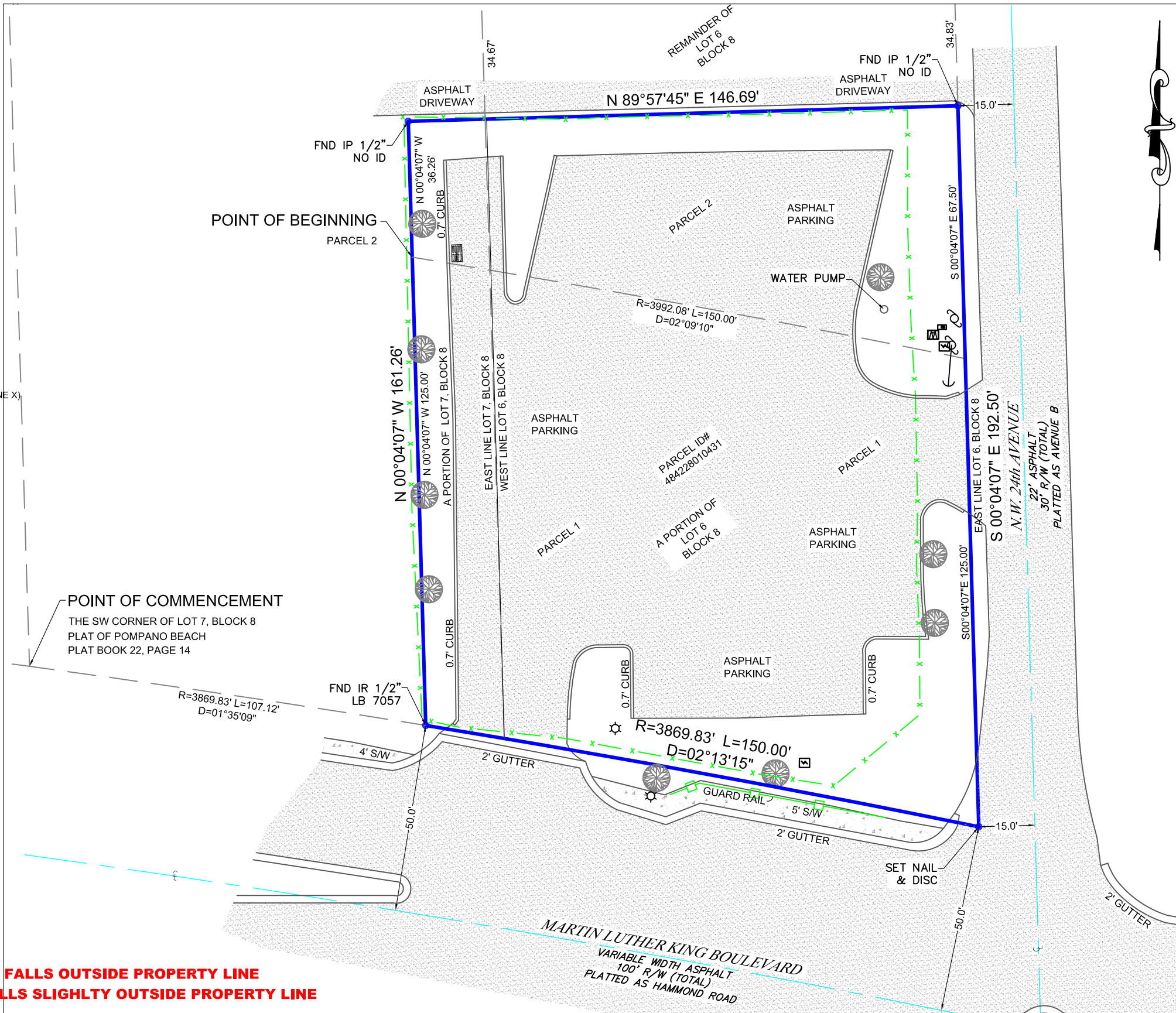


GENERAL LEGEND:

- A/C = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CME = CANAL MAINTENANCE EASEMENT
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CBS = CONCRETE BLOCK STRUCTURE
- CHATT = CHATTAHOOCHEE
- CONC = CONCRETE
- CO = CLEAN OUT
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X 0.00' = ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FDH = FOUND DRILLHOLE
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FND = FOUND
- IP = IRON PIPE
- IR = IRON ROD
- INV = INVERT
- L = ARC LENGTH
- LP = LIGHT POLE
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
- N&D = NAIL & DISC
- NO ID = NO IDENTIFICATION
- MF = METAL FENCE
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OR = OFFICIAL RECORD BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POOL PUMP
- P&M = PLAT AND MEASURED
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 1/2" IRON ROD #6677
- SND = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE

- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- ° DEGREE SYMBOL
- WATER METER
- LIGHT POLE
- AT&T BOX
- UTILITY POLE
- TREE

FENCE ON THE WEST SIDE FALLS OUTSIDE PROPERTY LINE
FENCE ON NW CORNER FALLS SLIGHTLY OUTSIDE PROPERTY LINE



LEGAL DESCRIPTION:

PARCEL 1
 THE SOUTH 125 FEET OF THE EAST 150 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES THEREOF) OF THE FOLLOWING PARCEL: LOT 6 LESS THE NORTH 184.25 FEET AND ALL OF LOT 7, BLOCK 8 OF POMPANO MANOR ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2
 A PORTION OF LOTS 6 AND 7, BLOCK 8 OF "POMPANO MANOR" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 3869.83 FEET AND A CENTRAL ANGLE OF 01°35'09" FOR AN ARC DISTANCE OF 107.12 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY LINE OF SAID LOT 7, AND BEARING SOUTH 10°52'38" WEST, TO THE CENTER OF SAID CIRCULAR CURVE; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 6, FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH FOR A DISTANCE OF 36.26 FEET TO A POINT; THENCE RUN NORTH 89°57'45" EAST, FOR A DISTANCE OF 146.69 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 6; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 6, FOR A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 3992.08 FEET AND A CENTRAL OF 02°09'10" THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 150.00 FEET TOTHE POINT OF BEGINNING.

CERTIFICATIONS:

GMD Investment Properties LLC, a Florida Limited Liability Company

SURVEYORS NOTES:

- (1.) BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE SUBJECT PROPERTY (N 89°57'45" E) PER THE RECORD DEED AND ARE ASSUMED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR CONVEYANCE.
- (7.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.

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|---|-------------------------|--------------------------------|------------|---------------------|--|
| <p>BOUNDARY SURVEY</p> <p>PROPERTY ADDRESS: 2401 NW 24th AVENUE POMPANO BEACH, FL 33069</p> | FLOOD ZONE: X | DATE OF SURVEY: | | SCALE: 1" = 30' | THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. ERNEST W DUNCAN PSM., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 5182 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. |
| | BASE FLOOD: N/A | FIELD LOCATION OF IMPROVEMENTS | 10/14/2022 | CADD: DJC | |
| | COMMUNITY #: 120055 | ADD TREES, UPDATE SURVEY | 08/14/2023 | CHECKED BY: EWD | |
| | PANEL & SUFFIX: 0357 H | | | INVOICE #: 22-59403 | |
| | DATE OF FIRM: 8/18/2014 | | | SHEET # 1 OF 1 | |

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 6677
 (954) 777-4747
 5400 SOUTH UNIVERSITY DRIVE
 DAVIE, FLORIDA 33328 SUITE 216