

LEGAL DESCRIPTION:

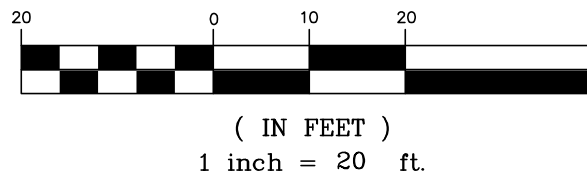
PARCEL "A", HASTING TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 5.00 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 74,365 SQUARE FEET OR 1.707 ACRES MORE OR LESS.

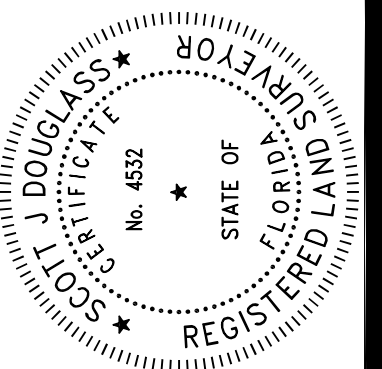
LEGEND:

- A/C - AIR CONDITIONER
CONC. - CONCRETE
ELEC. - ELECTRIC
ELEV. - ELEVATION
ESMT. - EASEMENT
F.P.L. - FLORIDA POWER & LIGHT
FIN. - FINISHED
FLR. - FLOOR
FND. - FOUND
I.R./CAP - IRON ROD & CAP
O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
P.G. - PAGE
B.C.R. - BROWARD COUNTY RECORD
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.R.M. - PERMANENT REFERENCE MONUMENT
R/W - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
TYP. - TYPICAL
- - LIGHT POLE
⊗ - FIRE HYDRANT
⊙ - SANITARY MANHOLE
⊕ - DRAINAGE MANHOLE
⊖ - TRAFFIC SIGN
⊗ - WATER METER
⊙ - RPZ
⊕ - FIRE DEPARTMENT CONNECTION
⊖ - CLEANOUT
⊗ - ELECTRIC HAND HOLE
⊙ - IRRIGATION CONTROL VALVE
⊕ - GATE VALVE

GRAPHIC SCALE



- SURVEY NOTES AND QUALIFICATIONS:
1. THIS SURVEY MAP AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND AT THE END OF THIS SURVEY.
 2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD88
 3. BENCHMARK REFERENCE: NGS 020 ELEV. 4.37 NAVD88
 4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "HASTINGS TRUST PLAT" PLAT BOOK 163 PAGE 23
 5. PROPERTY CONTAINS 75,615 SQUARE FEET, MORE OR LESS (TOTAL)
 6. EXPECTED USE OF PROPERTY IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FT. IN 10,000 FT. THE ACCURACY OBTAINED BY MEASUREMENT & CALCULATIONS WAS FOUND TO EXCEED THIS REQUIREMENT.
 9. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR RIGHTS- OF-WAY OF RECORD.



SEAL:
For the Firm
Scott J. Douglas
Professional Surveyor & Mapper
Florida Registration No 4532

DRAWING DATA:
Drawing date: 8/24/2024
By: JLD
Checked: SJD
CADD dwg no: 22036FINAL
SHEET: 1/1

REVISIONS:	Date	Description	By

PROJECT: **POMPAO CUBESMART
FINAL SURVEY**
950 EAST MCNAB ROAD
POMPAO BEACH, FLORIDA 33060

PREPARED BY:
DOUGLASS, LEAVY & ASSOCIATES INC.
PROFESSIONAL SURVEYORS & MAPPERS
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AAC
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