recovered at the time of the updated survey work.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines has not been located.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 foot more or less.

Only the easements provided to the surveyor and those shown on the recorded plat are noted or plotted hereon. This office has not performed any title search or any search within the Public or Private Records for easements.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

Call 811 or visit www.sunshine811.com before digging.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No encroachments were noted by this survey.

There are no party walls.

No underground footings were located and no subsurface investigation was performed at the time of survey.

The legal ownership of the fences and walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.05(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial/ High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. Each individual page indicates the scale that applies to that specific page. This survey consist of 00 pages. One page not valid without the others.

REFERENCE PROPERTY ADDRESS/ Broward County Public Records/Property Appraiser Office
451 North Powerline Road
Pompano Beach, Florida 33069

471 North Powerline Road
Pompano Beach, Florida 33069

REFERENCE FOLIO NUMBER(S)/ Broward County Public Records/Property Appraiser Office
4842 33 04 0530 for Lot 290
4842 33 04 0540 for Lot 291
4842 33 04 0500 for Lots 286 and 287
4842 33 04 0510 for Lot 288
4842 33 04 0520 for Lot 289

CERTIFIED TO:
Cocchiola, LLC, a Florida limited liability company

LEGAL DESCRIPTION:

Lot 290, of COLLIER CITY (UNRECORDED), described as follows:

The South 50 feet of the North 1/2 of the South 2/5 of that portion of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 lying Northwesterly of Power Line Road, EXCEPT the West 500 feet thereof, in Section 33, Township 48 South, Range 42 East, according to the unrecorded Plat No. S-6-E of Collier City Lots lying and being in Broward County, Florida.

LESS AND EXCEPT:

The following portion conveyed to the State of Florida for the use and benefit of the State of Florida Department of Transportation by Deed recorded in Official Records Book 5103, Page 728, of the Public Records of Broward County, Florida; and being more particularly described as follows:

All that portion of the South 50.0 feet of the North Half (N 1/2) of the South Two-Fifths (S 2/5) of the Southeast Quarter (SE 1/4) of the Northwest (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as Recorded in Right of Way Map 8, Page 11, of the Public Records of Broward County, Florida.

AND

Lot 291, of COLLIER CITY (UNRECORDED), described as follows:

The North 1/2 of South 2/5 of Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 lying West of County Road, LESS the South 50 feet and LESS the West 500 feet and LESS North 25 feet thereof, in Section 33, Township 48 South, Range 42 East; said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPT:

Those portions conveyed to the State of Florida for the use and benefit of the State Road Department of Florida by Deed recorded in Official Records Book 5018, Page 841, of the Public Records of Broward County, Florida; and being more particularly described as follows:

All that portion of the South Two-Fifth (2/5) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as recorded in Right of Way Map 8, Page 11, Public Records of Broward County, Florida; LESS that portion described in Official Records Book 4142, Page 864, of the Public Records of Broward County, Florida, and LESS previously deeded or dedicated right of way.

LESS AND EXCEPT:

All those external areas lying Northeasterly of arcs formed 25.0 foot radius which are tangent to the Southerly right of way lines of the Northwest Second Street, Northwest Third Street, Northwest Fourth Street, Northwest Fourth Court and Northwest Fifth Street respectively and tangent to a line lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as recorded in Right of Way Map Book 8, Page 11, of the Public Records of Broward County, Florida the Westerly right of way line of State Road S-809 (Powerline Road).

AND

Lots 286 and 287, of COLLIER CITY (UNRECORDED), 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.

AND

Lots 288 and 289, of COLLIER CITY (UNRECORDED), described as follows:

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 for road right-of-way, all lying Northwesterly of the Northwesterly right-of-way of Power Line Road as shown on the Department of Transportation Right-of-Way Map, Section 86550-2606, Sheet 2 of 5 Sheets, dated 4/23/71, and recorded in Right-of-Way Map Book 8, Page 29, Broward County, Florida.

REFERENCES:

- Commitment for Title Insurance, Commitment File Number: 19019577, with a Commitment Date of February 22nd, 2019 at 08:00 AM issued by Old Republic National Title Insurance Company, with Revision B made on May 17th, 2019 at 4:28 PM to show the revised legal description for Lots 290 and 291, of COLLIER CITY (UNRECORDED)

