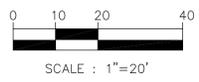


BOUNDARY & TOPOGRAPHIC SURVEY

OF

1090 N FEDERAL HIGHWAY

HOLLYWOOD, FLORIDA 33020



ABBREVIATIONS AND LEGEND

- = CENTRAL ANGLE
- = WOOD FENCE
- = WIRE FENCE
- = C.B.S. WALL
- = DIAMETER
- = IRON FENCE
- = METAL LIGHT POLE
- = GUY WIRE
- = UTILITY POWER POLE
- = FIRE HYDRANT
- = WATER METER
- = ELECTRIC BOX
- = TELEPHONE BOX
- = CONCRETE
- = LIGHT POLE
- = GAS VALVE
- = WATER VALVE
- = WATER MANHOLE
- = UNKNOWN MANHOLE
- = SPOT ELEVATION
- = SEWER MANHOLE
- = TRAFFIC SIGN
- = CATCH BASIN
- = IDENTIFICATION
- = ASPHALT
- = SIDEWALK
- = COVERED PORCH
- = UTILITY EASEMENT
- = UTILITY POLE
- = VALLEY GUTTER
- = WATER METER
- = WATER VALVE
- = DRIVEWAY
- = INVERTS
- = STORY
- = OVERHEAD WIRES
- = AIR CONDITIONING PAD
- = ARC DISTANCE
- = BUILDING
- = CANOPY
- = CATCH BASIN
- = CONCRETE BLOCK W/ STUCCO
- = CURB & GUTTER
- = CHORD DISTANCE
- = CLEAR
- = HEIGHT
- = LOWEST FLOOR ELEVATION
- = LIGHT POLE
- = MAINTENANCE & DRAINAGE EASEMENT
- = BLOCK CORNER
- = MANHOLE
- = MONUMENT LINE
- = METAL SHED ON CONCRETE
- = NATIONAL GEODETIC VERTICAL DATUM
- = PERMANENT REFERENCE MONUMENT
- = CENTER LINE
- = CONCRETE
- = CONCRETE SLAB
- = ENCROACHMENT
- = ELECTRIC TRANSFORMER PAD
- = FIRE HYDRANT
- = FOUND IRON PIPE
- = FOUND NAIL & DISK
- = FOUND REBAR
- = NOT TO SCALE
- = OVERHEAD
- = OFFICIAL RECORDS BOOK
- = PLAT BOOK
- = PERMANENT CONTROL POINT
- = PAGE
- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = MEASURED
- = RECORDED
- = PLANTER
- = PROPERTY LINE
- = RADIUS
- = RADIAL
- = RECORDED & MEASURED
- = RESIDENCE
- = RIGHT-OF-WAY
- = SECTION
- = FINISH FLOOR ELEVATION

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on June 25, 2025.

SECTION 2) LEGAL DESCRIPTION:

