

ALTA/NSPS LAND TITLE SURVEY
1820 NW 21ST STREET

LEGAL DESCRIPTION:

Parcel 1:

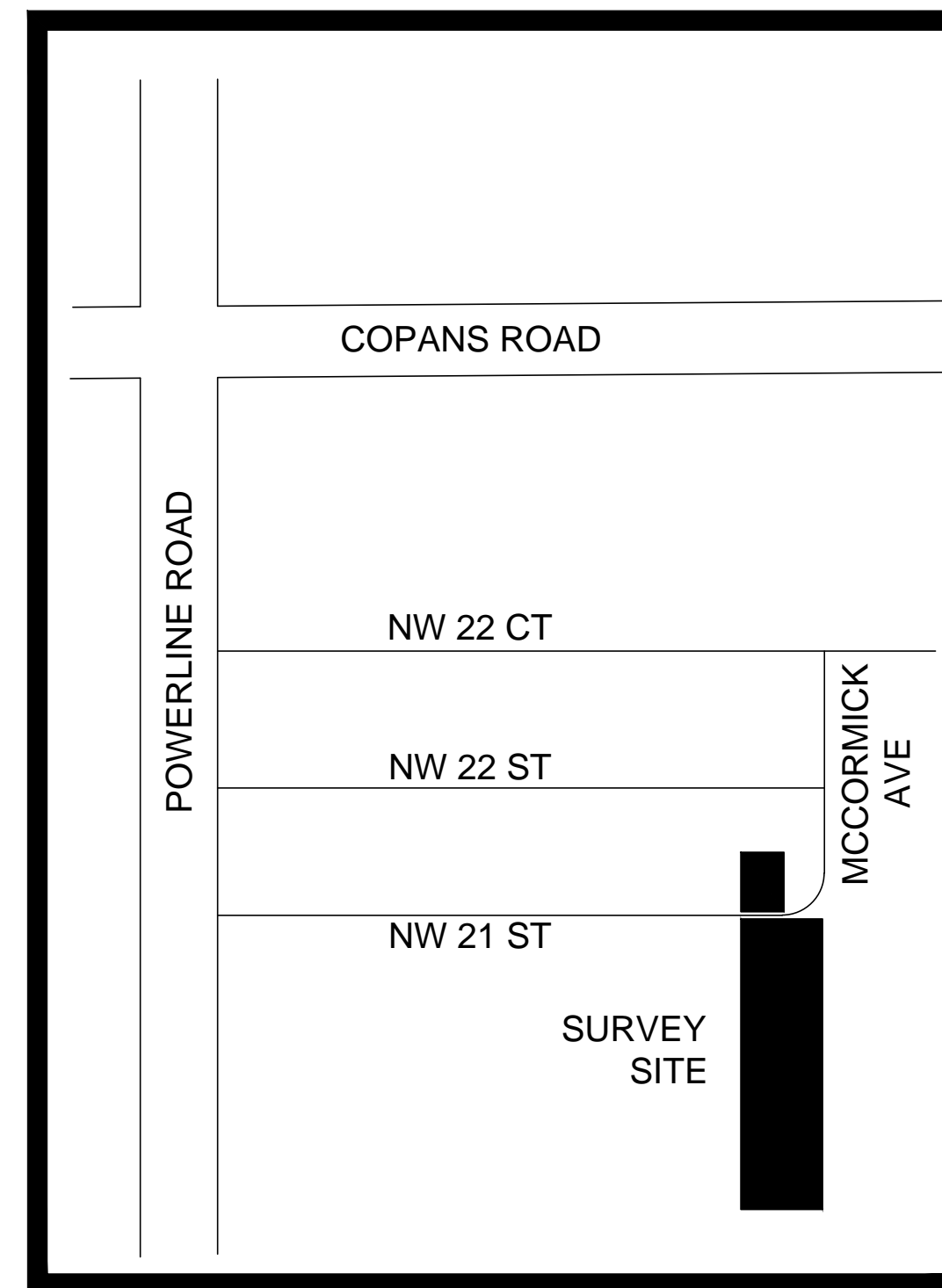
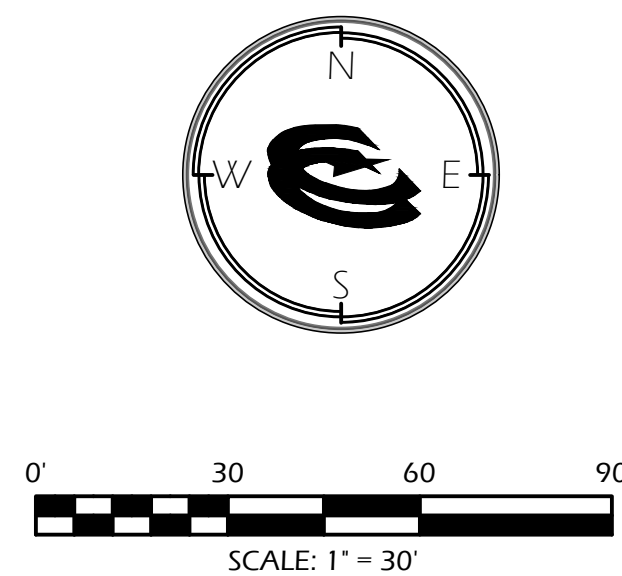
Track A, also known as Lot A of Sun Graphics Plat according to the plat thereof, as recorded in Plat Book 100, Page 47 of the Public Records of Broward County, Florida.