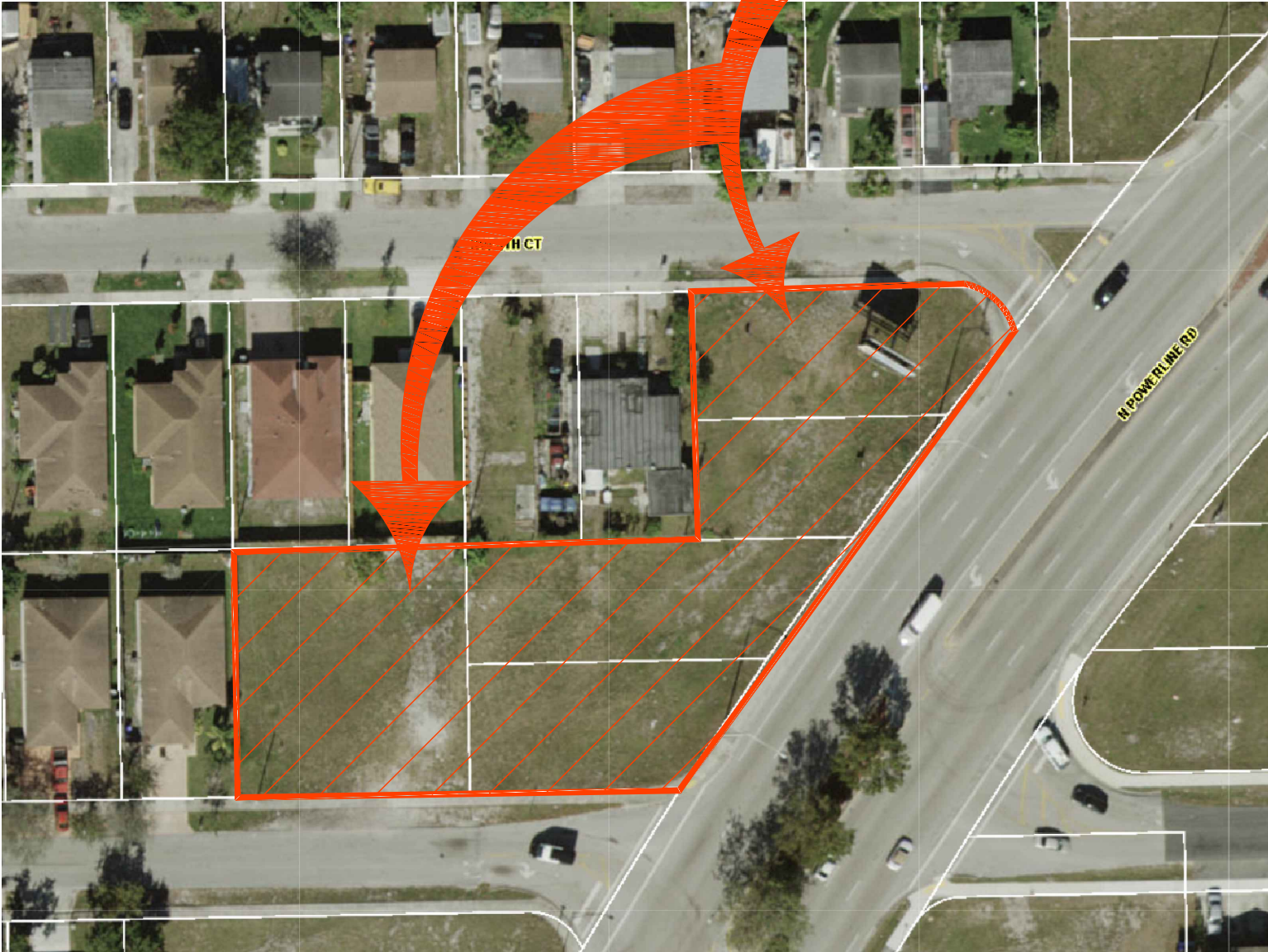
- Commitment for Title Insurance, Commitment File Number: 17033269, with a Commitment Date of March 26th, 2017 at 08:00 AM issued by Old Republic National Title Insurance Company, for Lots 286 and 287, of COLLIER CITY (UNRECORDED)

- Warranty Deed as recorded in Instrument Number 114354966, Public Records of Broward County, Florida.

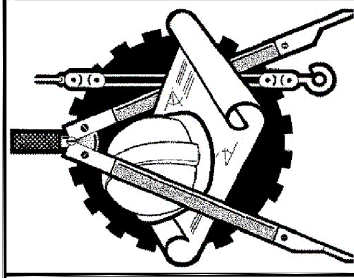
- Right-of-Way Map Book 8, Page 29, Broward County, Florida.

- Right of Way Map Book 8, Page 11, of the Public Records of Broward County, Florida.

- Florida Department of Transportation Right of Way Map, State Project No. 86065-2509, Item/Segment No. 228110-1.



LOCATION MAP
NOT TO SCALE



JORGE L. CABRERA
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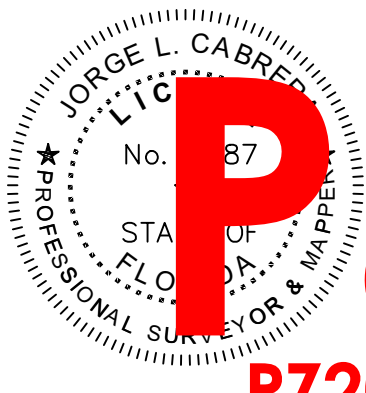
No.	Date	Job No.	Description
1	12/12/2019	19-4959-A	REVISED TO ADD TREES/UPDATE

Prepared for:
Cocchiola, LLC

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 06/21/2019
DATE: 07/23/2019
SURVEYOR AS SHOWN
JOB No. 19-4959

SHEET
3-1

LAST REVISION 19-4959-A 12/16/2019
JORGE L. CABRERA
Jorge L. Cabrera
Professional Surveyor & Mapper, # 6487
State of Florida



P & Z
P 720-05090005
1/27/2021