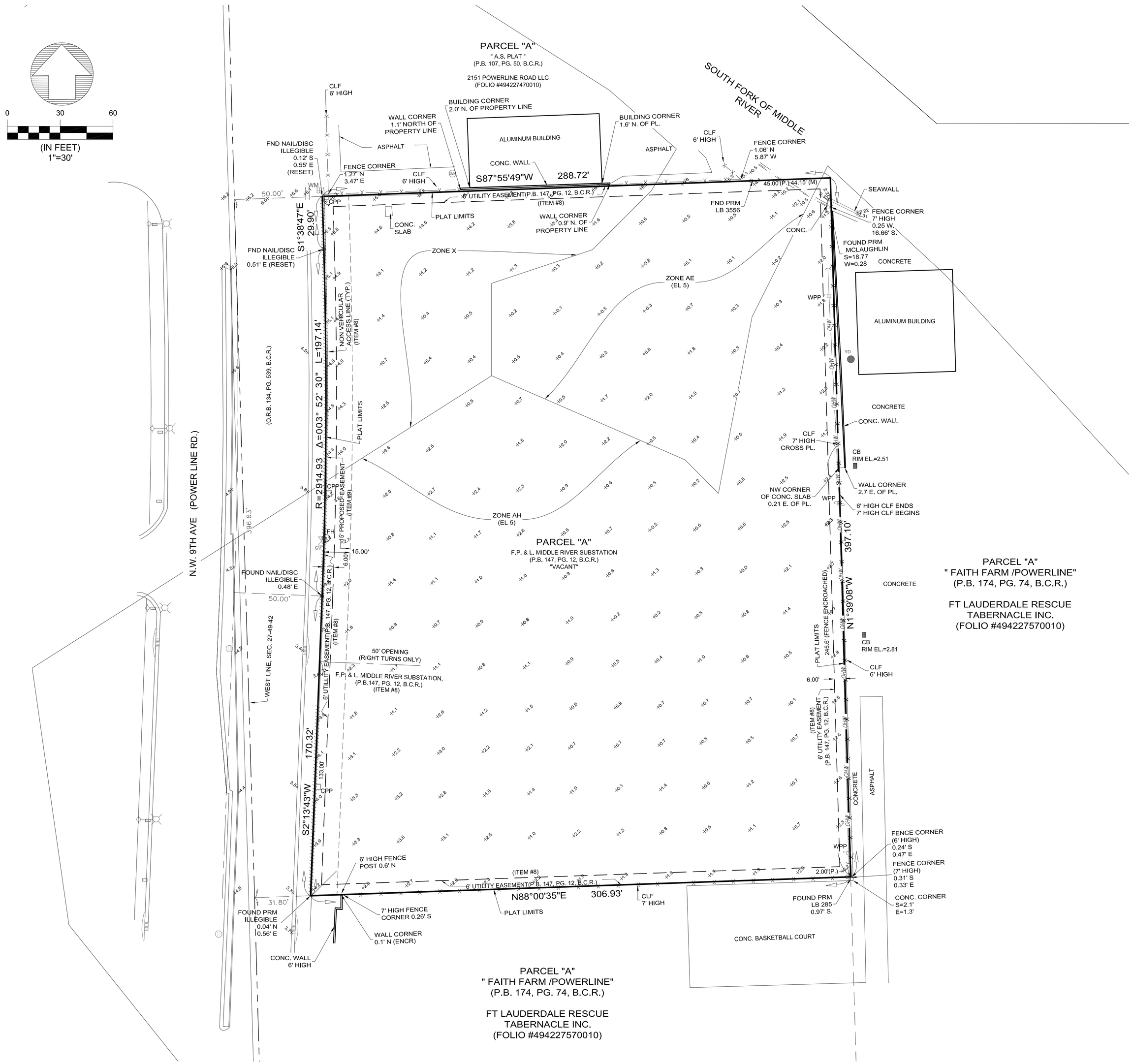
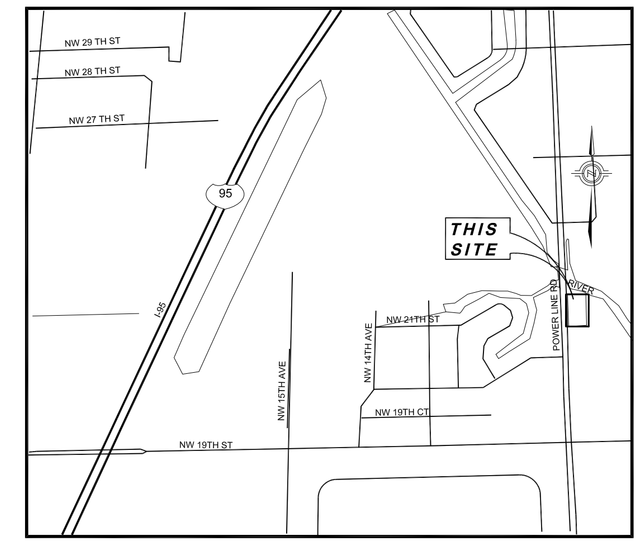


