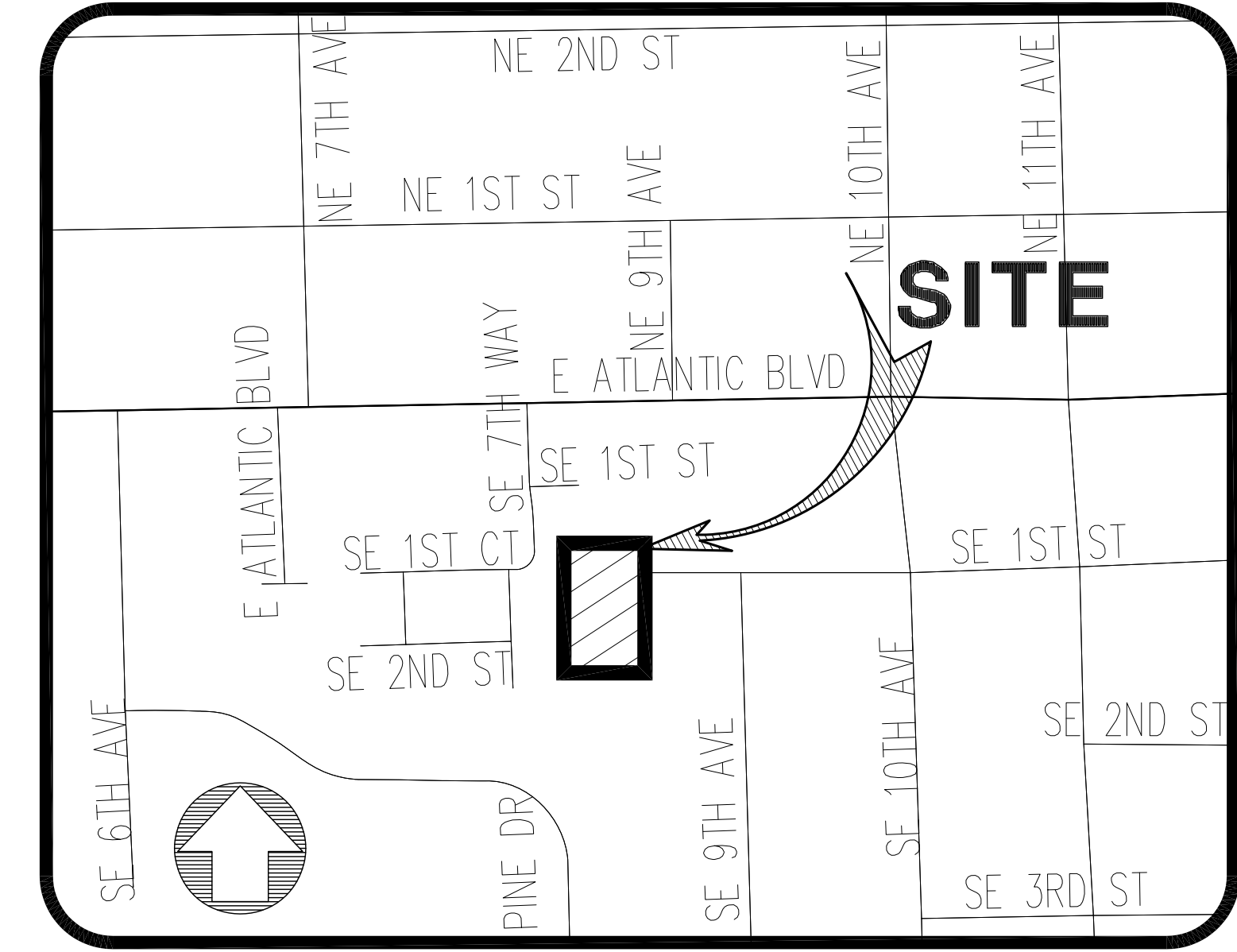


SPECIFIC PURPOSE SURVEY

OF
 900-902 S.E. 1ST STREET,
 POMPANO BEACH FL 33060



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on November 8, 2024.

SECTION 2) LEGAL DESCRIPTION:

The North one-half (N1/2) of Government Lot 3, less the West 1203.7 feet, and less the North 205.0 feet, and less the South 351.36 feet thereof, located in Section 1, Township 49 South, Range 42 East, measured 305.0 feet North and South; and measured 143.0 feet, more or less, East and West.