Also

Parcel 2:

Lot 24, Block 3, Rambler Park, 2nd Section, according to the plat thereof, recorded in Plat Book 52 at Page 50 of the Public Records of Broward County, Florida.

GROSS LAND AREA: 104,285 SQ FT (2.3941 ACRES)



LOCATION MAP

(NOT TO SCALE)

LEGEND

- A = Arc Length
- A/C = Air Conditioner
- ALUM = Aluminum
- BCR = Broward County Records
- B.F.P. = Backflow Preventer
- BLDG = Building
- CATV = Cable Television Riser
- C.B. = Catch Basin
- CLF = Chain Link Fence
- CM = Concrete Monument
- CO = Clearout
- CONC = Concrete
- CLP = Concrete Light Pole
- CPP = Concrete Power Pole
- DDCV = Double Detector Check Valve
- DRNG = Drainage
- ELEC = Electric
- ELEV = Elevation
- ESMT = Easement
- F.D.C. = Fire Department Connection
- FH = Fire Hydrant
- FND = Found
- FPL = Florida Power & Light
- GC = Gate Valve
- HC = Handicapped
- HH = HandHole
- IP = Iron Pipe
- IR = Iron Rod
- IRB = Iron Rod & Plastic Cap
- IRR = Irrigation
- LP = Light Pole
- MDCR = Miami-Dade County Records
- MH = Manhole
- MSD = Nail and
- ORC = Official Record Book
- PBBR = Palm Beach County Records
- P = Plat
- PG = Page
- PL = Property Line
- POB = Point of Beginning
- PP = Power Pole
- SAN = Sanitary Sewer
- SIRC = Set-3 Iron Rod & Plastic Cap "LB 7535"
- SQ FT = Square Feet
- SSMH = Sanitary Sewer Manhole
- SWK = Sidewalk
- R = Radius
- R/W = Right-of-Way
- UE = Utility Easement
- TYE = Typical
- TRANS = Transformer
- W = West
- WM = Water Meter
- WPP = Wood Power Pole
- WV = Water Valve

NOTE: ALL EASEMENTS AND RIGHTS-OF-WAY INCLUDED IN THE COMMITMENT FOR TITLE REFERENCED BELOW HAVE BEEN REVIEWED BY THE SURVEYOR AND ARE REFLECTED HEREON TO THE EXTENTS PLOTTABLE.

TITLE COMMITMENT
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE #: 2061-5713865
EFFECTIVE DATE: October 31, 2021 at 8:00 AM

SCHEDULE B1

ITEMS

1-8 These are NOT a Survey Matter.

