

SKETCH OF BOUNDARY SURVEY ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S NOTES:

All distances as shown hereon are based on the US Survey foot.

The property described on this Sketch of ALTA/NSPS Land Title Survey is the same property as described Commitment Number: 1510946, Commitment Date: March 29, 2024 at 11:00 PM issued by Old Republic National Title Insurance Company.

The accompany Survey was made on the ground from April 8th, 2024 to April 17th, 2024 and correctly shows the location of the existing improvements, above ground utilities, and other improvements situated on the above premises and that there are no visible encroachments on the subject property or upon adjacent land abutting said property.

The subject property has access to and from NE 1st Avenue and there are no intervening strips, gaps, or gores between the boundary of the subject property and the boundary of such streets and roads.

The measured and calculated dimensions/directions as shown hereon are based on the undersigns review of the entire content of the legal description and would be necessary for the survey to have a mathematical closure and conform to the existing rights-of-ways, adjacent plats, adjacent property owners and other calls within the legal description.

Bearings as depicted on this survey drawing are relative to the State Plane Coordinate System Florida East Zone, North American Datum of 1983, adjustment of 2011 (NAD) of 2011 (NAD83/2011) where the Westerly boundary line of the subject property bears N 01°58'55" W, State Plane Coordinate.

At the time of Survey, there were a total of 14 defined (striped) parking spaces including 1 handicap spaces.

The total area of the surveyed parcel as described herein contains 9,472.37 square feet more or less (0.22) acres more or less.

The square footage of the existing building is 3,655.22 square feet more or less. The square feet as shown hereon were determined at the ground building line level.

There are no party walls located within the subject property or designated by the client at the time of fieldwork.

Only the easements provided to the surveyor or those shown on the recorded Plat are either noted or plotted hereon. No search within the Public or Private records was performed by this office.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Broward County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and/or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances. There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions may be found in the Public Records or Building and Zoning Department of Broward County, Florida and the City of Dania Beach.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No underground footings were located and no subsurface investigation was performed at the time of survey. Call 811 or visit www.sunshine811.com before digging.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

The easements, encumbrances and restrictions evidenced by Recorded Documents and/ or other title exceptions provided to the Surveyor and noted in Schedule B, Section II of the Old Republic National Title Insurance Company, Title Insurance, Commitment Number: 1510946, Commitment Date: March 29, 2024 PM are a matter of survey and have been plotted hereon or noted below:

Item 1) Not a Survey matter, not noted or plotted hereon.

Item 2.A.) Not a Survey matter, not noted or plotted hereon.

Item 2.B.) Not a Survey matter, not noted or plotted hereon.

Item 2.C.) See Sketch of ALTA/NSPS Land Title Survey.

Item 2.D.) Only the easements provided to the surveyor or those shown on the recorded Plat are either noted or plotted hereon. No search within the Public or Private records was performed by this office.

Item 2.E.) Not a Survey matter, not noted or plotted hereon.

