

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: 5350 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

CERTIFY TO:

1. ADYR CORP.
- 2.
- 3.
- 4.
- 5.

LEGAL DESCRIPTION:

THE WEST 160 FEET OF TRACT C, OF "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

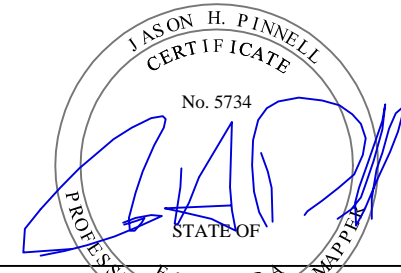
- 1) 8 FOOT CHAIN LINK FENCE, 5 CONC. WALK AND CONCRETE SIDEWALK ENCROACHING INTO 10 FOOT UTILITY EASEMENT ALONG THE NORTHERLY PORTION OF THE SUBJECT PROPERTY.
- 2) 0.7 FOOT CONCRETE CURB ENCROACHING INTO 10 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.
- 3) ASPHALT PAVEMENT AND 0.7 FOOT CONCRETE CURB CROSS OVER THE EASTERLY PROPERTY LINE.
- 4) 5 FOOT CONCRETE WALK CROSSES OVER THE NORTHERLY PROPERTY LINE.
- 5) CONCRETE SIDEWALK CROSSES OVER THE NORTHERLY PROPERTY LINE.

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 SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 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 07°35'42" EAST ALONG THE WESTERLY LINE OF TRACT "C", P.B. 120, PG. 27, B.C.R.
- 13) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.2%) WITH NO BASE FLOOD ELEVATION, AS SHOWN ON F.I.R.M. MAP 120047-0355-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14 AND AN INDEX MAP REVISION DATE OF 08/18/14.
- 14) DATE FIELDWORK PERFORMED: 10/26/18 (FIELD BOOK 389, PAGE 33)
- 15) DRAWN BY: J.D.I. CHECKED BY: J.H.P./S.A.

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 6J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.



10/30/18

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

REVISIONS:

REVISION	DATE	CHECKED BY

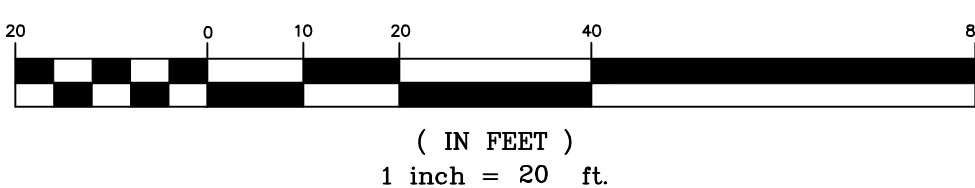
PROJECT NAME: ADYR CORP.

JOB NO.: 18-1961

LEGEND:

- B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
C = CALCULATED MEASUREMENT
CL = CENTERLINE
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.L.P. = CONCRETE LIGHT POLE
D = DEED MEASUREMENT
E.S. = ELECTRIC SERVICE
ELEV. = ELEVATION
F.P.L. = FLORIDA POWER & LIGHT
G.V. = GATE VALVE
L.P. = LIGHT POLE
M = MEASURED
M-D.C.R. = MIAMI-DADE COUNTY RECORDS
M.H. = MANHOLE
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT MEASUREMENT
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
TYP. = TYPICAL
W.M. = WATER METER
P.P. = POWER POLE
A/C = AIR CONDITIONING UNIT
o/s = OFFSET
R/W = RIGHT-OF-WAY
H = HANDICAPPED PARKING
F = FIRE HYDRANT
U = UTILITY POLE
S = SPOT ELEVATION
N-V = NON-VEHICULAR ACCESS LINE

GRAPHIC SCALE



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	C.B.
C1	5669.58'	00°05'31"	9.10'	S82°21'33"E
C2	5664.58'	01°05'25"	107.79'	S81°19'54"E