



VICINITY MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
- THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2022.
2. THE SURVEY WAS BASED ON:
- ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1, PLAT BOOK 111 PAGE 22
 - LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 49954, PAGE 673.
 - ROAD PLAT BOOK 15, PAGE 176
3. BEARINGS ARE BASED ON N01°21'25"W ALONG THE CENTERLINE OF NORTH ANDREWS AVENUE, AND ARE CONSISTENT WITH THE BEARINGS SHOWN ON ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1, PLAT BOOK 111 PAGE 22.
4. AREA = 3.374 ACRES, MORE OR LESS.
5. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER SCHEDULE B-II, OF A TITLE COMMITMENT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC; FUND FILE NUMBER: 132613; REFERENCE: 30358075; DATED: SEPTEMBER 22, 2022.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
6. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
7. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:10,000.
8. THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
- 1) BOUNDARY LINES - 0.10'
 - 2) TOPOGRAPHIC FEATURES - 0.20'
 - 3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
 - 4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'
9. THE PROPOSED USE OF THE SUBJECT PROPERTY IS A CHENEY BROTHERS OFFICE FACILITY.
10. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PURCHASE OF THE PROPERTY.
- TTHIS SURVEY IS NOT VALID FOR ANY OTHER USE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
- CHENEY BROTHERS, INC.
 - COHEN NORRIS WOLMER RAY TELEPMAN BERKOWITZ & COHEN
 - ATTORNEY' TITLE FUND SERVICES, LLC
 - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
13. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', ON A 24"x 36" SHEET.
14. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
15. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
16. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO CITY OF POMPAÑO BENCHMARK "006 2011 BENCHMARK", ELEVATION=11.360.
17. x¹⁰⁰ DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
18. FLOOD ZONE INFORMATION PER FEMA FLOOD INSURANCE RATE MAP NUMBER 12011C0170H, EFFECTIVE DATE AUGUST 18, 2014: THE PROPERTY LIES PRIMARILY WITHIN IN FLOOD ZONE "X"; WITH A PORTION LYING IN FLOOD ZONE "AH", ELEVATION 12.
19. © COPYRIGHT 2023 BY BROWN & PHILLIPS, INC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF PARCEL "D", ADDITION TO COPANS INDUSTRIAL COMPLEX NO. I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A", OF YELLOW FREIGHT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 29' 51" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 290.25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88 DEGREES 29' 51" EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (80 FOOT RIGHT-OF-WAY) AND A POINT ON THE EAST LINE OF SAID PARCEL "D"; THENCE SOUTH 1 DEGREES 21' 25" EAST, ALONG THE SAID EAST LINE OF PARCEL "D", A DISTANCE 227.51 FEET; THENCE SOUTH 43 DEGREES 34' 13" WEST A DISTANCE OF 35.31 FEET; THENCE SOUTH 88 DEGREES 29' 51" WEST, A DISTANCE OF 120.06 FEET; THENCE NORTH 1 DEGREES 21' 25" WEST, A DISTANCE OF 252.45 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF PARCEL "D", ADDITION TO COPANS INDUSTRIAL COMPLEX NO. I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 01 DEGREES 24' 07" WEST, A DISTANCE OF 625.34 FEET; THENCE SOUTH 88 DEGREES 27' 47" WEST, A DISTANCE OF 97.04 FEET; THENCE NORTH 01 DEGREES 22' 17" WEST, A DISTANCE OF 65.40 FEET; THENCE NORTH 88 DEGREES 29' 51" EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 01 DEGREES 22' 17" WEST, A DISTANCE OF 187.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 DEGREES 22' 17" WEST, A DISTANCE OF 312.45 FEET; THENCE NORTH 88 DEGREES 29' 51" EAST, A DISTANCE OF 340.25 FEET; THENCE SOUTH 01 DEGREES 21' 25" EAST, A DISTANCE OF 312.45 FEET; THENCE SOUTH 88 DEGREES 29' 51" WEST, A DISTANCE OF 340.17 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF PARCEL "D", ADDITION TO COPANS INDUSTRIAL COMPLEX NO. I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A", OF YELLOW FREIGHT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88 DEGREE 29' 51" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 290.25 FEET THENCE SOUTH 1 DEGREES 21' 25" EAST, A DISTANCE OF 252.45 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1 DEGREE 21' 25" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 29' 51" EAST, A DISTANCE OF 119.94 FEET; THENCE SOUTH 46 DEGREES 25' 47" EAST, A DISTANCE OF 35.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (80 FOOT RIGHT-OF-WAY) AND A POINT ON THE EAST LINE OF SAID PARCEL "D"; THENCE NORTH 1 DEGREE 21' 25" WEST, ALONG THE SAID EAST LINE OF PARCEL "D", A DISTANCE OF 110 FEET; THENCE SOUTH 43 DEGREES 34' 13" WEST, A DISTANCE OF 35.31 FEET; THENCE SOUTH 88 DEGREES 29' 51" WEST, A DISTANCE OF 120.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS CONVEYED BY FAITH MCCOY TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 48590, PAGES 981-983, OF THE PUBLIC RECORDS OF BROWARD COUNTY, AS TO PARCELS I AND III, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT STAMPED WILLIAMS, HATFIELD & STONER MARKING THE EAST ONE-QUARTER (E 1/4) CORNER OF SAID SECTION 27; THENCE SOUTH 88°23'18" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 1,734.30 FEET TO A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2307301; THENCE NORTH 01°24'08" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 39.82 FEET; THENCE SOUTH 88°23'18" WEST, A DISTANCE OF 48.73 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID ANDREWS AVENUE EXTENSION AND THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR NW 18TH STREET; THENCE NORTH 01°31'03" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 625.25 FEET; THENCE NORTH 01°24'20" WEST CONTINUING ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 227.34 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 46°28'34" WEST, A DISTANCE OF 21.19 FEET; THENCE NORTH 01°24'20" WEST, A DISTANCE OF 322.51 FEET; THENCE NORTH 88°27'12" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 01°24'20" EAST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 337.51 FEET TO THE POINT OF BEGINNING.

