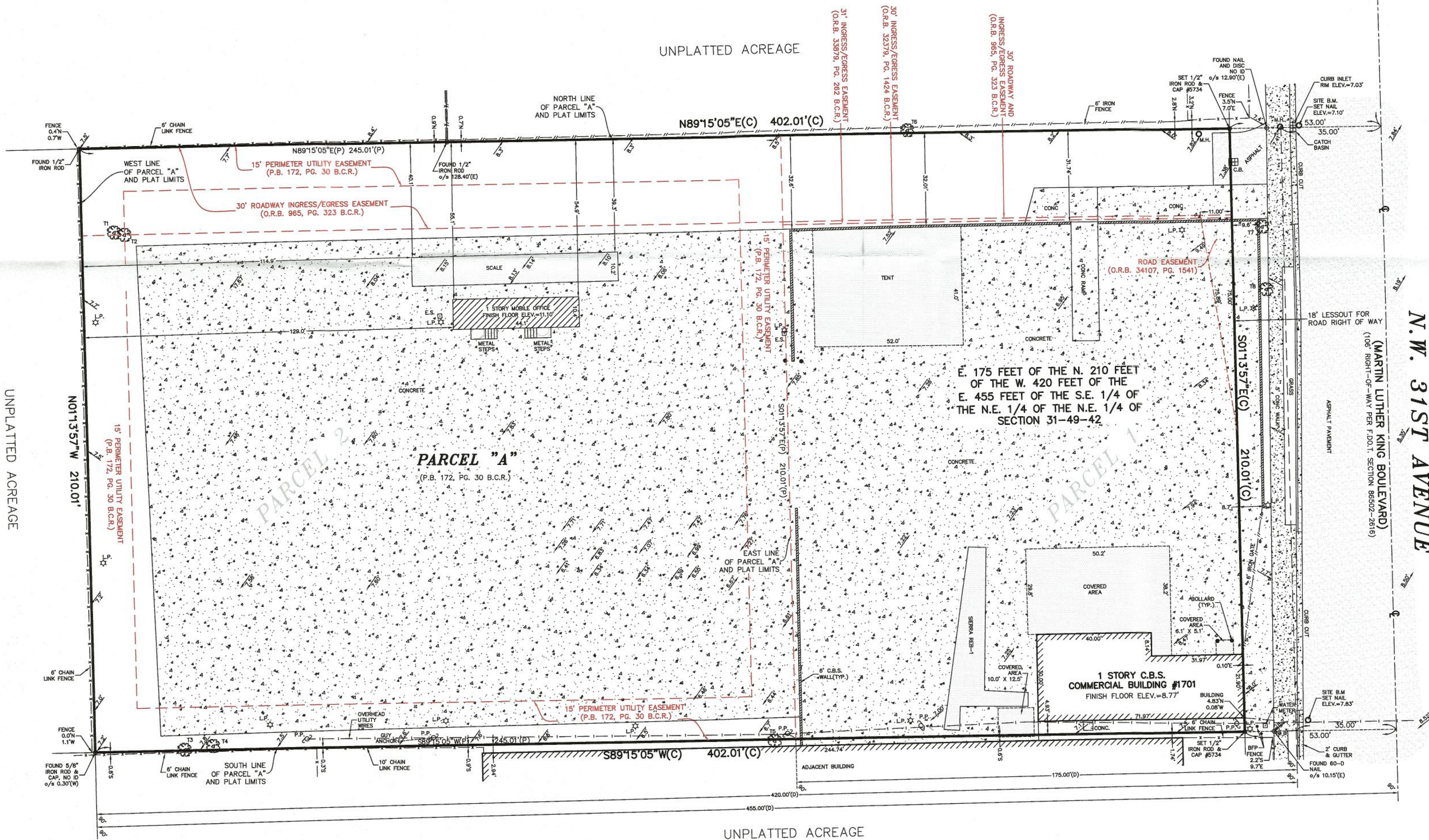
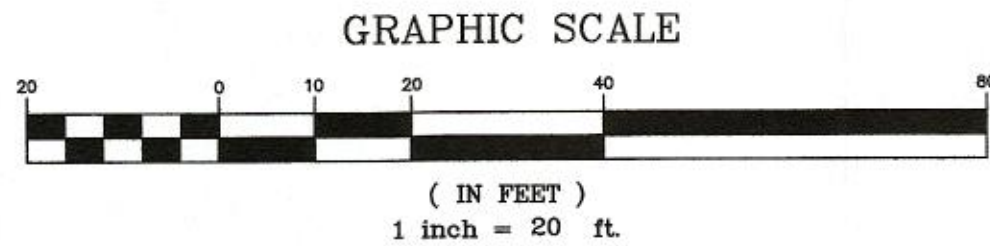


