

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 49 SOUTH RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4); & THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4) WEST A DISTANCE OF 362.7 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE 76.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY; SAID POINT BEING 40 FEET FROM THE CENTERLINE OF EXISTING PAVEMENT; THEN SOUTH AND PARALLEL WITH SAID HIGHWAY CENTERLINE 403.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2914.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO: AMWAY PROPERTIES LLC

PROPERTY ADDRESS: 1700 S DIXIE HIGHWAY
POMPANO BEACH, FL 33060

SUNYLAN

LOT 26. BLOCK 6

PB 10 PG 44

N. LINE

SE 1/4, NE 1/4, NW

1/4, SECTION 11-49-42

CALCULATED PER
FOUND FIELD
MONUMENTATION

313.98'

362 7'

POC
NE CORNER
SE 1/4,
NE 1/4,
NW 1/4,
SECTION
11-49-42

ABBREVIATIONS

PRM	DENOTES PERMANENT REFERENCE MONUMENT
PRD	DENOTES PERMANENT ROAD AND DISC
FND	DENOTES FOUND IRON ROD
N/S	DENOTES NOT TO SCALE
F/C	DENOTES FENCE CORNER
INT	DENOTES FENCE INTERSECTION
F/L	DENOTES FENCE LINE
E/F	DENOTES END OF FENCE
EP	DENOTES LINE OF PAYMENT
BC	DENOTES BACK OF WALK
SN&D	BC DENOTES SET NAIL AND DISC
BC	BC DENOTES BUILDING CORNER
PC	BC DENOTES POINT OF COMMENCEMENT
POB	BC DENOTES POINT OF BEGINNING
PCN	BC DENOTES POINT OF REVERSE CURVE
PRD	BC DENOTES PERMANENT ROAD AND LIGHT COMPANY
ORB	BC DENOTES OFFICIAL RECORDS BOOK
PG	BC DENOTES PLAT BOOK
PG	BC DENOTES PAGE
P/L	BC DENOTES PROPERTY LINE
PI	BC DENOTES POINT OF INTERSECTION
PI	BC DENOTES CENTER LINE
FIP	BC DENOTES FOUND IRON PIPE
SIR	BC DENOTES SET IRON ROD & CAP (1/2")
REC (M)	BC DENOTES RECORD MEASURED
BC	BC DENOTES BENCHMARK
W/C	BC DENOTES WALL CORNER
R	BC DENOTES DELTA ANGLE
R	BC DENOTES RADIUS LENGTH
A	BC DENOTES ARC LENGTH
BC	BC DENOTES MAIL BOX
PC	BC DENOTES POINT OF CURVATURE
UE	BC DENOTES UTILITY EASEMENT
LA/E	BC DENOTES LINE MARKING EASEMENT
F/E	BC DENOTES FINISHED FLOOR ELEVATION
CLN	BC DENOTES CONCRETE LIGHT POST
CLF	BC DENOTES CURB LIGHT EASEMENT
CCP	BC DENOTES CONCRETE PAVEMENT

LEGEND:

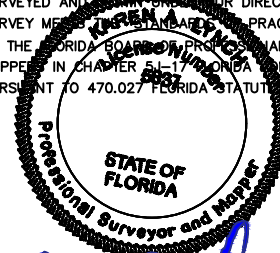
	FIRE HYDRANT (FH)		DRAINAGE MANHOLE (DMH)
	CABLE JUNCTION BOX (CJB)		SEWER MANHOLE (SMH)
	POWER/LIGHT POLE		WATER VALVE
	WATER METER		BFP (BACK FLOW PREVENTER)
	FP&L/SBT PAD		CONTROL VALVE
	CLM = COLUMN		CLEAN OUT (C/O)
	CENTERLINE		CATCH BASIN
	PROPERTY LINE		CONCRETE BLOCK WALL
	WOOD FENCE (WDF) & PVC FENCE (PVCF)		OVERHEAD WIRES
	METAL FENCE (MF)		PROPERTY LINE
			GUY ANCHOR
			DENOTES ELEVATION
			CONCRETE LIGHT POST
			DENOTES SIGN

NOTES

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS NOT SHOWN OR NOT NOTED.
4. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
5. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
6. IN ALL CASES THE DIMENSIONS OF THE CONTROL LOCATIONS OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
8. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE OF WHOLE UNLESS OTHERWISE NOTED.
9. EXISTING CORNERS FOUND OF WITNESS PROPERTY CORNERS. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
10. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.
11. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON NGS BENCHMARK 12510201N AND 12510201R. RM 5 ELEVATION 12.95 FEET.
12. BEARINGS SHOWN ARE BASED ON FOUND MONUMENTATION ALONG THE NORTH LINE OF SECTION 11-49-42.

SURVEYOR'S CERTIFICATE

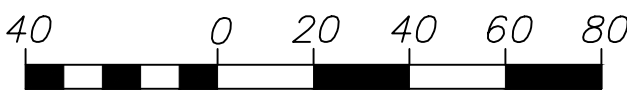
WE HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY
SURVEYED AND CONFORMS TO OUR DIRECTION, AND THAT THIS
SURVEY MEETS THE STANDARDS OF "PRACTICE" AS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPING IN CHAPTER 5-17, F.A.C. ADMINISTRATIVE CODE,
PURSUANT TO 470.027 FLORIDA STATUTE.



KAREN A. LYNCH

PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REGISTRATION No. 5837

GRAPHIC SCALE


$$1 \text{ inch} = 40 \text{ ft.}$$

FILE NUMBER: 22-0176

JOB ORDER:

FILE NAME: 1700SOUTH DIXIE HWY

SURVEY DATE: 08/27/22

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The survey map and report or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.

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