- ABBREVIATIONS:
- P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.B. - PLAT BOOK
 - ORB - OFFICIAL RECORD BOOK
 - D.B. - DEED BOOK
 - P.G. - PAGE
 - R/W - RIGHT-OF-WAY
 - CL - CENTERLINE
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - (P) - PLAT DIMENSION
 - (D) - DEED DIMENSION
 - (M) - MEASURED DIMENSION
 - IR - IRON ROD
 - IR/C - IRON ROD WITH CAP AS NOTED
 - IP - IRON PIPE
 - C.M. - 4"x4" CONCRETE MONUMENT
 - N/D - NAIL & DISK
 - NTT - NAIL & TIN TAB
 - PK - PARKER KALON NAIL
 - PRM - PERMANENT REFERENCE MONUMENT
 - NAD - NORTH AMERICAN DATUM
 - LB - LICENSED BUSINESS
 - WM - WATER MAIN
 - TOW - TOP OF WALL
 - EL - ELEVATION
 - INV - INVERT
 - BTM - BOTTOM
 - DIP - DUCTILE IRON PIPE
 - PVC - POLYVINYL CHLORIDE PIPE
 - CMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - HDPE - HIGH DENSITY POLYETHYLENE PIPE

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

Table with 3 columns: DATE, REVISIONS, #. Rows include dates 11/3/22, 2/13/23, 3/22/23 and revision details like 'REVISED CERTIFICATIONS PER CLIENT' and 'ADDED SANITARY AS-BUILTS'.

SKETCH OF BOUNDARY SURVEY

2001 NORTH ANDREWS AVE.
POMPAÑO BEACH, FL

DRAWN: AB
CHECKED: JEP
F.B. CBI
PAGES: 3-10

PROJ. 22-109
SCALE: 1"=30'
DATE: SEPT. 2022
SHEET 1 OF 2

John E. Phillips
Digitally signed by John E. Phillips
PZ22-12000051
04/03/2024