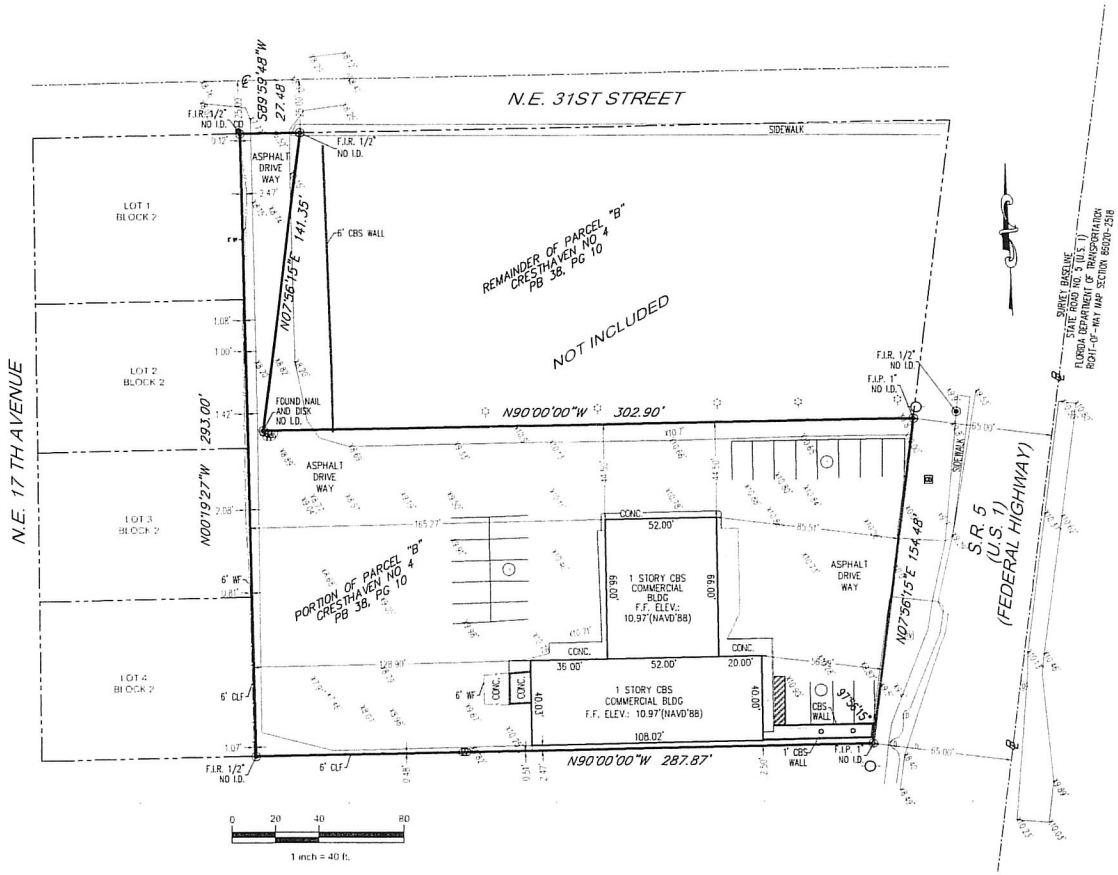
LEGEND

A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
℄ = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
EL., ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P-K = PARKER KALON COMPANY
D= DEED
0.00'x= SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
C.L.F.= CHAINLINK FENCE
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR
P.R.M. = PERMANENT REFERENCE MONUMENT

SYMBOL

CATCH BASIN
WATER METER
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
CABLE BOX
ELECTRIC BOX
TELEPHONE BOX
WATER VALVE
IRRIGATION CONTROL VALVE
EM ELECTRIC METER
GAS METER
SEPTIC TANK LID
WELL
SIGN
SANITARY BOX
A/C
TRAFFIC SIGNAL BOX

OVERHEAD WIRE LINE (OHW)
CHAIN LINK FENCE (C.L.F)
WOOD FENCE (W.F)
METAL FENCE (M.F)
PLASTIC FENCE (P.F)
WIRE FENCE (W.F)
TOP OF BANK (T.O.B)
SWALE



CERTIFIED TO:

JAMES H BATMASIAN
INVESTMENTS LIMITED

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL "B" OF CREST HAVEN NO.4, AS RECORDED IN PLAT BOOK 38, AT PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 140 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 300 FEET THEREOF (AS MEASURED ALONG THE NORTH LINE).
BEING THE SAME PROPERTY CONVEYED TO BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST BY MERGER TO BRIDGESTONE/FIRESTONE, INC., AN OHIO CORPORATION, SUCCESSOR IN INTEREST BY MERGER TO FIRESTONE REAL ESTATE LEASING COMPANY, AN OHIO CORPORATION, BY WARRANTY DEED RECORDED NOVEMBER 5, 1985, AS INSTRUMENT NO.85 375630, IN O.R. BOOK 12946, PAGE 515, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SUBSEQUENTLY CONVEYED TO BFS RETAIL AND COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS BRIDGESTONE RETAIL OPERATIONS, LLC, A DELAWARE LIMITED COMPANY, BY QUITCLAIM DEED RECORDED NOVEMBER 30, 2001, AS INSTRUMENT NO.101655063, IN O.R. BOOK 32707, PAGE 1965, SAID PUBLIC RECORDS.

BENCHMARK OF ORIGIN: *NATIONAL GEODETIC SURVEY BENCHMARK PID DO2652*
ELEVATION: 9.51'(NAVD'88)

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

SHEET 1 OF 1

BOUNDARY SURVEY			SCALE: 1" = 40'	NOTES/REVISIONS
COMMUNITY PANEL# 120055-0188	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: A.A.	
			CHECKED BY: J.K.	
DATE OF FIRM: 08/18/2014	BASIS OF BEARING: W R/W LINE FEDERAL HIGHWAY, SAID LINE HAVING A BEARING OF N07°56'15"E.			ADD PARKING SPOT: 06/28/21
PROPERTY ADDRESS: 3051 N. FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA 33064				PARTY CHIEF: RIGOBERTO
				SURVEY DATE: 06/11/21

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINSTRATIVE CODE.

Digitally signed by John E Kuhar:A01410D000001784 14F171500006D0E
DN: c=US, o=BASELINE LAND SURVEY LLC, cn=John E Kuhar:A01410D000001784 14F171500006D0E
Date: 06/28/2021
Date: 2021.07.08 14:07:19 -04'00'

JOHN E. KUHAR, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-8229

JOB NO.: 21-06-018