



THIS SURVEY

Location Sketch

Legal Description

Parcel "A" WILLAH PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 112, Page 41, of the public records of Broward County, Florida.

LESS the South 330.00 feet of the West 30.00 feet of said Parcel "A", WILLAH PLAT No. 1, according to the plat thereof as recorded in Plat Book 112, Page, 41, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 173,111 square feet or 3.9741 acres, more or less.

TITLE NOTES:

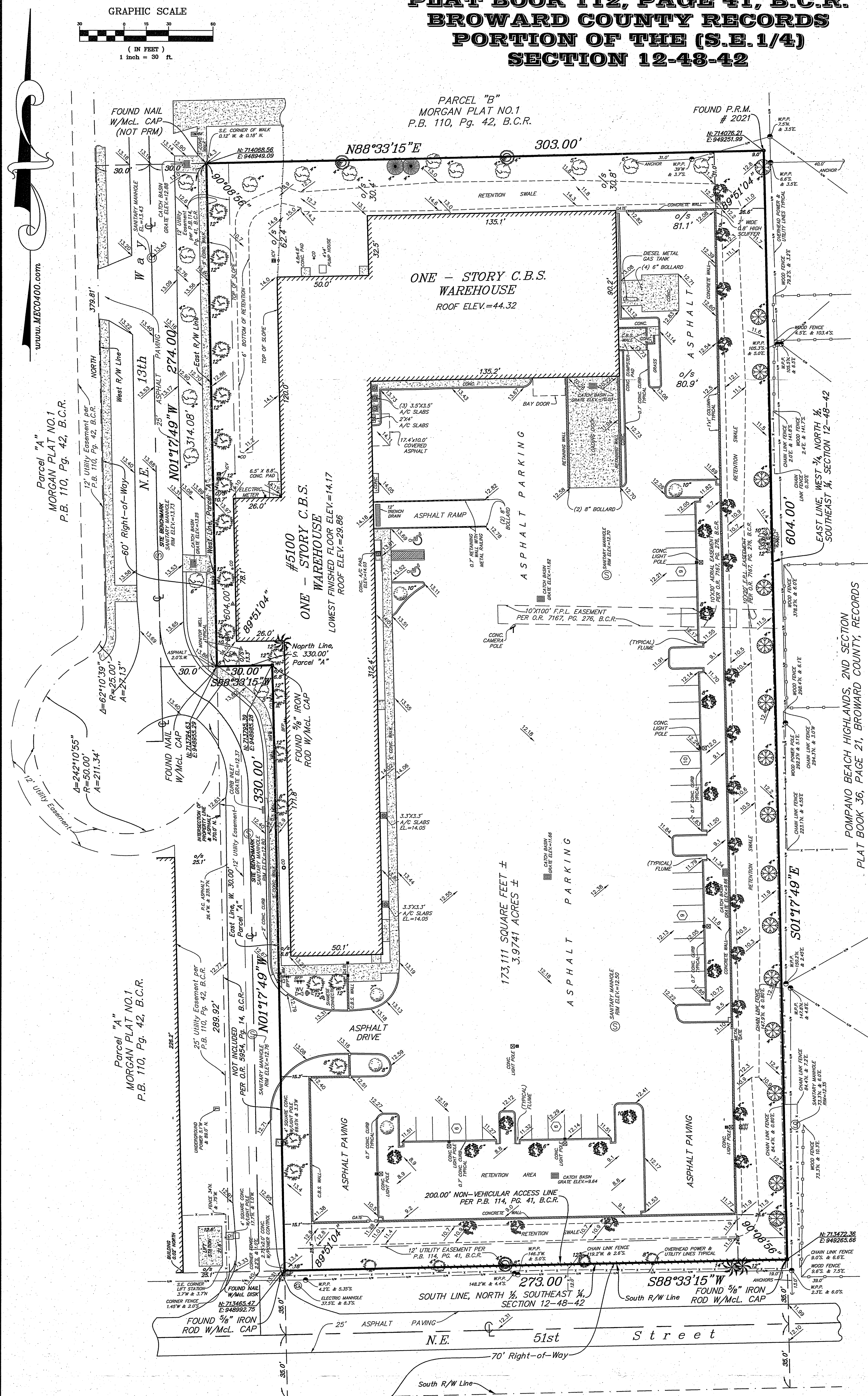
There are no other easements, road reservations or rights-of-way of record affecting this property per Attorneys' Title Insurance Fund, Inc., commitment no. C-3189163, dated May 13th, 2008 at 11:00 PM

Notes corresponding exceptions in Schedule B- II, for the above referenced title commitment:

4. *Easements, restrictions, non-vehicular access line and rights-of-way per Plat Book 112, Page 41, B.C.R. affect this property as shown hereon.*
5. *Developers Agreement per O.R. 3790, Page 213, B.C.R. affects this property (nothing plottable).*
6. *Easements per O.R. 7167, Page 276, B.C.R. affect this property as shown.*

CERTIFIED TO:

King Motor Center of Deerfield, LLC, a Florida limited liability company and Attorneys Title Insurance Fund, Inc.



NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, BM # 1251, Elevation= 21.340 (NGVD29) converted to elevation=19.740 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 13.8', Elev. = 13.68
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 120TIC0186 H, Dated: August 18, 2014, Community Panel No. 120055.
- 9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Coordinates Grid and Bearings shown hereon refer to Florida State Plane Coordinates based on the North American Datum of 1983 with the 1980 adjustment (NAD 83/90) as field traversed from the Broward County Horizontal GPS Network Point M05, West line of Parcel "A" as North 71°49' West.
N: 714856.55
E: 949923.36
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using the Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. LB #212/21-25, Print, LB# 314/73, TDS, LB# 397/4-6, PRINT

JOB ORDER NO. T-4904, T-5305, U-4530, U-7780, U-8058, V-5914

CHECKED BY _____

ORIGIN BY: JST, EJJ3, SW, DRP, RT, KT

LEGEND

A = CENTRAL ANGLE (DELTA)
A.C.A. = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A.R. = AIR LENGTH
A.R.C. = ARIZONA COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.L. = BULKHEAD
B.L.S. = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B. = CONCRETE, BLOCK AND STUCCO
C.C.R. = CENTERLINE OF RIGHT-OF-WAY
CHORD = CHORD BEARING
CH.C.B. = CHORD BEARING
C.C.C. = COASTAL CONSTRUCTION CONTROL LINE
C.L. = CROWN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C.O. = CLEAN OUT
D.B. = DEED BOOK
DESCRIPTION = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.A. = DIAMETER AT BREAST HEIGHT
D.E.L. = DIELECTRIC
OR EL. = ELEVATION
FT. = FEET
F.I.P. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.N.L. = FLORIDA LAND NAVIGATION DISTRICT
F.O.A. = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
G.S. = GAS VALVE
H.A. = HOIST AT REAR MANHOLE
H.H. = HAND HOLE
I.C.V. = IRREGULAR CONCRETE VALVE
INV. = INVERT
L.P.G. = LIQUID PROPANE GAS
L.U. = LICENSED BUSINESS
MAC. = MAGNETIC
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASUREMENT
P. = PARKING SPACE
P.A. = NON-VEHICULAR ACCESS LINE
M.W. = MEAN HIGH WATER
M.S.C. = MISCELLANEOUS
M.L.P.(S) = METAL LIGHT POLE
= MISCELLANEOUS
M.W. = MONITORING WELL
MGS = NATIONAL GEODETIC SURVEY
N.S. = NATIONAL SURVEY
NOV029 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NOV08 = NATIONAL HORIZONTAL VERTICAL DATUM (1988)
N.S.I.D. = NORTH FLORIDAS IMPROVEMENT DISTRICT
N. = NUMBER
O.R.F. = OFFICIAL RECORDS BOOK
O. = OFFSET
O.W. = OVERHEAD UTILITY LINES
P.G. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF BEGINNING
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATING VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.G. = POINT OF GROUND SURVEY
P.P.M. = PERMANENT REFERENCE MONUMENT
R. = RADIIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W. = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
S.E. = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P. = STATE PLAT
SQ./FT. = SQUARE FEET
S.T.L. = SURVEY THE LINE
TANGENT = TANGENT
TAM.B.R. = TANGENT BEARING
T.O.B. = TOP OF BAFFLE
T.M. = WATER METER
W.D. = WATER VALVE
W.B.N. = WEST FACE OF BULKHEAD
W.F. = WET FACE
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POST INDICATING LIGHT POLE
W.P.P. = WOOD POWER POLE
W.M.C. = WATKINS
W.M.C./CAP. = WITH MCALAGHIN ENGINEERING CO. CAP
WITH W.M.C. = WITH W.M.C. CAP # 285
HANDICAPPED PARKING SPACE

Jerald
A.
McLaughlin

Digitally signed by:
Jerald A. McLaughlin
DN: CN = Jerald A.
McLaughlin email =
Jerry@meco400.
com C = AD O =
McLaughlin
Engineering Co. OU
= President
Date: 2021.06.21 14:
30:29 -04'00'

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 20th day of March, 2001.
 Resurveyed to Amend New Eagle Addition, this 3rd day of July, 2001.
 Revised dimensions and streets this 25th day of August, 2001.
 Resurveyed and Title Commitment Information added this 1st day of July, 2008.
 Resurveyed this 12th day of December, 2010.
 Resurveyed this 20th day of December, 2013.
 Revised flood zone this 8th day of May, 2014.
 Resurveyed this 1st day of March, 2021.

01 - 3 - 040 (21) (NAVD88)

DRC
PZ21-12000024
10/6/201

PZ21-12000024
8/4/2021