9 Affects property and is shown hereon.

10 Affects property and is shown hereon.

11 ORB 195 Pg 375, ORB 1331, Pg 341, ORB 1696 Pg 548 do NOT affect the property.

12 ORB 699 Pg 243 does NOT affect the property. ORB 5239 Pg 598 affects the property and is shown hereon.

13 ORB 45750 Pg 1869 affects the property but is not plottable.

14 ORB 20044 Pg 413 affects the property but is not plottable.

15 ORB 31410 Pg 1841 affects the property but is not plottable.

16 ORB 47583 Pg 1104 affects the property but is not plottable.

SURVEY NOTES:

THE BEARINGS REFERENCED HEREON ARE BASED ON A BEARING OF SOUTH 88°29'14" WEST ALONG THE NORTH LINE OF TRACT A, OF SAID SUN GRAPHICS PLAT.

OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED. ANY VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS IS SHOWN HEREON.

SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE. THIS SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' AND INACCURACIES MAY OCCUR IF ENLARGED BEYOND THAT SCALE.

THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON. ANY UTILITY LINES SHOWN HEREON WERE LOCATED AS PAINT MARKS ON THE GROUND, AS MARKED BY OTHERS.

FENCELINES MAY MEANDER ALONG THEIR LENGTH INSTEAD OF BEING STRAIGHT AS SHOWN. FENCELINES MAY ALSO FALL WITHIN VEGETATION FURTHER OBSCURING THEIR EXACT POSITION ALONG THEIR ENTIRE LENGTH. THE FENCELINES SHOWN DENOTE ENDPOINTS AND OBVIOUS CHANGES OF DIRECTION.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

WE HAVE NO EVIDENCE OF ANY PLANNED CHANGES IN THE EXISTING RIGHTS-OF-WAYS ADJACENT TO THESE PARCELS.

INSTRUMENTS OF RECORD SHOWN HEREON REFER TO THOSE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS NOTED OTHERWISE.

THIS PROPERTY FALLS IN FLOOD ZONE AH (BASE FLOOD ELEVATION OF 12) AS SHOWN ON FLOOD ZONE MAP 12011C0170H WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.

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Certified To: First American Title Insurance Company.
Power Financial Credit Union, ISAOA, ATIMA.
SES WPB, LLC.
McIntyre Thanasides Bringgold Elliot Grimaldi Guito & Matthews, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4 (in square feet or acres) and 17 of Table A thereof. The fieldwork was completed on 12/6/21.

Date of Plat or Map: 12/6/21

TITLE:

ALTA LAND TITLE SURVEY
1820 NW 21ST STREET, POMPANO BEACH, FLORIDA

SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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