SECTION 3) ACCURACY:

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

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 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of S.E. 1st Street; with an assumed bearing of N88°56'24"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", Elev.=7 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120055 (City of Pompano Beach), Map Panel No. 12011C0376, Suffix J, Map Revised Date: July 31, 2024.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of NAVD 88. A Broward County's Benchmark Number of 0687 was used its Elevation was converted by subtraction 1.53'. BM Elevation 4.150 (NGVD 1929) -1.53' = 2.62' (NAVD 88).

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

BANYAN WOOD PROPERTIES, INC.

SECTION 7) SURVEYORS CERTIFICATE:

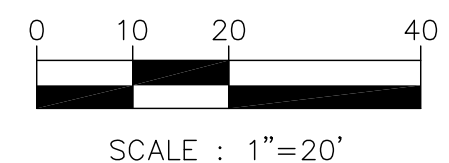
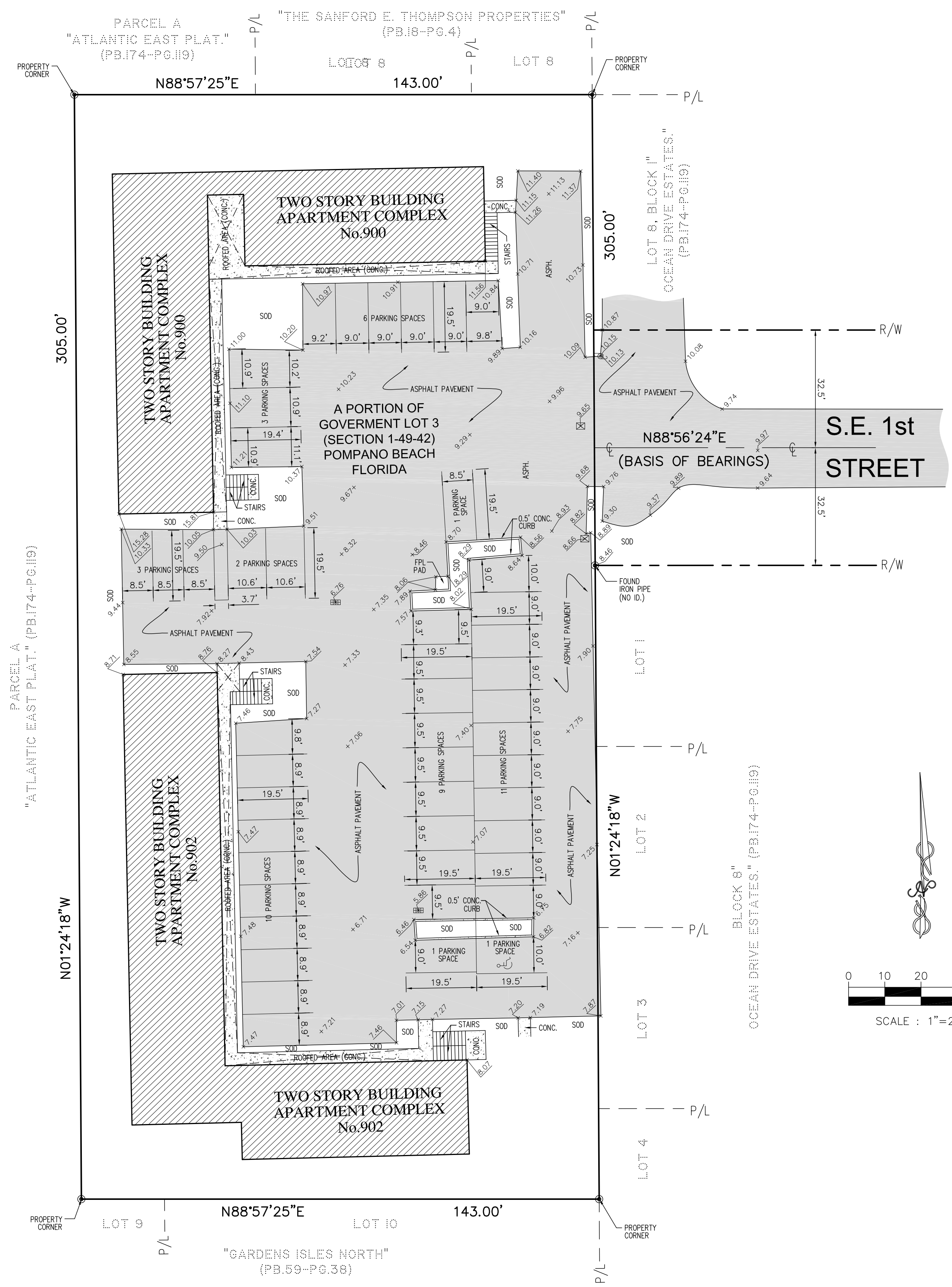
I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
 Florida Certificate of Authorization Number LBB104