PROPERTY ADDRESS
N.W. 9th AVENUE
FT LAUDERDALE, 33311, FL



LOCATION MAP
N.T.S.

DESCRIPTION

PARCEL "A", F.P. & L. MIDDLE RIVER SUBSTATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
CONTAINING 117,145 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

1. ALL PROPERTY CORNERS ARE SET IRON ROD & CAP D.S. & ASSOC., P.S.M. 6422, UNLESS OTHERWISE NOTED.
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED.
3. THE UNDERSIGNED AND DJS SURVEYORS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN 3/2/2021.
5. BEARINGS SHOWN HEREON ARE BASED ON F.P. & L. MIDDLE RIVER SUBSTATION PLAT (P.B. 147, PG. 12, B.C.R.).
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).
7. BENCHMARK OF ORIGIN: FLORIDA DEPARTMENT OF TRANSPORTATION, ROAD NO. 845, FINANCIAL PROJECT ID 430-604-1-52-01, BENCHMARKS BM1, EL=4.63 AND BLC1, EL.=5.49.
8. SURVEY FIELDWORK WAS COMPLETED ON 3/2/2021.
9. ORIGINAL SURVEY WAS PREPARED UNDER JOB NUMBER 14-249.

THE N.F.I.P. FLOOD MAPS HAS DESIGNATED
THE HEREON DESCRIBED PROPERTY TO BE
IN ZONE X, ZONE AH(EL 5), ZONE AE(EL 5)
COMMUNITY NO. 125105 PANEL NO. 0369 H
DATE OF FIRM 8/18/14
FIRM INDEX DATE 8/18/2014

SYMBOLS

- ANCHOR
- LIGHT POLE
- CATCH BASIN
- WOOD UTILITY POOL
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC BOX
- BFP BACK FLOW PREVENTER
- STREET SIGN
- WPP WOOD POWER POLE
- WM WATER METER
- 5.19 ELEVATION NAVD 88
- BL BASELINE
- RIGHT-OF-WAY LINE
- METAL LIGHT POLE
- SEWER MANHOLE
- D DRAINAGE MANHOLE
- -FPL- PAINT MARK (FPL, H2O, GAS)
- SET IRON ROD & CAP LB 6422
- NON VEHICULAR ACCESS LINE
- CPP CONCRETE POWER POLE
- YD YARD DRAIN
- OHW OVERHEAD WIRES

LEGEND:

ASPH.	ASPHALT
B.M.	BENCH MARK
B.C.R.	BROWARD COUNTY RECORDS
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
CLP	CONCRET LIGHT POLE
CONC.	CONCRETE
CPP	CONCRETE POWER POLE
CUP	CONCRETE UTILITY POLE
D.B.	DIRECTIONAL BORE
D.E.	DRAINAGE EASEMENT
HH	HAND HOLE
EL.	ELEVATION
ELEC.	ELECTRIC
FPL	FLORIDA POWER & LIGHT
MH.	MANHOLE
N.V.A.L.	NON-VEHICULAR
OHW	OVERHEAD WIRE
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
PL	PROPERTY LINE
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
WLP	WOOD LIGHT POLE
WPP	WOOD POWER POLE

DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FAX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

DONALD J. SULLIVAN
LICENSE NUMBER
6422
STATE OF FLORIDA
Professional Surveyor and Mapper

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
SIGNATURE DATE: **3/2/2021**

REVISION	DATE	BY	FB / PG

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: MILLS POND PROPERTY HOLDINGS, LLC

PARCEL "A"
F. P. & L. MIDDLE RIVER SUBSTATION
(P.B. 147, PG. 12, B.C.R.)
BROWARD COUNTY, FLORIDA

DRAWN BY:	S.M.
CHECKED BY:	D.J.S.
FB / PG:	ELEC
SCALE:	1"= 30'
DATE:	03 /02/ 2021
FILE:	14-249 FPL NEW RIVER .DWG
JOB NO.	21 - 173
SHEET NO.	1 OF 1