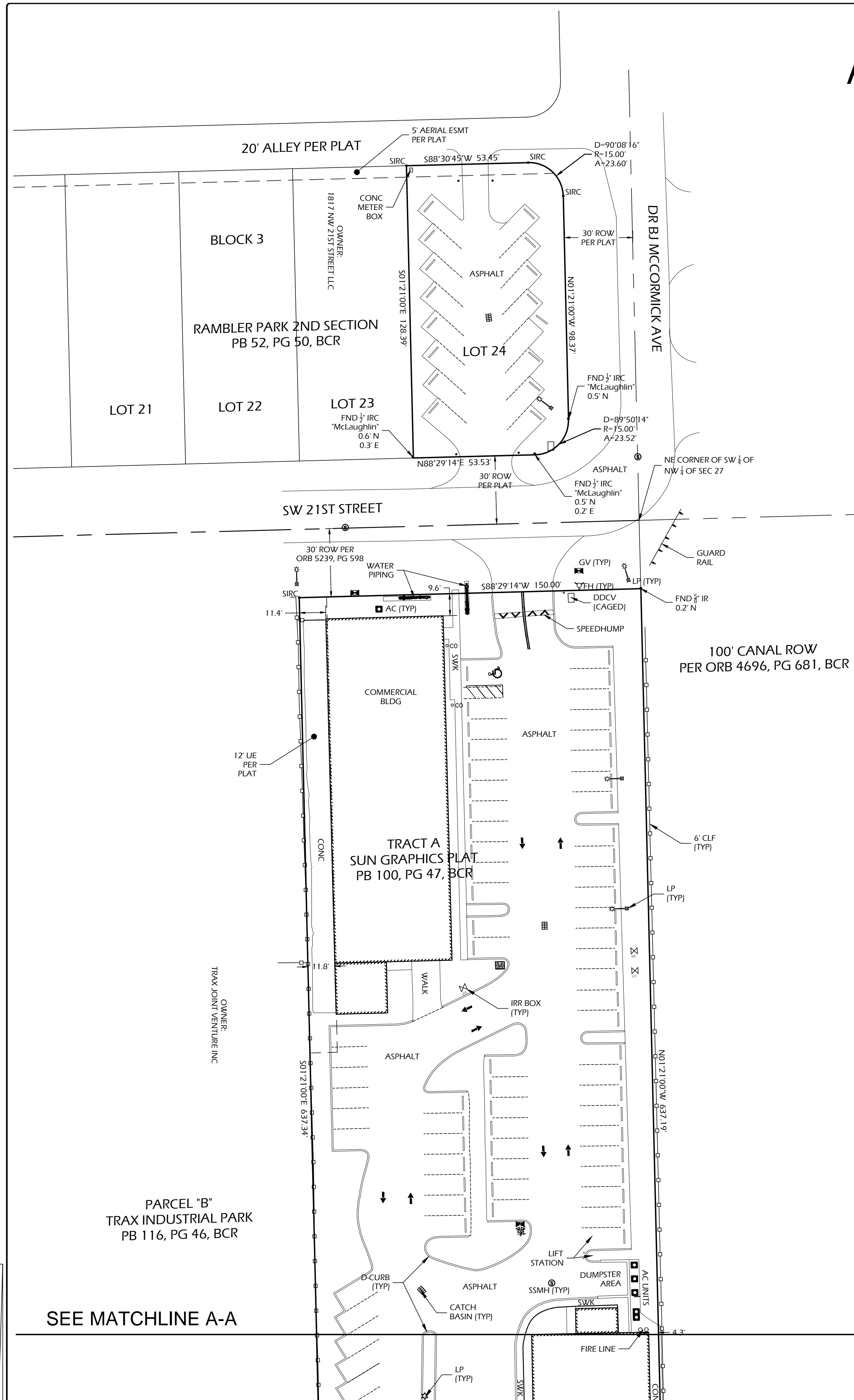
SCOTT A. REID, P.S.M.
FLORIDA SURVEYORS REGISTRATION NO. 6258

NO.	SHEET INDEX
1	SURVEYORS REPORT, MAP OF SURVEY
ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED	

[illegible]

PROJECT MGR: BRW	 Compass Point surveyors	CPS PN: 21046-A1
CHECKED BY: SCN		DRAWN BY: SAR
FB 533, PG 41		SCALE: AS NOTED
FIELD DATE: 12/6/21		FILE: 21046b5.dwg
3710 PARK CENTRAL BLVD. N. POMPANNO BEACH FL 33064 • PH. 954.332.8181 • LB NO. 7535		

SHEET 01
OF 02



SEE MATCHLINE A-A

OWNER: TRAX JOINT VENTURE INC.

PARCEL "B"
TRAX INDUSTRIAL PARK
PB 116, PG 46, BCR

OWNER: WATER MANAGEMENT DISTRICT

TRACT A
SUN GRAPHICS PLAT
PB 100, PG 47, BCR

100' CANAL ROW
PER ORB 4750, PG 277, BCR

Labels on plan include: 6" CURB (TYP), ASPHALT, CATCH BASIN (TYP), SSMH (TYP), AC UNITS, FIRE LINE, DUMPSTER AREA, SXWK, LP (TYP), PARKING OVERHANG, ASPHALT, CONC, 11' +/- W. OF PL, CONC EXTENDS, 6' CLF (TYP), RETENTION AREA, 6' CLF (CLEANING IN PLACES), CATCH BASIN (TYP), SAN, CONC, AC, TYP, CORNER NOT SET (INACCESSIBLE), 110.2, N8°29'14"E 150.00, N0°21'00"W 637.34, S0°21'00"E 637.34, 4.3', 11.0'.

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