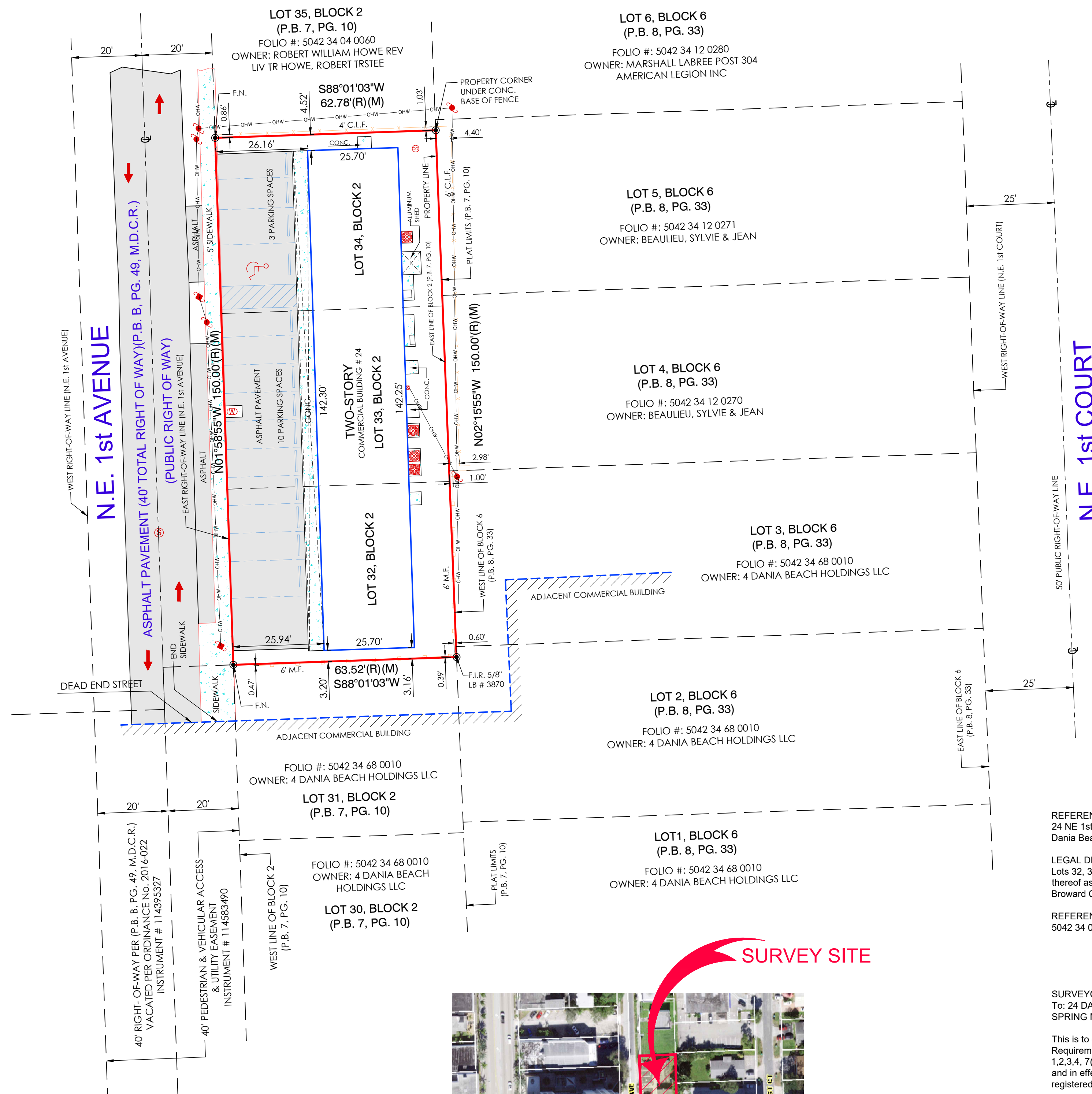
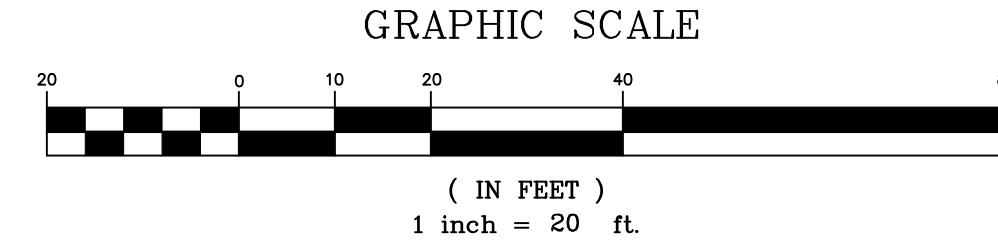
Item 3) Subject property is not submerged. It is not known to the surveyor if this property was at any time submerged or any portion of the land was a swamp or was overflow. Subject property does not appear to be artificially filled.

Item 4) Not a Survey matter, not noted or plotted hereon.

Item 5) Subject property is all matters contained on the Plat of AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA, as recorded in Plat Book B, Page 78, Public Records of Miami-Dade County, Florida. Plat contains blanket conditions that cannot be plotted.

Item 6) Not a Survey matter, not noted or plotted hereon.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.



LEGEND

- (C) = Calculated
- CL = Clear
- CL = Center Line
- CBS = Concrete Block Stucco
- Δ = Delta
- ENC. = Encroachment
- F.F.E.L. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe
- F.I.R. = Found Iron Rod
- F.N. = Found Nail
- F.N.&D. = Found Nail & Disc
- I.D. = Identification
- L = Length
- (M) = Measured
- M = Monument Line
- O/L = On Line
- P.L. = Property Line
- (P) = Plat
- P.C. = Point of Curvature
- P.B. = Plat Book
- P.C. = Page
- R = Radius
- (R) = Record
- R/W = Right of Way
- U.E. = Utility Easement

SYMBOLS

- AIR CONDITIONER
- ELECTRIC METER ATTACHED TO WALL
- CATCH BASIN
- CONCRETE POLE
- TRAFFIC FLOW
- SANITARY SEWER MANHOLE
- HANDICAP
- CLEAN-OUT
- WATER METER
- WOOD POLE
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- WOOD FENCE (W.F.)
- CBS WALL

REFERENCE PROPERTY ADDRESS BY BROWARD COUNTY PUBLIC RECORDS:

24 NE 1st Avenue
Dania Beach, Florida 33004

LEGAL DESCRIPTION:

Lots 32, 33 and 34, Block 2, AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA, according to the plat thereof as recorded in Plat Book 7, Page 10, Public Records of Miami-Dade County, Florida, said lands situated, lying and being in Broward County, Florida.

