

ALTA / NSPS LAND TITLE SURVEY

LOTS 7, 8, & 9, "NORTH POMPANO BEACH-SECTION A", PLAT BOOK 29, PAGE 15, BROWARD COUNTY, FLORIDA.



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary & Topographic Survey was on March 03, 2022, and Updated on July 20, 2023.

SECTION 2) LEGAL DESCRIPTION (FEE LANDS):

Lots 7, 8, and 9, Block 1, "NORTH POMPANO BEACH-SECTION A", according to the Map or Plat thereof, as recorded in Plat Book 29, Page 15, of the Public Records of Broward County, Florida.

Property Address and Tax Folio Number:

3685 North Federal Highway,
Pompano Beach, Florida, 33064
Folio No.: 4843 18 01 0100

SECTION 3) ZONING INFORMATION:

Zoning Designation: B3- General Business

(Zoning designation was based upon the Official Zoning Map for the City of Pompano Beach, Florida prepared by the City of Pompano Beach, Department of Planning and Zoning, Map updated on August 11, 2021).

SECTION 4) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot. This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of N06°50'04"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA), Flood Panel No. 12011C0188, Suffix H, Map Revised Date: August 18, 2014.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number BM-2973, Elevation 10.01 feet.

SECTION 6) LIMITATIONS:

Besides the exceptions listed in the Commitment for Title Insurance, Client is hereby advised that there may be additional legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Palm Beach County.

The Surveyor makes no legal representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the Public Records of this County. The Surveyor's roll is to ascertain the correct location of the boundaries of any real property according to his best knowledge and belief.

No excavation or determination was made as to how the Subject Property is served by utilities.

All visible improvements were located and are reflected on the Survey. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) STATEMENT OF ENCROACHMENTS:

There are no any visible encroachments in the subject property, other than those shown hereon.

SECTION 8) NOTES CORRESPONDING TO THE TITLE EXCEPTIONS' REVIEW:

SUBJECT TO:

The exceptions of Schedule B-II, Order Number: 10253551, prepared by CHICAGO TITLE INSURANCE COMPANY, effective date: February 23, 2022 at 8:00 A.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items # 1 through # 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of NORTH POMPANO BEACH-SECTION 'A', recorded in Plat Book 29, Page 15, of the Public Records of Broward County, Florida. **Contains blanket conditions that affects the Subject Property.**

7. Restrictions, covenants, conditions and easements as shown in the Declaration of Deed Restrictions recorded in Deed Book 777, Page 258. **Contains blanket conditions that affects the Subject Property.**

8. Restrictions, covenants, conditions and agreements shown in the Agreement (Resolution No. .2010-294) between City of Pompano Beach, a municipal corporation of the State of Florida and Kaja Properties, Inc., a Florida corporation, recorded in Official Records Book 47427, Page 1696. **Contains blanket conditions that affects the Subject Property.**

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

SECTION 9) SURVEYOR'S CERTIFICATE:

Certify to:

NATIONAL EXPRESS WASH.
Chicago Title Insurance Company.

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11 (by observed evidence), 13, 16, 17, 18 and 20 of Table A thereof.

(i) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property except as shown hereon. This Survey was made in accordance with laws and/or the Standards of Practice of the State of Florida.

(iii) The subject property is the same as the property described in the Schedule "A" of the Title Commitment cited on Section 8 of this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Hadonne Corp.'s search efforts and I have otherwise noted their effect on the subject property.

The Subject property is located within an area having a Zone Designation Zone "X", by The Federal Emergency Management Agency (FEMA), on Flood Panel No. 12011C0188, Suffix H, Map Revised Date: August 18, 2014.

(v) The subject property has direct access to N Federal Highway and Northeast 18th Terrace, a dedicated Public Roads.

(vi) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vii) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction.

(viii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(ix) There is no observed evidence of Wetlands in the Subject Site.

The survey was also made in accordance with the Standards of Practice set forth by the Florida Board of Surveyors and Mappers pursuant to Section 472.027 of the Florida Statutes and Chapter 5J-17.051 through 5J-17.052 of the Florida Administrative Code. The easements and other recorded data shown herein were obtained from the Title Commitment.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
Date: March 14, 2022

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

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ALTA/NSPS LAND TITLE SURVEY
 for
NATIONAL EXPRESS WASH, LLC.
 of
3685 North Federal Highway, Pompano Beach, Florida, 33064

REVISIONS	6	5	4	3	2	1

Field Book:	FILE
DRAWN BY:	MM
TECH BY:	RI
GAGC BY:	JS
Job No.:	22023
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