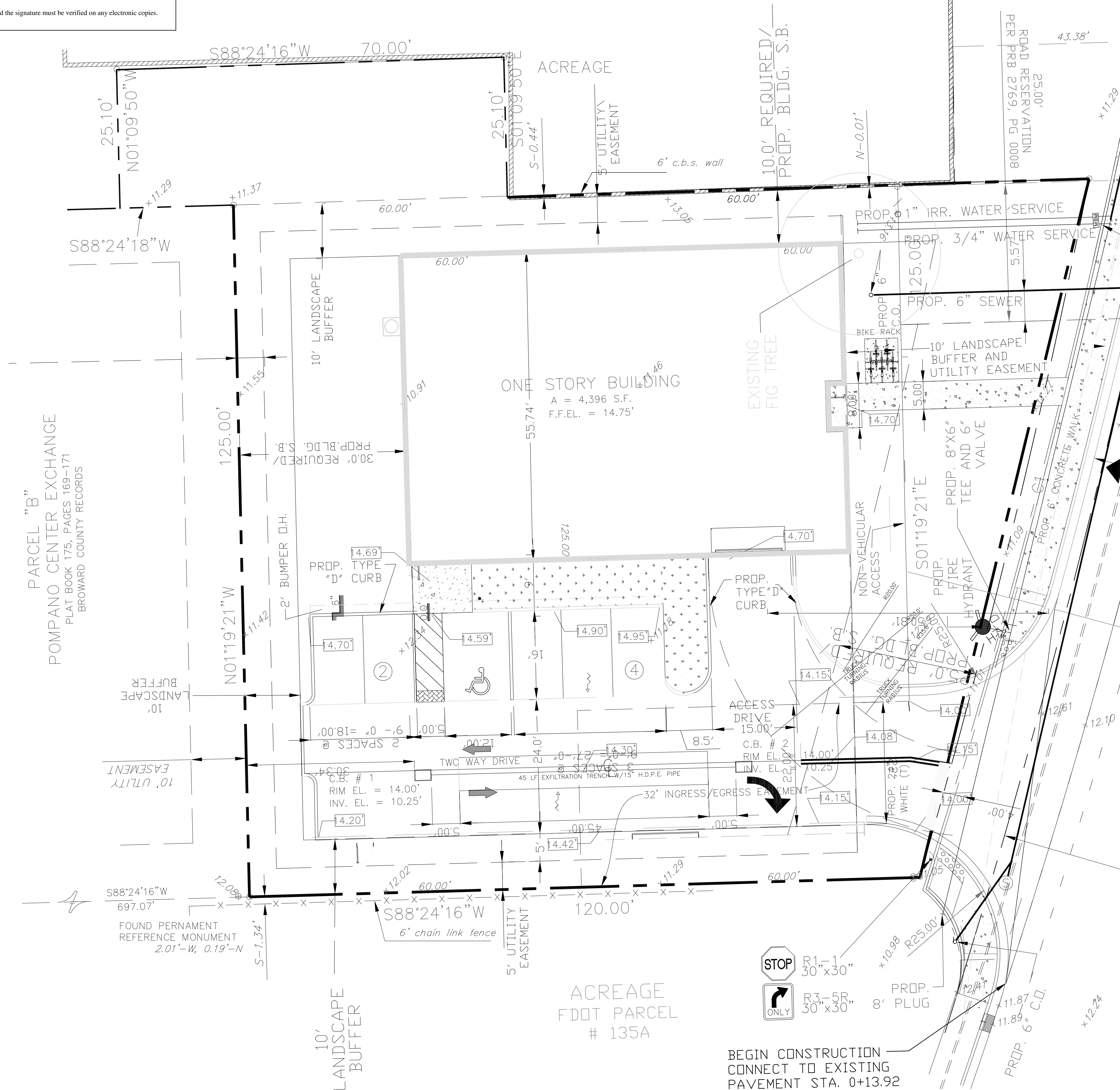


Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LEGAL DESCRIPTION

TRACT "A", MILLER COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 142, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH;

THE SOUTH 25.00 FEET OF THE WEST 70.00 FEET OF THE NORTH 210.20 FEET OF
THE N.W. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION
27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH;

