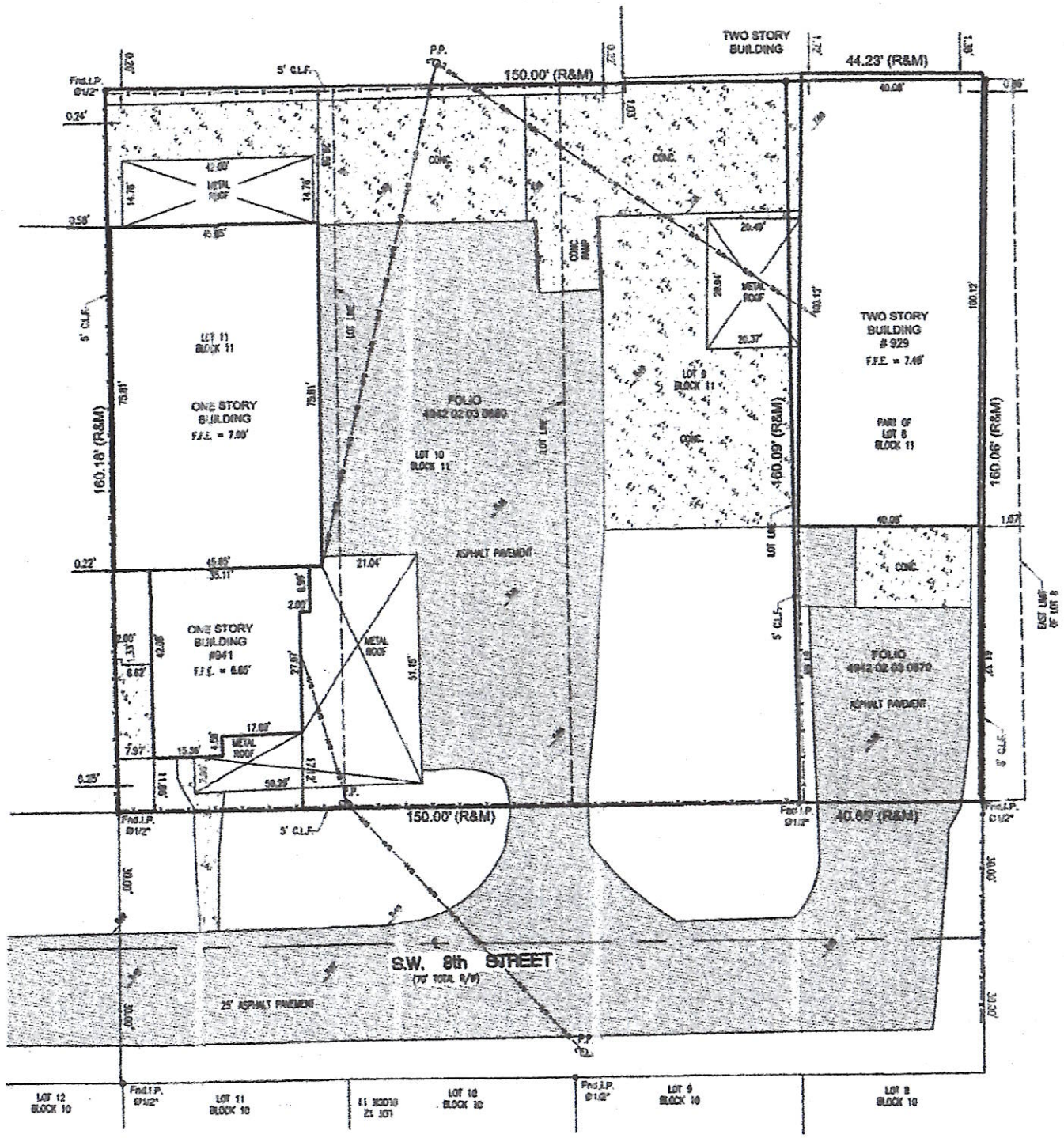
Permit No. 3879

BOUNDARY SURVEY

SCALE: 1" = 20'

MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323



LOCATION SKETCH

SCALE: NTS

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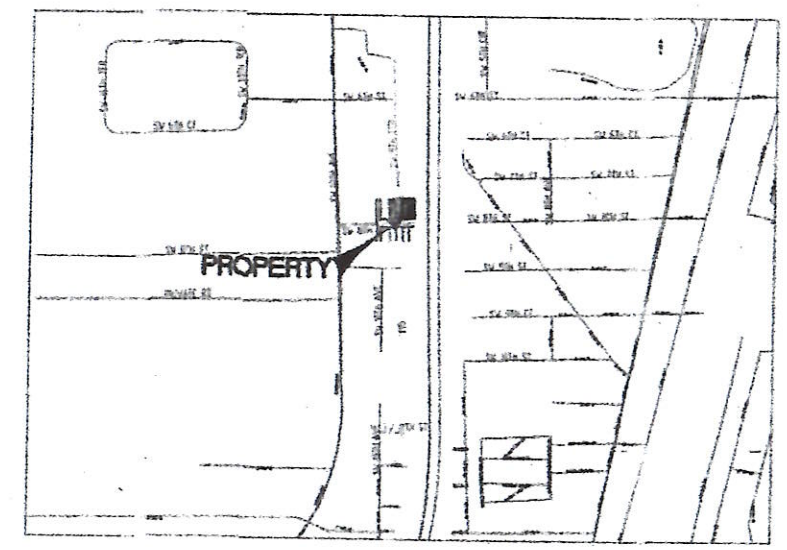

JOB No. 16-04929-41 CLIENT: JMPM INVESTMENT CO LTD

PROPERTY ADDRESS: 929 & 941 SW 8 ST, POMPANO BEACH FL 33069

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

FOLID 4942 02 03 0870
LOT 8, LESS THE FOLLOWING DESCRIBED PARCEL; BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY 160.03 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE S88°15'03"W 9.77 FEET; THENCE S0°30'06"E 160.09 FEET; THENCE N88°16'42"E 9.35 FEET TO THE POINT OF BEGINNING, IN BLOCK 11, OF THE AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FOLID 4942 02 03 0880
LOTS 9, 10 AND 11, BLOCK 11, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD, COUNTY FLORIDA

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SAID PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY, THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA NO EXPRESSED OR IMPLIED DESCRIPTION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FIXTURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.

ELEVATION INFORMATION

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AH
BASE FLOOD ELEVATION 7.00 COMMUNITY 120055 PANEL NUMBER 0357 SUFFIX H
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D., 1988 DATUM.
COUNTY BENCHMARK USED # 0710 ELEVATIONS 9.663 (NGVD29) FEET B.M. LOCATION SW 12 AVE / SW 8 ST

CERTIFIED TO:

JMPM INVESTMENT CO LTD

SURVEY DATE: 04-05-16

MAQ SERVICES, INC. LB 8064 — 901-1317 — 901-1323

BY: _____
LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-5462
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

LEGEND AND ABBREVIATIONS

ELEV. = ELEVATION	F.N. = FOUND NAIL	E.M. = ELECTRIC METER			
DRWY. = DRIVEWAY	P.C.C. = POINT OF CONCRETE-CEMENT	P.I. = POINT OF INTERSECTION			
U.P. = UTILITY POLE	F.D.H. = FOUND DRILL HOLE	P.R.C. = POINT OF REVERSE CURVE			
B.O.B. = BASIS OF BEARINGS	P.T. = POINT OF TANGENCY	P.C. = POINT OF CURVATURE			
A/C = AIR CONDITIONING PAD	E.N.D. = ENDBEARING	F.N.D. = FOUND NAIL/DISK			
A = ARC DISTANCE	F.H. = FIRE HYDRANT	P.C.C. = POINT OF COMPOUND CURVE			
BLDG. = BUILDING	F.I.P. = FOUND IRON PIPE	M/L = MEANDER LINE			
C.B. = CATCH BASIN	F.I.R. = FOUND REBAR	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM			
C.B.S. = CONCRETE BLOCK STRUCTURE	L.F.E. = LOWEST FLOOR ELEVATION	O.E. = OVERHEAD ELECTRIC LINE			
CH. = CHORD DISTANCE	I.P. = IRON POLE	P.B. = PLAT BOOK			
EL. = ELEVA	(M) = MEASURED	P.C.P. = PERMANENT CONTROL POINT			
C/L = CENTER LINE	(R) = RECORD	P.O. = POLE			
CONC. = CONCRETE	(R & M) = RECORD & MEASURED	P.O.B. = POINT OF BEGINNING			
		P/L = PROPERTY LINE			
		N.T.S. = NOT TO SCALE			

- CONCRETE FOUNDATION
- Δ = CENTRAL ANGLE
- WOOD FENCE
- CHAIN LINK FENCE
- C.B.S. WALL
- BLOCK CORNER
- R. = RADIUS
- RAD. = RADIAL
- REC. = REFERENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.I.P. = SET IRON PIPE
- STY. = STORY
- SWK = SIDEWALK
- U.E. = UTILITY EASEMENT
- OVERHEAD ELECTRIC
- UTILITY CONC. POLE
- WATER METER