

BOUNDARY SURVEY

COMMUNITY NUMBER: 120055
 PANEL: 12011C0170 SUFFIX: H
 F.I.R.M. DATE: 8/18/2014
 FLOOD ZONE: AH(NAVD88)
 FIELD WORK: 12/8/2015

PROPERTY ADDRESS:
 1800 N POWERLINE ROAD
 POMPANO BEACH, FL

SURVEY NUMBER: 244382

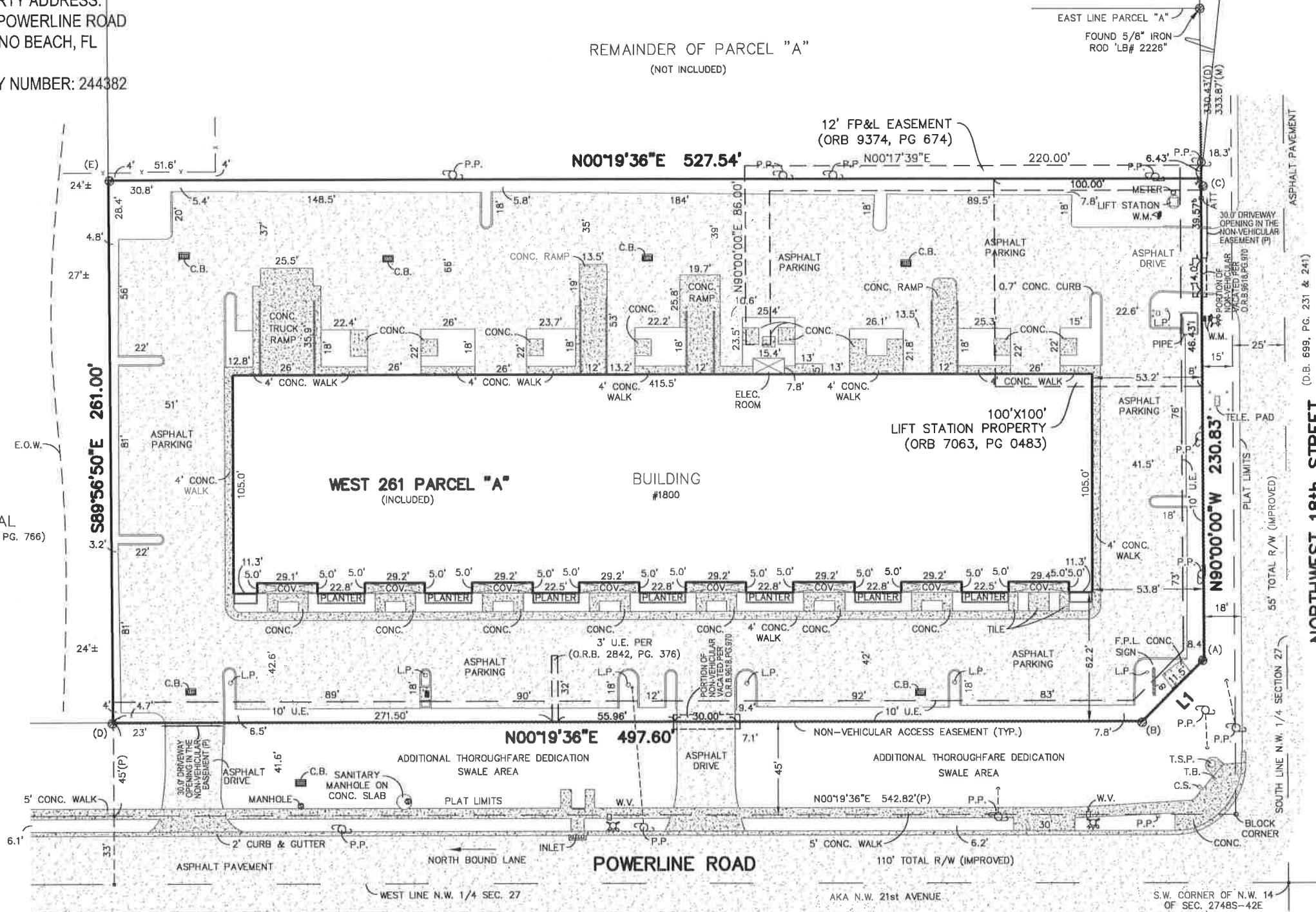
LEGAL DESCRIPTION:
 THE WEST 261 FEET (AS AMENDED ALONG THE NORTH LINE) OF PARCEL "A", J.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
 1800 N. POWERLINE, INC. ; LAW OFFICES OF OATES & OATES, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; STONEGATE BANK, ISAOA/ATIMA

L1=
 N44°50'12"W 42.55'

CANAL
 (O.R.B. 4882, PG. 766)

