



1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted by Avrom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment No. C-7234573, issued by Attorneys' Title Insurance Fund, Inc., with an effective date of July 17, 2007. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment and where applicable are shown on the survey. (See SUMMARY TABLE).
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are assumed based on the east right-of-way of Federal Highway having a bearing of N06°50'44"E.
6. The entire property described hereon lies within Flood Zone X, Community Panel No. 120055 0119 G, dated 10/02/1997.
7. Abbreviation Legend: B.C.R. = Broward County Records; BLDG. = Building; C. = Calculated; C.B.S. = Concrete, Block & Stucco; C. = Centerline; C.L.F. = Chainlink Fence; C.M. = Concrete Monument; CONC. = Concrete; FD. = Found; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.G. = Page; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; R/W = Right-of-Way; U.E. = Utility Easement; W/CAP = With Surveyors Cap.

The north 150 feet of the W 1/2 of the NE 1/4 of the NW 1/4 of the SW 1/4 lying east of the right-of-way of U.S. Highway No. 1, in Section 30, Township 48 South, Range 43 East, Broward County, Florida, less any portion thereof taken for State road purposes, which lands constitute the north 150 feet of those certain lands deeded by D.H. Brock and Jim Stribling Brock, his wife, to Irving M. Hadley, by Warranty Deed dated March 10, 1952, recorded April 15, 1952 in Deed Book 772, Page 13, of the Public Records of Broward County, Florida.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 33,435 square feet (0.77 acres) more or less.

TO: Wachovia Bank, National Association, its successors and/or assigns as their interests may appear; Proskauer Rose LLP; Attorneys' Title Insurance Fund, Inc.; Cantor & Webb P.A.; TOMAHAWK LLC., a Florida limited liability company.

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7a, 8, 9, 10 and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 8/23/07

M. D. Aviom  
MICHAEL D. AVIOM, P.L.S.  
Florida Registration No. 3268  
AVIOM & ASSOCIATES, INC.  
L.B. No. 3300

SCALE: 1" = 30'		REVISIONS			DATE	BY	CHK
DATE: 07/16/07		REVISE & RECAPTIFY PER TITLE COMPANY			08/23/07	MMK	M.D.A.
BY:	MMK.						
CK'D:	M.D.A.						
F.B. 1324 PG. 84-70							
JOB NO. 8301							

**FLORIDA**  
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SUMMARY TABLE FOR:		
SCHEDULE B-II EXCEPTIONS OF		
TITLE COMMITMENT NO. C-7234573 (SEE SURVEYOR'S REPORT #2)		
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 5 O.R.B. 38571/1025	No	West of Federal Highway
No. 6 O.R.B. 38571/1024	No	West of Federal Highway

PZ24-30000013

radius =  $\sim 95'$  of 6 high chain link fence

**AAC**