

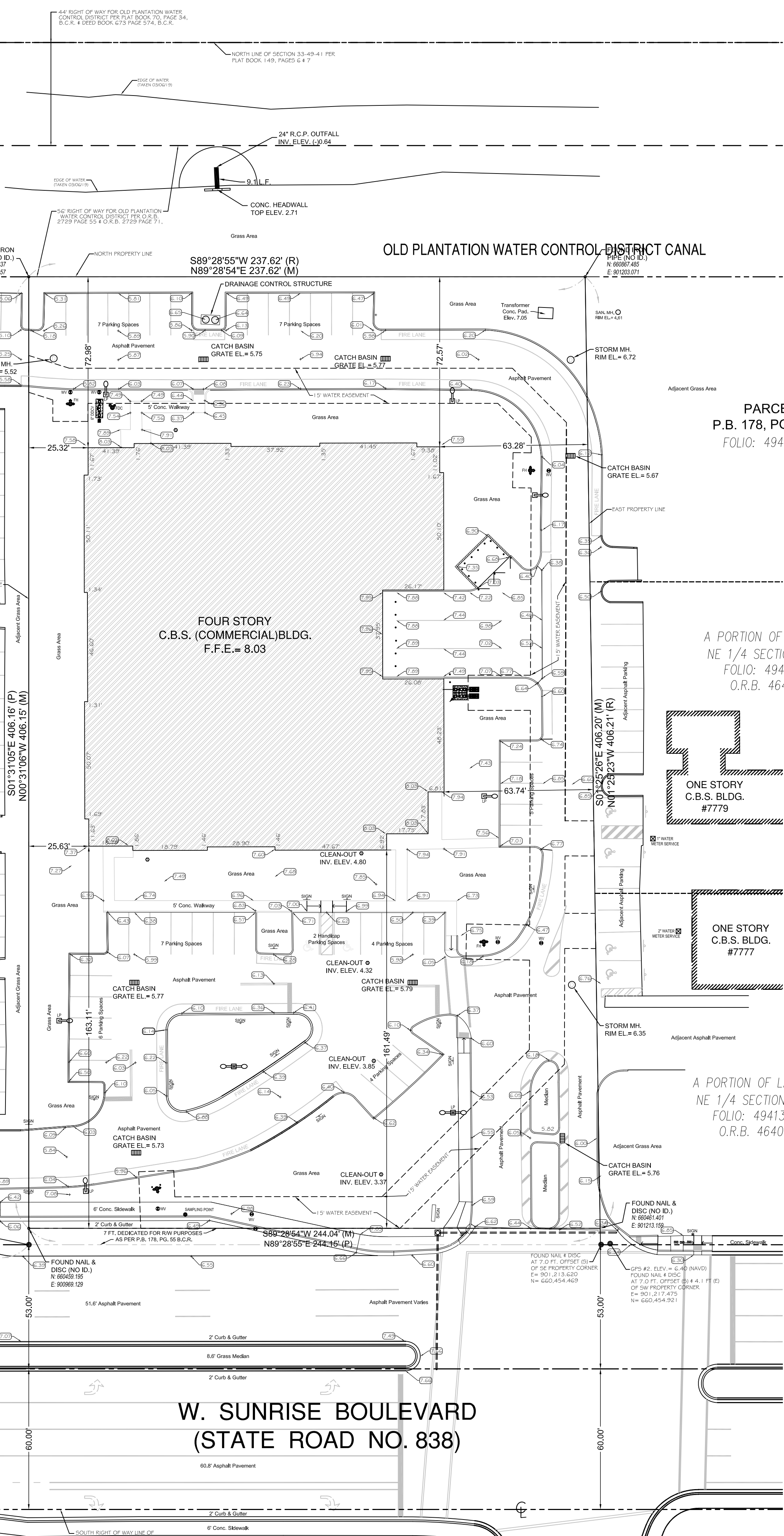
BOUNDARY SURVEY PLAN

SCALE: 1"=30'

GRAPHIC SCALE

( IN FEET )

1 inch = 30 ft.