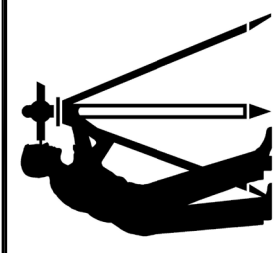
By: Benigno J. Suarez, PSM Date: _____
 Registered Surveyor and Mapper LS6583
 State of Florida

NOTICE: Not valid without the signature and original raised 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.

ABBREVIATIONS AND LEGEND	
	= CENTRAL ANGLE
	= WOOD FENCE
	= WIRE FENCE
	= C.B.S. WALL
	= DIAMETER
	= IRON FENCE
	= METAL LIGHT POLE
	= GUY WIRE
	= UTILITY POWER POLE
	= FIRE HYDRANT
	= WATER METER
	= ELECTRIC BOX
	= TELEPHONE BOX
	= CONCRETE
	= LIGHT POLE
	= GAS VALVE
	= WATER VALVE
	= WATER MANHOLE
	= UNKNOWN MANHOLE
	= SPOT ELEVATION
	= SEWER MANHOLE
	= TRAFFIC SIGN
	= CATCH BASIN
	= IDENTIFICATION
	= ASPHALT
	= SIDEWALK
	= COVERED PORCH
	= UTILITY EASEMENT
	= UTILITY POLE
	= VALLEY GUTTER
	= WATER METER
	= WATER VALVE
	= DRIVEWAY
	= INVERTS
	= STORY
	= OVERHEAD WIRES
	= AIR CONDITIONING PAD
	= ARC DISTANCE
	= BUILDING
	= CANOPY
	= CATCH BASIN
	= CONCRETE BLOCK W/ STUCCO
	= CURB & GUTTER
	= CHORD DISTANCE
	= CLEAR
	= HEIGHT
	= LOWEST FLOOR ELEVATION
	= LIGHT POLE
	= MAINTENANCE & DRAINAGE EASEMENT
	= BLOCK CORNER
	= MANHOLE
	= MONUMENT LINE
	= METAL SHED ON CONCRETE
	= NATIONAL GEODETIC VERTICAL DATUM
	= PERMANENT REFERENCE MONUMENT
	= CENTER LINE
	= CONCRETE
	= CONCRETE SLAB
	= ENCROACHMENT
	= ELECTRIC TRANSFORMER PAD
	= FIRE HYDRANT
	= FOUND IRON PIPE
	= FOUND NAIL & DISK
	= FOUND REBAR
	= NOT TO SCALE
	= OVERHEAD
	= OFFICIAL RECORDS BOOK
	= PLAT BOOK
	= PERMANENT CONTROL POINT
	= PAGE
	= POINT OF BEGINNING
	= POINT OF COMMENCEMENT
	= MEASURED
	= RECORDED
	= PLANTER
	= PROPERTY LINE
	= RADIUS
	= RADIAL
	= RECORDED & MEASURED
	= RESIDENCE
	= RIGHT-OF-WAY
	= SECTION
	= FINISH FLOOR ELEVATION



BENNY SUAREZ SURVEYING INC.
 4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
 PH: (305) 807-8319 Email: benysuarez@msn.com



No.	DATE	DESCRIPTION
11-15-24		ADD PARKING DIMENSIONS

SPECIFIC PURPOSE SURVEY	
BANYAN WOOD PROPERTIES, INC.	
900-902 S.E. 1st STREET, POMPANO BEACH FL 33060	
TYPE OF PROJECT:	PROJECT FOR:
JOB No: 2024-162	DRAWN BY: A.T.
	CHECKED BY: B.J.S.
	FIELD BOOK: FILE
	DATE: 11/12/2024
	SCALE: AS SHOWN
SHEET:	1
	1 OF 1