

ALTA/ACSM LAND TITLE SURVEY

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

The South 40 feet of Lot 16 and all of Lots 17, 26, 27 and 28, in Block 12 of PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13 of the Public Records of Broward County, Florida.

M.L. CAP = M.L. LAUGHLIN ENG. CO. CAP
+ INDICATES MARKERS

SCALE: 1" = 20'

④ INDICATES NUMBER OF PARKING SPACES
THIS PROPERTY CONTAINS 36 PAVED & STRIPED SPACES

NOTE:

ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) AND ARE INDICATED THUS: N.G.D.

REFERENCE BENCH MARK: NAIL IN ASPHALT AT INTERSECTION OF U.S. #1 & E. ATLANTIC BLVD., ELEV. = 114.0

● INDICATES BLACK OLIVE TREE

THIS PROPERTY CONTAINS 17,100 SQ. FT. OR 0.4385 ACRES, MORE OR LESS.

This property is zoned B-3 per City of Pompano Beach Zoning Code - setbacks to be determined by site plan review and RM-20 - setbacks: Front = 25'; Side = 10' and Rear = 10'

BLOCK PLAN NOT TO SCALE.

ALTA/ACSM CERTIFICATION

TO: John Pasquale and Rosalie Pasquale, husband and wife; Goren, Cherof, Doody & Ezrol, P.A.; Independence Community Bank and Fidelity National Title Insurance Company.

This is to certify that the undersigned is a duly registered Land Surveyor in the State of Florida and that this map or plat and the survey on which it is based as surveyed on May 18th, 2005 was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association (ALTA) and the American Congress for Surveying and Mapping (ACSM) and the National Society of Professional Surveyors (NSPS) in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this date of this certification.

The undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed allowable Positional Tolerance.

The undersigned further certifies that this survey was prepared in accordance with the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

The undersigned further hereby certifies to Independence Community Bank, Cullen and Dykman, LLP, Fidelity National Title Insurance Company, and John Pasquale and Rosalie Pasquale, husband and wife, and Goren, Cherof, Doody & Ezrol, P.A. as of 18th day of May, 2005, that the foregoing survey correctly shows (i) the location of all buildings, structures, and other visible improvements situated on the above premises; and that except as shown, there are no visible or recorded easements or rights-of-way across said premises or any other easements or rights-of-way of which the undersigned has been advised; no party walls, no encroachments on adjoining premises, easements, streets or alleys by any said buildings, structures or other visible improvements, and no encroachments on said premises by buildings, structures or other visible improvements situated on adjoining premises; (ii) the courses and measured distances of the exterior property lines of the premises and any easements located on or affecting the said premises; (iii) the location and number of parking spaces and the total square foot area of the said premises; (iv) the dimensions of all improvements in the said premises at ground surface level and the distance therefrom to the nearest facing exterior property line of the said premises; (v) and the scale, the north direction, the beginning point, the distance to the nearest street and point of reference from which the premises are measured, the width of the street or streets on which the premises abut, the lot and block number shown on any filed map to which is made in the legal description of the premises together with the filing date of such map, and an accurate reference to the real estate records of Broward County, Florida identifying all easements of record crossing or affecting the said premises. The undersigned further certifies that all streets abutting the said premises and means of ingress and egress for the said premises have been completed, dedicated, and accepted for public maintenance by the Broward County.

There are no other easements road reservations or rights-of-way of record affecting this property per Fidelity National Title Insurance Company Commitment No. WE05-101888 dated April 21, 2005 at 6:00A.M.

8) Easement per O.R. 37246, Page 534 B.C.R. does not affect this property

I certify that this survey was made in accordance with the minimum standards established by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

FOR THE SURVEYOR: J. LAUGHLIN ENGINEERING CO.
DATE: MAY 18, 2005

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

05-2-015

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12/7/21

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JAN 22 2015