REFERENCE FOLIO NUMBER / Broward County Public Records/Property Appraiser Office
5042 34 04 0050

SURVEYOR'S CERTIFICATE:

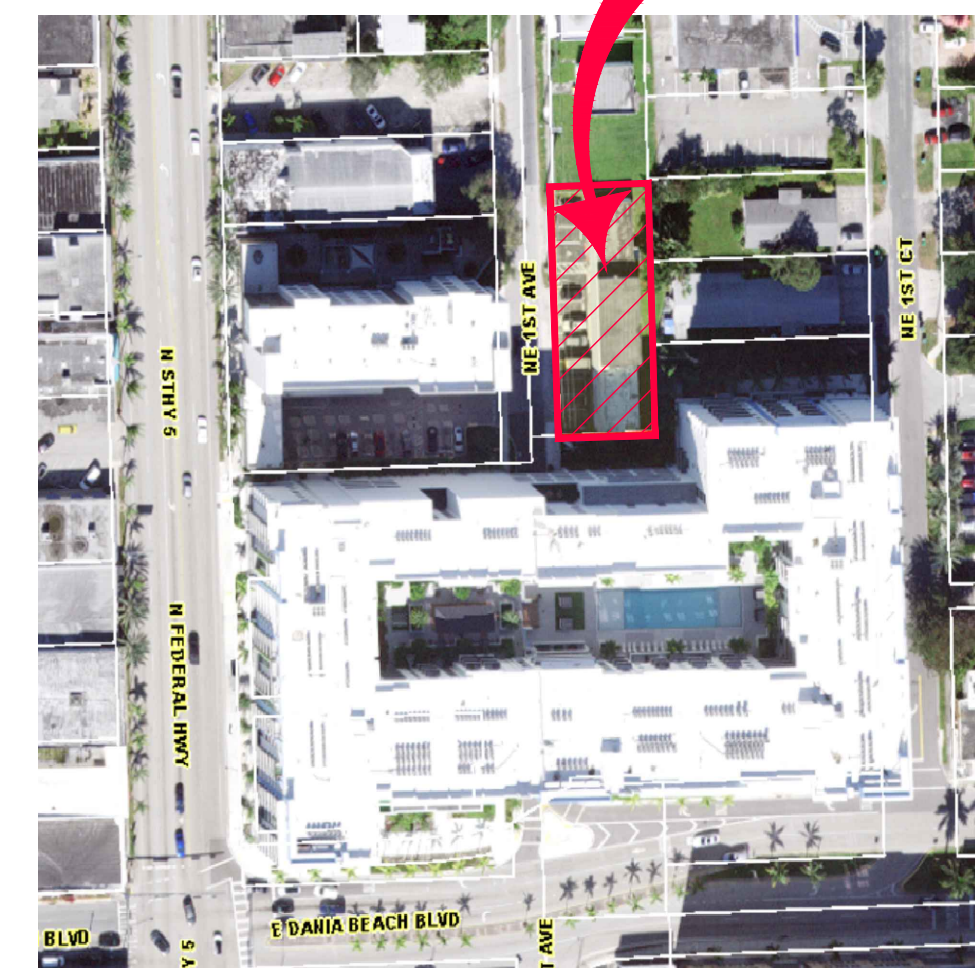
To: 24 DANIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SPRING MORTGAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ROBERT A. BRANDT, P.A.

This is to certify that this map or plat and the survey which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes items 1, 2, 3, 4, 7, 8, 9, 13, 14, 16, 17, and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

The 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are effective February 23, 2021. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/ACSM or ALTA/NSPS Land Title Surveys are superseded by these standards.

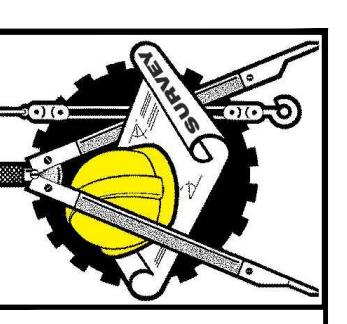
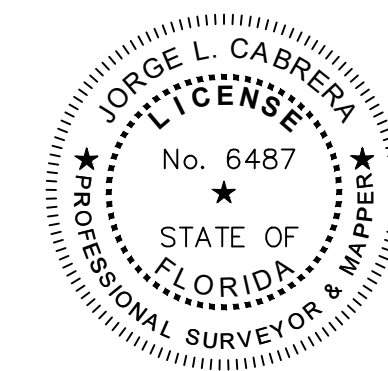
Adopted by the American Land Title Association and the National Society of Professional Surveyors on February 23rd, 2021.

This is also to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and plotted under my direction. I further certify that this map or plat meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.



LOCATION MAP
NOT TO SCALE

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida



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No.	Date	Job No.	Description

Prepared for:
24 DANIA, LLC

CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	04/18/2024
DATE:	04/18/2024
SCALE:	1" = 20'
JOB No.	24-7982

SHEET:
1 OF 1