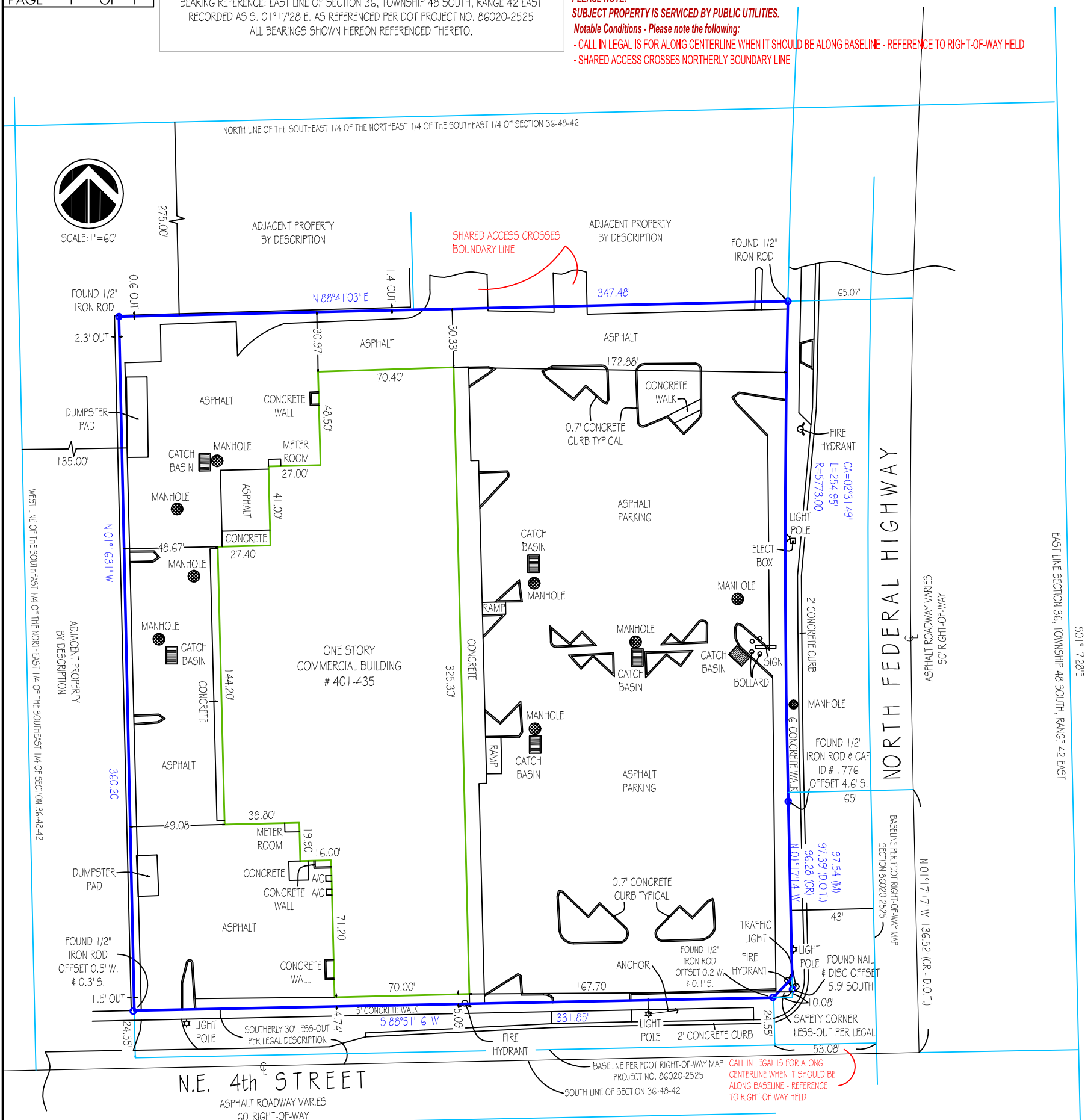
BEARING REFERENCE: EAST LINE OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST RECORDED AS S. 01°17'28 E. AS REFERENCED PER DOT PROJECT NO. 86020-2525 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
Notable Conditions - Please note the following:
- CALL IN LEGAL IS FOR ALONG CENTERLINE WHEN IT SHOULD BE ALONG BASELINE - REFERENCE TO RIGHT-OF-WAY HELD
- SHARED ACCESS CROSSES NORTHERLY BOUNDARY LINE