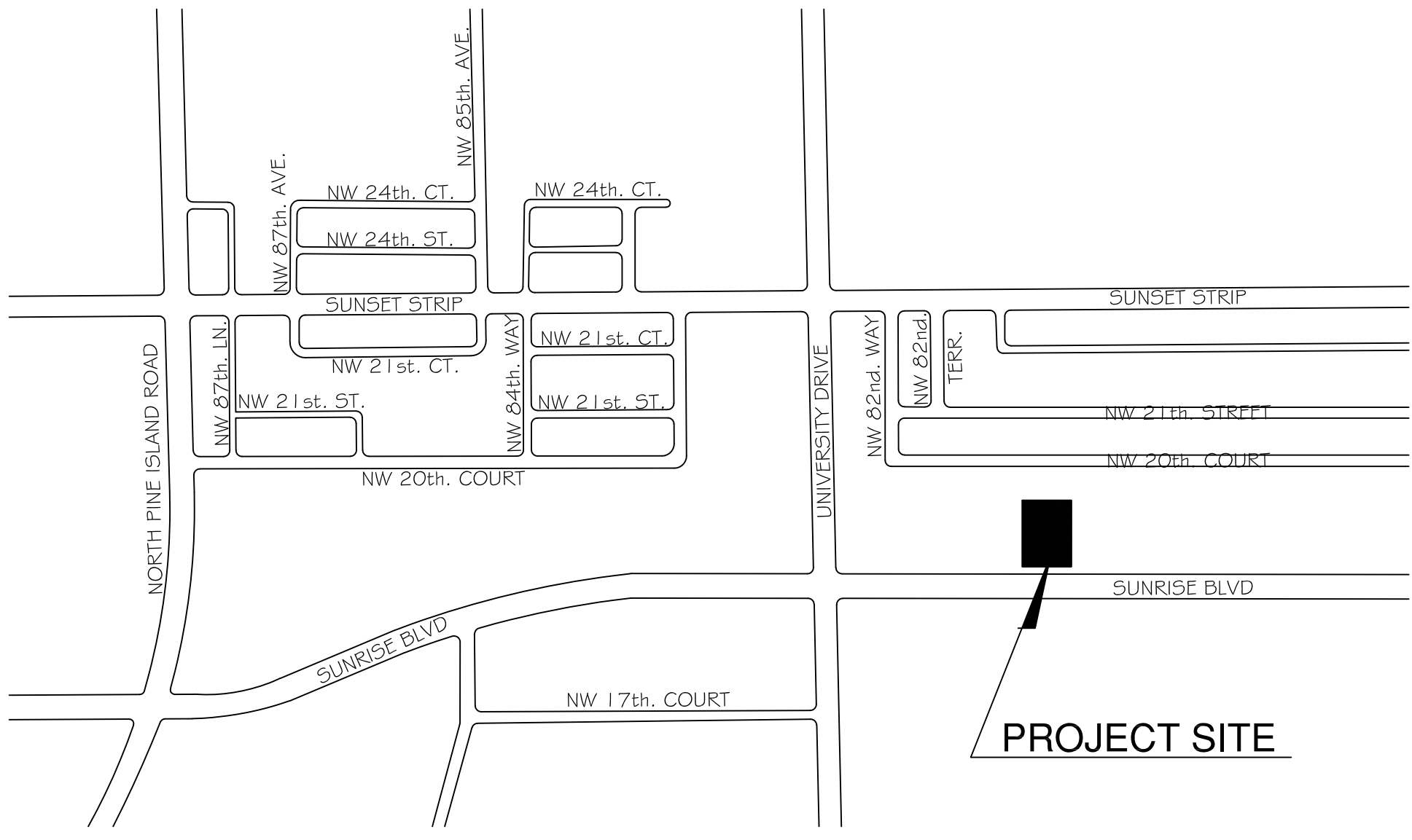


PARCEL "B", P.B. 178, PG(s). 52 - 55 FOLIO: 494133260020

A PORTION OF LAND OF THE NE 1/4 SECTION 33-49-41 FOLIO: 494133010025 O.R.B. 46409-1799

A PORTION OF LAND OF THE NE 1/4 SECTION 33-49-41 FOLIO: 494133010040 O.R.B. 46409-1799

A portion of Land in the NE 1/4 of Section 33-49-41 as per Deed (Instrument No. 114851317)



LOCATION SKETCH

SCALE: N.T.S. A PORTION OF SECTION 33, TOWNSHIP 49 SOUTH, RANGE 41 EAST.

SURVEY PREPARED FOR:

ESS OF PLANTATION, LLC. 7795 W. SUNRISE BLVD., PLANTATION, FLORIDA, 33322

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

PARCEL "A", "B10", A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, AT PAGE 52, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ID: 494133260010.

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF W. SUNRISE BOULEVARD (STATE ROAD #838), WHICH IS N89°28'55"E.

FLOOD ZONE(S): X ELEVATION: N/A COMMUNITY: CITY OF PLANTATION NUMBER: 120054 DATE OF FIRM: 08/18/2014 SUFFIX :H PANEL: 12011C0345

ELEVATIONS ARE REFERRED TO: NAVD 1988.

ELEVATION HEREON WERE DERIVED FROM COUNTY BENCHMARK 2630, (EASTERLY OF BRIDGE) ELEVATION 11.59 (NGVD29) - 1.58 = 10.01(NAVD88) COUNTY BENCHMARK: 2630 (WESTERLY OF BRIDGE) ELEVATION 11.85 (NGVD29) - 1.58 = 10.27(NAVD88)

DESCRIPTION: AS SHOWN ON BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION ELEVATION: 11.59/11.85 (NGVD29) SECTION-TOWNSHIP-RANGE: 33-49-41 PLANTATION/SUNRISE - CANAL CROSSING UNIVERSITY DRIVE 0.1+OR-MILE NORTH OF SUNRISE BOULEVARD AT PLANTATION/SUNRISE BOUNDARY. "SQUARE" CUT ON CENTER OF EASTERLY BRIDGE PARAPET: EL. 11.59'(NGVD29)- "SQUARE" CUT ON CENTER OF WESTERLY PARAPET: 11.85'(NGVD29). B.M.'S FOUND 6-28-2000 NOTE: MARKS ARE NEAR THE CENTER OF CANAL. FOUND GOOD 8-23-06

AREA OF PROPERTY: NET AREA: 97815.74 sq. ft. and/or 2.25 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS COMMERCIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY OTHER EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCROACHED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

FIELD SURVEY DATE: 08/21/2018, 10/10/2018, 11/03/2018 - 11/05/2018, 12/22/2018.

UPDATE OF SURVEY: 03/06/2018.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

GUILLERMO GUERRERO, P.S.M. CERTIFICATE No. L.S.-6453 STATE OF FLORIDA

LEGEND & ABBREVIATIONS

Table with columns for ABBREVIATION, SYMBOL, DEFINITION, and SYMBOL. Lists various survey symbols and their meanings, such as B.M., ELEV., and various utility symbols.

"BOUNDARY SURVEY"

EXTRA SPACE STORE OF PLANTATION ADDRESS: 7795 W. SUNRISE BLVD., PLANTATION, FLORIDA, 33322

Professional information for Guillermo Guerrero, P.S.M., including contact details and firm name: SETOPLANS.COM.

Project information including date (3/7/2019), scale (AS NOTED), drawing name (LEG), job number (181024), and sheet number (1 of 1).