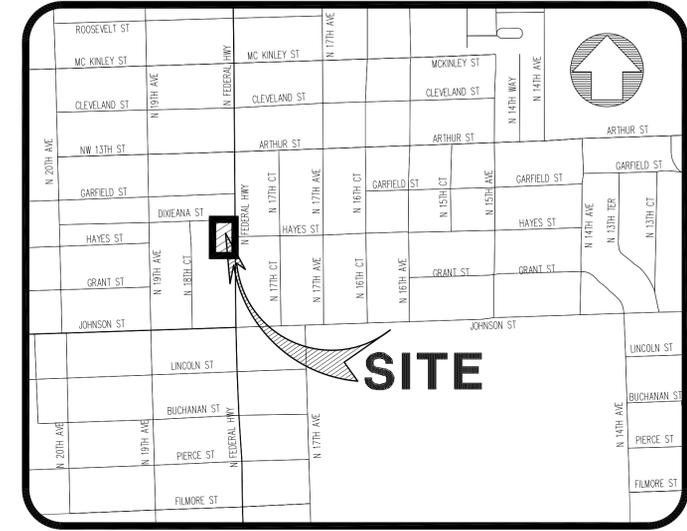
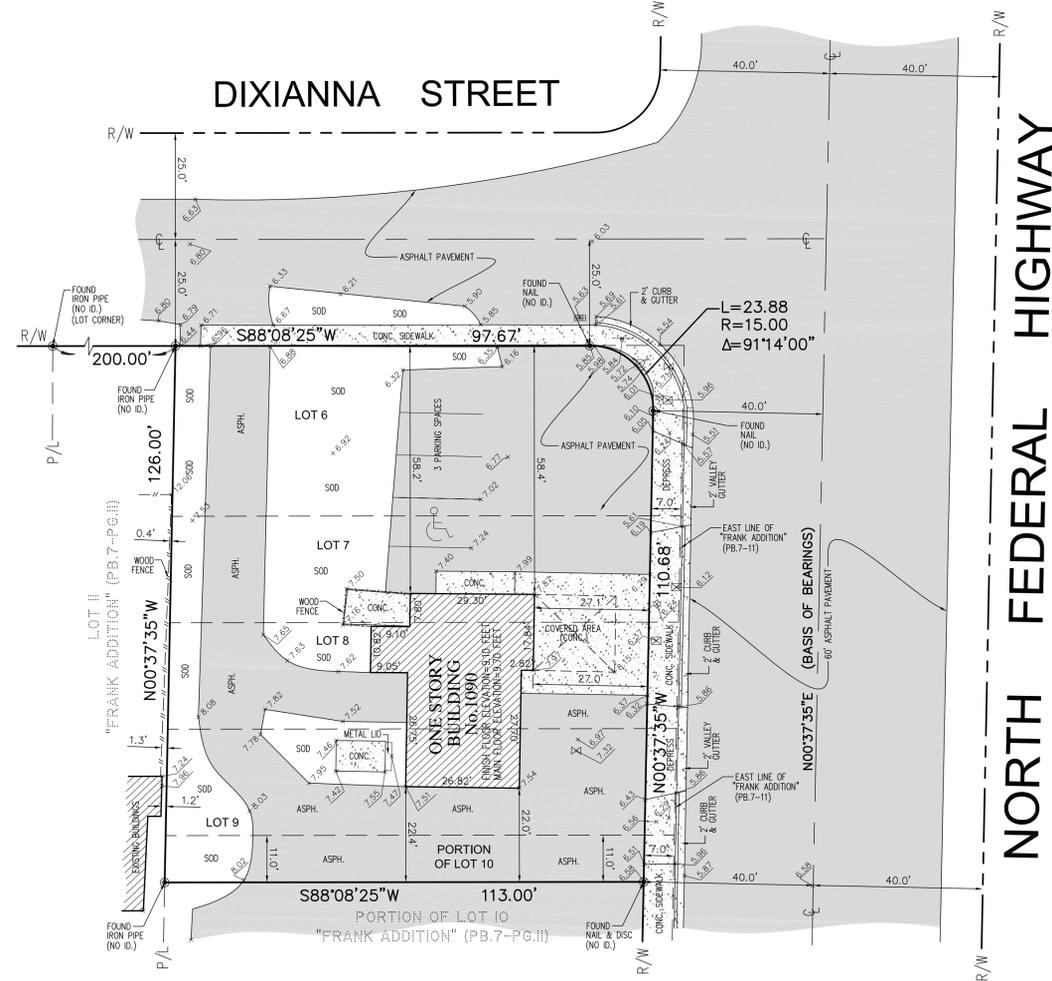
Lots 6, 7, 8 and 9 and the North 11 feet of Lot 10 of FRANK ADDITION, according to the Plat thereof, recorded in Plat Book 7, at Page 11, of the Public Records of Broward County, Florida.

Less and Except from the above legal description the property as described in the Order of Taking recorded in Official Records Book 6949, Page 612 as follows:

The Easterly 7 feet of Lots 6, 7, 8 and 9 and the Easterly 7 feet of the North 11 feet of Lot 10, all Lots being in the FRANK ADDITION according to the Plat thereof recorded in Plat Book 7, Page 11 of the Public Records of Broward County, Florida in Section 10, Township 51 South, Range 42 East and being that part of said Lots 6, 7, 8 and 9 and the North 11 feet of said Lot 10 which lies within 40 feet West of the Base Line of Survey for State Road 5 according to the Right of Way Map for Section 86010-2510

and;

That part of Lot 6 of FRANK ADDITION which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.



VICINITY MAP
NOT TO SCALE

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of North Federal Highway; with an assumed bearing of N00°37'35"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 125113 (City of Hollywood), Map Panel No. 12011C0569, Suffix J, Map Revised Date: July 31, 2024.

Elevations as shown hereon are based on the North American Vertical Datum of 1988, as per Broward County's Benchmark Number 1895, Elevation 9.52 feet. (Conversion factor of (-)1.55 from NGVD 1929)

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

1090 CORNER LOT LLC

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

By: Benigno J. Suarez, PSM Date: _____
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

BENNY SUAREZ SURVEYING INC.
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
PH: (305) 807-8319 Email: benysuarez@msn.com



No.	DATE	DESCRIPTION

TYPE OF PROJECT: **BOUNDARY & TOPOGRAPHIC SURVEY**
 PROJECT FOR: **1090 CORNER LOT LLC**
 ADDRESS: **1090 N FEDERAL HIGHWAY, HOLLYWOOD FL 33020**

JOB No: 2025-086
DRAWN BY: A.T.
CHECKED BY: B.J.S.
FIELD BOOK: FILE
DATE: 06/27/2025
SCALE: AS SHOWN