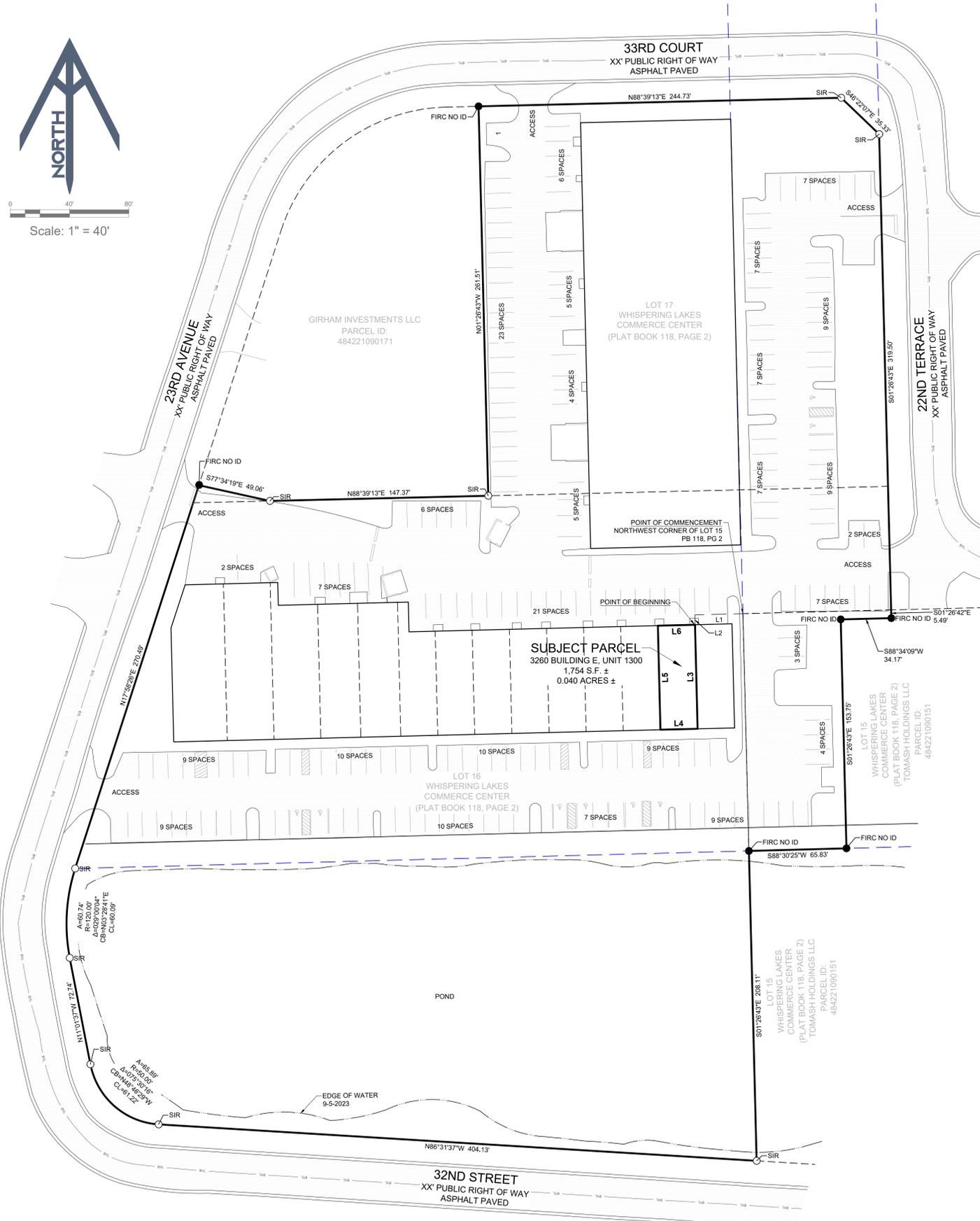
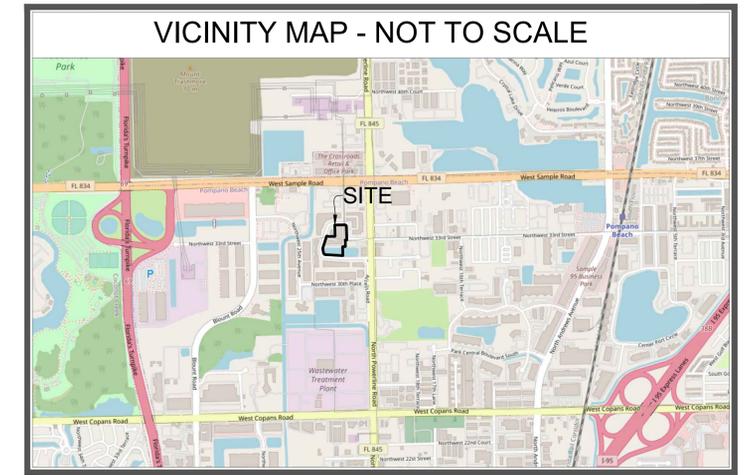


BOUNDARY SURVEY



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°34'09"W	32.45'
L2	S01°25'22"E	6.62'
L3	S01°25'22"E	69.86'
L4	S88°34'38"W	25.11'
L5	N01°25'22"W	69.86'
L6	N88°34'38"E	25.11'



SURVEYOR'S NOTES:

- 1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC, makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the XXX boundary of the Northeast 1/4 of Section 20, Township 30 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.89°46'06"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- 4) All boundary line dimensions are field measured unless otherwise noted.
- 5) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 6) The subject property lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12057C0530H for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated August 28, 2008 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center <https://msc.fema.gov>.
- 7) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 8) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 9) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 10) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.

PROPERTY DESCRIPTION:

A tract of land located in Section 21, Township 48 South, Range 42 East, Broward County, Florida, being a part of Lot 16, Whispering Lakes Commerce Center, according to the Official Plat thereof recorded in Plat Book 118, Page 2, Public Records of Broward County, Florida being more particularly described as follows:

COMMENCING at the Northwest Corner of Lot 15, aforesaid Whispering Lakes Commerce Center; thence along the westerly projection of the North line of said Lot 15, S.88°34'09" W., 32.45 feet; thence S.01°25'22" E., 6.62 feet to the POINT OF BEGINNING, thence continue S. 01°25'22" E., 69.86 feet; thence S.88°34'38" W., 25.11 feet; thence N.01°25'22" W., 69.86 feet; thence N. 88°34'38" E., 25.11 feet to the POINT OF BEGINNING

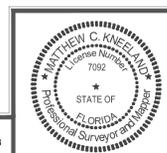
Containing 1754 square feet or 0.040 acres more or less.

SURVEY CERTIFIED TO:

To: Goldleaf

Matthew C. Kneeland
Professional Land Surveyor No. 7092
In the State of Florida

09-13-2023
DATE



Surveyor's Certificate		
This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes		
Matthew C. Kneeland, LS 7092		

Survey History		
Date	Description	By
9/5/2023	Last field data acquisition	Field Crew



23rd Ave Boundary Survey	
3260 NW 23rd Ave, Pompano Beach, FL	
Prepared for: Gold Leaf	
Section 21, Township 48 South, Range 42 East, Broward County, FL	
Project Number: 230102	Sheet 1 of 1

Survey Datum
Horizontal Datum NAD83