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) PF THE SOUTHEAST ONE–QUARTER (SE 1/4), LESS THE NORTH 275 FEET THEREOF, SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE FEDERAL HIGHWAY (U.S. NO.1), LESS THE SOUTH 30 FEET THEREOF, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR STATE ROAD 5 AND THE CENTERLINE OF N.E. 4TH STREET IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE WESTERLY ALONG SAID CENTERLINE A DISTANCE OF 53.08 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID CENTERLINE A DISTANCE OF 24.55 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT-OF-WAY LINE FOR N.E. 4TH STREET, ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID EXISTING RIGHT-OF-WAY LINE A DISTANCE OF 10.02 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 5; THENCE NORTHERLY ALONG SAID EXISTING RIGHT-OF-WAY LINE A DISTANCE OF 10.02 FEET; THENCE SOUTH 43°45'35" WEST A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 135.0 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42, EAST, LYING WEST OF FEDERAL HIGHWAY U.S. NO. 1, LESS THE NORTH 275.0 FEET AND LESS THE SOUTH 30.0 FEET FOR ROAD RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
401-435 NORTH FEDERAL HIGHWAY
POMPANO BEACH, FL 33062

INVOICE NUMBER: 81813-SE
DATE OF FIELD WORK: 05/30/2017

CERTIFIED TO
WESTCOR LAND TITLE INSURANCE COMPANY
CENTENNIAL BANK, AN ARKANSAS CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
401 FEDERAL INVESTMENTS,LLC

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0376
SUFFIX: H
PANEL DATE: 08/18/2014

COMMUNITY NUMBER: 120055

DRAFTED BY : CDR
DATE : 05/25/2017

FOR MORTGAGE TRANSACTIONS - LANDTECH HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO ADD ANY LENDER CERTIFICATIONS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY. PLEASE SIGN, DATE & ENTER ADDITIONAL CERTIFICATION(S) BELOW:

LEGEND:

— X — X — CHAIN LINK FENCE
— // — // — WOOD FENCE

A	ARC LENGTH	P	PER PLAT
CA	CENTRAL ANGLE	PL	PROPERTY LINE
℄	CENTER LINE	PC	POINT OF CURVATURE
CF	CALCULATED FROM FIELD MEASURE	PCC	POINT OF COMPOUND CURVATURE
CR	CALCULATED FROM RECORD DATA	PK	PARKER KALON NAIL
CATV	CABLE TV RISER	POB	POINT OF BEGINNING
Δ	CENTRAL ANGLE (DELTA)	POC	POINT OF COMMENCEMENT
DE	DRAINAGE EASEMENT	PRC	POINT OF REVERSE CURVATURE
EASE	EASEMENT	PT	POINT OF TANGENCY
EOW	EDGE OF WATER	R/W	RIGHT-OF-WAY
FF	FINISHED FLOOR	SBR	BELL SOUTH R
FIP	FOUND IRON PIPE	UE	UTILITY EASEM
FIR	FOUND IRON ROD	WM	WATER METER
FN	FOUND NAIL	UP	UTILITY POLE
L	PER LEGAL DESCRIPTION		
M	MEASURED		
OHC	OVER HEAD CABLE		
ORB	OFFICIAL RECORDS BOOK		

NOTES:
1.THIS SURVEY IS BASED UPON RECORD INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
2. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED [illegible] SPECIFICALLY SHOWN.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC V[illegible]ATUM (N.G.V.D. 1929)
4. FENCE TIES ARE TO CENTERLINE OF FENCE.
5. IN SOME CASES, GRAPHIC REPRESENTATIO[illegible] BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
6. ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND [illegible] AND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED [illegible] SURVEYOR) # 5639.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY [illegible] MEETS THE MINIMUM TECHNICAL STANDARDS FOR SU[illegible] AS SET [illegible] THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CH[illegible] OF THE FLORIDA ADMINISTRATIVE CODE, PURSUAN[illegible]472.027 FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGN[illegible] AND SEAL HE[illegible]ON ME[illegible] PROCEDURES AS SET FORTH IN CHAPTER 5[illegible] PURSUANT T[illegible]ECTION 2[illegible]23, FLORIDA STATUTES.

ELEVATIONS SHOWN - IF APPLICABLE - ARE B[illegible] UPON
BENCH MARK: _____
ELEVATION = _____ N.G.V.D. 1[illegible]

06/05/2017
SIGNED: DATE:

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER [illegible] REGISTRATION No. 5639 *(NOT VALID WITHOUT THE SIG[illegible] AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSE[illegible] SURVEYOR AND MAPPER SHOWN ABOVE)*

IMPORTANT NOTE:

IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE [illegible] OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTECH. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "***LANDTEC [illegible] APPROVAL FOR CONSTRUCTION***" LISTED IN THE [illegible] LANDTECH ASSUMES NO RESPONSIBILITY FO[illegible] FROM FAILURE TO ADHERE TO THIS CLAUSE.

Digitally signed by Andrew Snyder, P.S.M. DN: cn=Andrew Snyder, P.S.M., o=Landtec Surveying, Inc, email=asnyder@[illegible], c=US Date: 2017.06.05 16:37:32 -04'00'

REVISION SCHEDULE:

LANDTEC SURVEY[illegible]
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better
600 Fairway Drive - St[illegible]
Deerfield Beac[illegible]
(561) 367-3587 - FAX: (561) 46[illegible]
Landtec[illegible]ey.com

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P22300000003 8/2/2022
AAA 03/07/2023 03/7/2022