A PORTION OF THE SOUTHEAST ONE--QUARTER (S.E. 1/4) OF SECTION 27,
TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A" OF MILLER COMMERCIAL, AS RECORDED IN PLAT BOOK 179, PAGE 141, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON AN EASTERLY EXTENSION OF SAID TRACT "A" AN ASSUMED BEARING OF NORTH 88°24'27" EAST, A DISTANCE OF 1.17 FEET TO A POINT ON THE ARC OF A CURVE HAVING A RADIUS OF 1,432.23 FEET, WHOSE CENTER BEARS NORTH 73°20'10" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE, BEING 12.00 FEET WEST OF AND CONCENTRIC WITH THE WESTERLY RIGHT--OF--WAY LINE OF ANDREWS AVENUE EXTENSION (A 110--FOOT RIGHT--OF--WAY), A CENTRAL ANGLE OF 05°11'42", AN ARC DISTANCE OF 129.86 FEET; THENCE SOUTH 88°49'45" WEST, A DISTANCE OF 24.66 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" OF TRIPLE NICKEL, AS RECORDED IN PLAT BOOK 178, PAGE 181, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°49'45" WEST, A DISTANCE OF 10.34 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A" OF SAID MILLER COMMERCIAL; THENCE SOUTH 01°20'52" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.








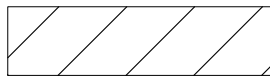


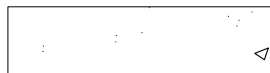

GENERAL NOTES:

1. SURVEY DATA IS BASED ON INFORMATION PROVIDED BY ACCURATE LAND SURVEYORS, INC.
2. ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.).
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR IRRIGATION SYSTEM LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRUNK EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES OR IRRIGATION SYSTEM ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES TO NEW ELEVATIONS AS REQUIRED.

SITE DATA:

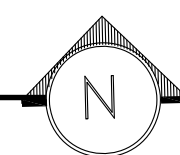
TOTAL SITE AREA	=	15,000 SQ. FT.	(0.34 AC.)
BUILDING FOOT PRINT	=	4,284 SQ. FT.	(28.56%)
LANDSCAPE AREA	=	5,750 SQ. FT.	(38.33%)
PAVEMENT AREA	=	4,482 SQ. FT.	(29.88%)
SIDEWALK AND CONCRETE SLABS AREA	=	484 SQ. FT.	(3.23%)
TOTAL IMPERVIOUS AREA	=	9,250 SQ. FT.	(61.67%)
TOOTAL PERVIOUS AREA	=	5,750 SQ. FT.	(38.33%)

LEGEND

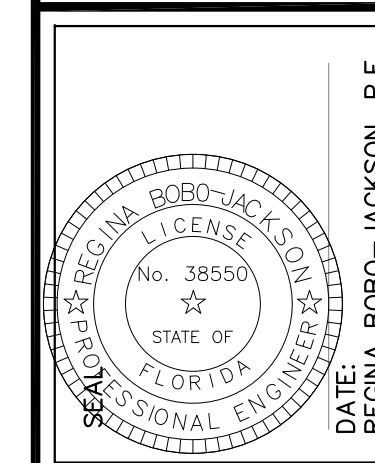
	FOUND IRON PIPE
	PROP. GRADES
	EXIST. ELEVATION
	FLOW ARROW
	EXIST. WALL
	PROPERTY LINE
	EXISTING C.L.F.
	PROP. BUILDING
	PROP. ROAD RESORT.
	NON-VEHICULAR ACCESS
	PROP. SIDEWALK
	PROP. PAVMT WIDENING

CIVIL PLAN

SCALE. 1"=10'-0"



10620 GRIFT HILL ROAD, SUITE 102
COOPER CITY, FL 33328
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 52



DATE: _____
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

AUTOMOTIVE CUSTOMIZERS WAREHOUSE
1777 N ANDREWS AVENUE
POMPANO BEACH, FL 33069

[illegible]

GEA PROJECT NO. : 23010
DATE : 11-12-23
SCALE : AS SHOWN
DESIGNED BY : R.B.J.
DRAWN BY : C.P.R.
CHECKED BY : R.B.J
APPROVED BY : R.B.J

SHEET TITLE

CIVIL PLAN

C2 OF 8