

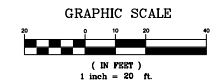
LEGAL DESCRIPTION:

PARCEL "A", HASTINGS 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 POMPANO 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
- F.F.L - FLORIDA POWER & LIGHT
- ESMT - EASEMENT
- FIN - FINISHED
- F.L.S - FLOOR
- FND - FOUND
- I.R./CAP - IRON ROD & CAP
- P.B. - PLAT BOOK
- P.C. - PLAT
- P.D.B. - 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
- S.O. 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



- 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 NAVD83.
 3. BENCHMARK REFERENCE: NGS 020 ELEV. 4.37 NAVD83
 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.
 7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR RIGHTS- OF-WAY OF RECORD.

PREPARED FOR:
LEIGHTON MCGIN
1983 PGA Blvd, Suite 104
Palm Beach Gardens, FL 33408

SEAL:

For the Firm:

Scott J. Douglas
Surveyor & Mapper
Broward County, Florida
Florida Registration No. 4532

DRAWING DATA:

Drawing date: 08/24/2024

Source: TW

Drafter: JTB

CADD no: 220369FNL

SHEET: 1/1

REVISIONS:

Date	Description

PROJECT:

POMPANO CUBESMART

FINAL SURVEY

950 EAST MCNAB ROAD

POMPANO BEACH, FLORIDA 33060

PREPARED BY:

DOUGLASS, LEVY & ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

7914 WILDER ROAD

OWENS, FL 33454

PHONE: (864) 944-8888 FAX: (864) 944-8888

LICENSED BUSINESS NO. 6727