LEGEND:

B.M.	= BENCHMARK	NAVD	= NORTH AMERICAN VERTICAL DATUM
B.C.R.	= BROWARD COUNTY RECORDS	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
C	= CALCULATED MEASUREMENT	O.R.B.	= OFFICIAL RECORDS BOOK
CL	= CENTERLINE	P	= PLAT MEASUREMENT
C.B.	= CATCH BASIN	P.B.	= PLAT BOOK
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.E.	= POOL EQUIPMENT
C.L.F.	= CHAIN LINK FENCE	P.B.C.R.	= PALM BEACH COUNTY RECORDS
CO.	= CLEAN OUT	P.O.B.	= POINT OF BEGINNING
CONC.	= CONCRETE	P.O.C.	= POINT OF COMMENCEMENT
C.L.P.	= CONCRETE LIGHT POLE	TYP.	= TYPICAL
D	= DEED MEASUREMENT	W.M.	= WATER METER
E.S.	= ELECTRIC SERVICE	P.P.	= POWER POLE
ELEV.	= ELEVATION	A/C	= AIR CONDITIONING UNIT
F.P.L.	= FLORIDA POWER & LIGHT	O/S	= OFFSET
G.V.	= GATE VALVE	R/W	= RIGHT-OF-WAY
L.P.	= LIGHT POLE	HP	= HANDICAPPED PARKING
M	= MEASURED	HY	= FIRE HYDRANT
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	UP	= UTILITY POLE
M.H.	= MANHOLE	SE	= SPOT ELEVATION
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	TN	= TREE AND NUMBER

TREES:

TREE NO.	SIZE	TYPE
T1	12"	OAK
T2	16"	PALM
T3	8"	OAK
T4	9"	OAK
T5	12"	PALM
T6	15"	PALM
T7	12"	OAK
T8	8"	OAK



PINNELL SURVEY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 1701 N.W. 31st AVENUE
LAUDERHILL, FLORIDA 33311

CERTIFY TO:

1. 1701 NW 31ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

PARCEL 1:

EAST 175 FEET OF THE NORTH 210 FEET OF THE WEST 420 FEET OF THE EAST 455 FEET OF THE SOUTHEAST 1/4 OF THE NORTH 1/4 OF THE NORTH 1/4 OF THE NORTH 1/4 OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 18 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL 2:

PARCEL "A", "I.G.M." ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 172, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED LANDS SITUATE, LYING AND BEING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINS 84,423 SQUARE FEET (1.9381 ACRES) MORE OR LESS.

ENCROACHMENT NOTES:

- 1) ASPHALT PAVEMENT, CONCRETE PAVEMENT, 6 FOOT C.B.S. WALL, 6 FOOT IRON GATE, 6 FOOT CHAIN LINK FENCE AND C.B.S. BUILDING CROSS OVER THE EASTERLY PROPERTY LINE.
- 2) COVERED AREA, CONCRETE PAVEMENT AND 6 FOOT C.B.S. WALL CROSS OVER THE SOUTHERLY PROPERTY LINE.
- 3) CONCRETE ENCROACHING INTO UTILITY EASEMENTS ALONG THE SOUTHERLY AND EASTERLY PORTIONS OF PARCEL 2.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 823436, DATED DECEMBER 23, 2019 AT 11:00PM AND ALL PLOTTABLE MATTERS OF SURVEY CONTAINED IN SCHEDULE B-II OF SAID COMMITMENT ARE SHOWN HEREON.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
- 12) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°15'05" EAST ALONG THE NORTH LINE OF PARCEL "A", OF "I.G.M.", PLAT BOOK 172, PAGE 30 BROWARD COUNTY RECORDS.
- 13) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.22)" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAPS 120044-0364-J AND 120044-0368-J, BEARING A MAP EFFECTIVE DATE OF 07/31/24.
- 14) REFERENCE BENCHMARK: CITY OF FORT LAUDERDALE BENCHMARK, PAINT MARK BACK OF CURB SOUTH SIDE OF N.W. 19TH STREET AND 100 FEET EAST OF BUILDING LINE OF #3100 N.W. 19TH STREET, ELEVATION = 9.039(NGVD '29) / 7.467(NAVD '88)
- 15) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 USING CORPSCON 6.0.1.
- 16) TREE DESCRIPTIONS SHOWN HEREON ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.
- 17) DATE FIELDWORK PERFORMED: 12/13/19 (FIELD BOOK 607, PAGE 24)
- 18) DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY
CLIENT COMMENTS AND TITLE REVIEW	01/08/20	J.P.
UPDATE SURVEY, ELEVATIONS AND TREES (24-1269)	07/31/24	K.M.

PROJECT NAME: 1701 NW 31ST, LLC

JOB NO.: 19-2497