- | | |
|--|------------------------------|
| (A)= FOUND 5/8" IRON ROD (NO I.D.) 1.2' N.W. | D.B. = DATA BOOK |
| (B)= FOUND 5/8" IRON ROD (NO I.D.) 0.6' WEST | T.S.P. = TRAFFIC SIGNAL POLE |
| (C)= FOUND 5/8" IRON ROD (NO I.D.) 1.0' SOUTH 3.6' WEST | L.S. = LIFT STATION |
| (D)= FOUND 5/8" IRON ROD "McLAUGHLIN ENG." 0.4' NORTH 0.5' WEST | T.B. = TRAFFIC BOX |
| (E)= FOUND 1/2" IRON PIPE (NO I.D.) | C.S. = CROSSING SIGNAL |
| | W.V. = WATER VALVE |



SURVEY NOTES

- 1) ASPHALT DRIVE AND PARKING CROSSING INTO THE 10' U.E. ON THE SOUTHERLY AND WESTERLY SIDES OF LOT.
- 2) THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
- 3) PROPERTY SUPPLIED BY CITY WATER AND SEWER.
- 4) BUILDING CROSSING INTO 100'x100' LIFT STATION PROPERTY

(D.B. 68, PG. 418)

GENERAL NOTES:

- | | |
|---|---|
| 1) LEGAL DESCRIPTION PROVIDED BY OTHERS | 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. |
| 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. | 7) FENCE OWNERSHIP NOT DETERMINED. |
| 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. | 8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED. |
| 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. | 9) BEARINGS REFERENCED TO LINE NOTED AS B.R. |
| 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED. | 10) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS. |

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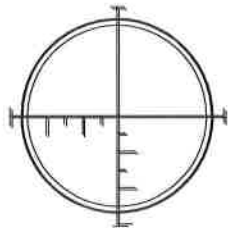
LEGEND:

| | | | | | | | |
|------------------------|------------------------|--------------------------|---------------------------------------|------------------------------|-------------------------------------|------------------------------------|-----------------------------|
| A/C AIR CONDITIONER | D.E. DRAINAGE EASEMENT | XX.XX EXISTING ELEVATION | F.P.K. FOUND PARKER-KALON NAIL | F.N. FOUND NAIL | PG. PAGE | P.C.C. POINT OF COMPOUND CURVATURE | W.M. WATER METER |
| B.R. BEARING REFERENCE | D/W DRIVEWAY | (M) FIELD MEASURED | L.M.E. LANDSCAPE MAINTENANCE EASEMENT | N&D NAIL & DISC | P.C.P. PERMANENT CONTROL POINT | P.C. POINT OF CURVATURE | R/W RIGHT OF WAY |
| B.M. BENCH MARK | Δ CENTRAL ANGLE/DELTA | (F.F.) FINISHED FLOOR | F.C.M. FOUND CONCRETE MONUMENT | N.R. NON RADIAL | P.R.M. PERMANENT REFERENCE MONUMENT | P.R.C. POINT OF REVERSE CURVE | R.P. RADIUS POINT |
| Ⓢ CENTERLINE | C.M. CONCRETE MONUMENT | F.I.P. FOUND IRON PIPE | F.I.R. FOUND IRON ROD | N.T.S. NOT TO SCALE | (P) PLAT | P.T. POINT OF TANGENCY | S.I.R. SET IRON ROD & CAP |
| (C) CALCULATED | D.B. DEED BOOK | FD. FOUND | L LENGTH | O.R. OFFICIAL RECORDS | P.B. PLAT BOOK | P.P. POWER POLE | TEL. TELEPHONE FACILITIES |
| CATV CABLE RISER | D. DESCRIPTION OR DEED | Ⓢ WELL | L.A.E. LIMITED ACCESS EASEMENT | O.H.L. OVERHEAD LINES | P.O.B. POINT OF BEGINNING | ● PROPERTY CORNER | T.B.M. TEMPORARY BENCH MARK |
| C.B. CATCH BASIN | E.S.M.T. EASEMENT | W.C. WITNESS CORNER | M.H. MANHOLE | O.R.B. OFFICIAL RECORDS BOOK | P.O.C. POINT OF COMMENCEMENT | —X—X— METAL FENCE | T.O.B. TOP OF BANK |
| D.H. DRILL HOLE | E.O.W. EDGE OF WATER | A.E. ANCHOR EASEMENT | ☒ COVERED AREA | CONCRETE | — — — WOOD FENCE | | U.E. UTILITY EASEMENT |
| "R" RADIAL | CH CHORD | | | | | | |

SERVING ALL FLORIDA COUNTIES

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SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.


Lyle D. McNeal
 PROFESSIONAL SURVEYOR AND MAPPER #2883
AAC
 PZ26-30000005
 07/07/2026