

BOUNDARY SURVEY

PREPARED BY:

 **GUNTER GROUP, INC.**

LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

PROPERTY ADDRESS: 3211 S.E. 6th Street Pompano Beach, Florida 33062.

LEGAL DESCRIPTION:

Lot 8, in Block 3, of POMPANO BEACH PARK; according to the Plat thereof, as recorded in Plat Book 21, at Page 20, of the Public Records of Broward County, Florida.

FOR: BAHAMA BEACH CLUB POMPANO LLC, a Florida limited liability company.

SURVEYOR'S NOTES:

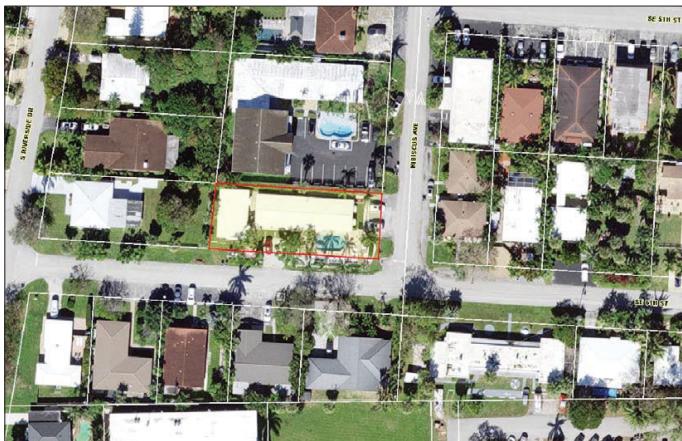
- 1) This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 5) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 6) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 7) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 8) This survey has been prepared for the exclusive use of the entities named herein only and the certifications hereon do not extend to any unnamed parties.
- 9) This survey was performed for a Real Estate transaction only, not intended for architectural, engineering or construction purposes.
- 10) According to the National Flood Insurance Program the subject property falls in Community No.: 120055, Panel No.: 0377, Suffix: J, Date of FIRM: 07-31-2024, Flood Zone: AE, Based Flood Elevation: 7 feet.
- 11) Contact the appropriate authorities prior to any design work on the herein-described parcel for Building and Zoning information.
- 12) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
- 14) The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I hereby certify to 1) BAHAMA BEACH CLUB POMPANO LLC, a Florida limited liability company; 2) Capote & Capote, P.A.; 3) Old Republic National Title Insurance Company/ATFS; 4) WHAT'S NEXT PROPERTIES, LLC, a Florida limited liability company, its successors and/or assigns, as their interest may appear; that the Sketch of Boundary Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

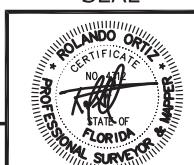
LOCATION MAP

NORTH

NOT TO SCALE



SEAL



Rolando
Ortiz

Digitally signed by

Rolando Ortiz

Date: 2024.11.05

23:38:06 -05'00'

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

NOT VALID WITHOUT SHEET 2 OF 2
(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

REVISIONS:

SCALE:

1"=20'

SHEET:

1 OF 2

3211 S.E. 6th Street
Pompano Beach, Florida 33062.

DATE:
10-30-2024

JOB No.:
24-33316

SKETCH No.:
31176

BOUNDARY SURVEY



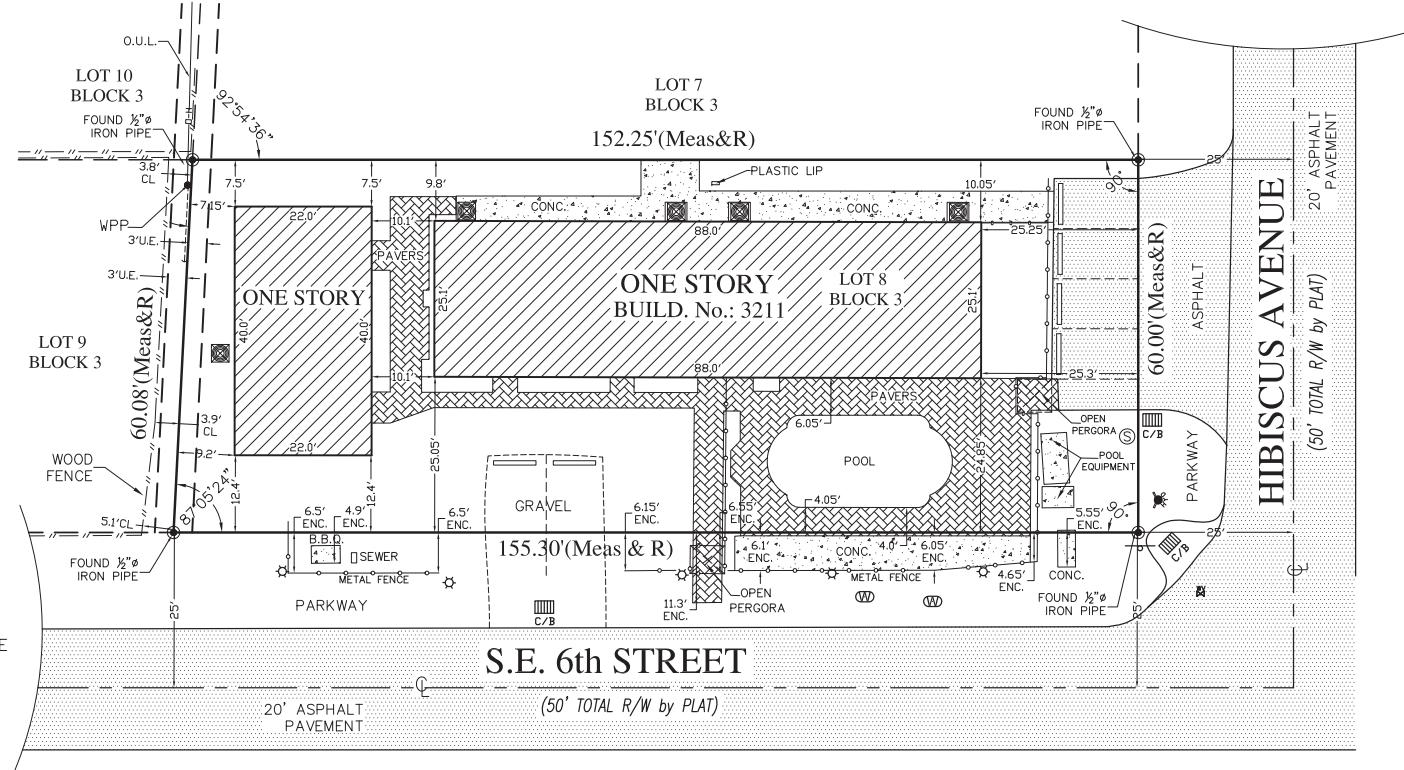
SCALE 1" = 20'

LEGEND:

- CENTER LINE
- WATER METER
- WPP — WOOD POWER POLE
- CATCH BASIN
- LAMP
- MANHOLE
- FIRE HYDRANT
- AIR CONDITIONER
- WATER VALVE

ABBREVIATIONS:

- R/W RIGHT OF WAY
- (Meas) MEASURED
- (R) RECORD
- BUILD. BUILDING
- No. NUMBER
- CONC. CONCRETE
- O.U.L. OVERHEAD UTILITY LINE
- CL CLEAR
- U.E. UTILITY EASEMENT
- ENC. ENCROACH



Digitally signed by Rolando

Ortiz

-05'00'

Date: 2024.11.05 23:38:51

NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEY NOTES)

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2 OF 2