

MAP OF BOUNDADRY SURVEY

FOR: ELITE ALUMINIUM

DESCRIPTION:
PARCELS "A", "L-1" & "L-2", ELITE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 & 59, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCELS "A", "L-1" & "L-2", JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL "A".

LESS OUT PORTION OF PARCEL "A"

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°35'58" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 372.00 FEET; THENCE SOUTH 00°24'02" EAST, ON A LINE 372.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 395.79 FEET; THENCE SOUTH 89°34'00" WEST, A DISTANCE OF 372.00 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°24'02" WEST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 603,387 SQUARE FEET OR 13.8519 ACRES MORE OR LESS.

SURVEY NOTES:

- ALL PROPERTY CORNERS ARE SET I.R. #3240 UNLESS NOTED OTHERWISE.
- THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF JOHNSON ROAD COMMERCE CENTRE, (PB. 177, PG. 8 B.C.R.).
- BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- OWNERSHIP OF FENCES AND/OR WALLS ALONG THE PROPERTY BOUNDARIES WAS NOT DETERMINED.
- LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED BY PAUL E. BREWER AND ASSOC., INC.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY PAUL E. BREWER AND ASSOC., INC. REGARDING EASEMENTS OR OTHER SERVITUDES THAT MAY AFFECT THE SUBJECT PROPERTY.
- BENCHMARK OF ORIGIN: BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING BENCHMARK #2428, ELEVATION=15.890 (NGVD1929) OR ELEVATION=14.340 (NAVD1988).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- ALL ASBUILT SANITARY SEWER PIPES ARE 8" DIAMETER.
- THE LOCATION & FREQUENCY OF SPOT ELEVATIONS WITHIN THE SUBJECT PROPERTY WAS LIMITED DUE TO DENSE WOODED/OVERGROWN CONDITIONS.
- THE SIZE, TYPE AND LOCATION OF THE TREES SHOWN ON THE SUBJECT PROPERTY WAS TAKEN FROM SURVEYS PREPARED BY McLAUGHLIN ENGINEERING COMPANY THAT WERE SUPPLIED BY THE CLIENT.

THE N.F.I.P. FLOOD MAPS # 1201100155H & 1201100165H

HAVE DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONES

"X"-BASE ELEV. N/A AND

"0.2% ANNUAL CHANCE FLOOD HAZARD"-BASED ELEV. N/A

COMMUNITY NO. 120031 PANEL #S 0155H & 0165H

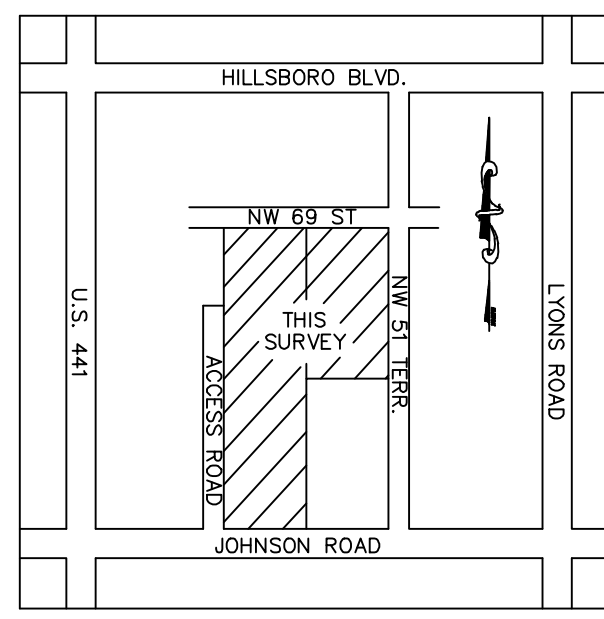
EFFECTIVE DATE: 8/18/14

ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD)

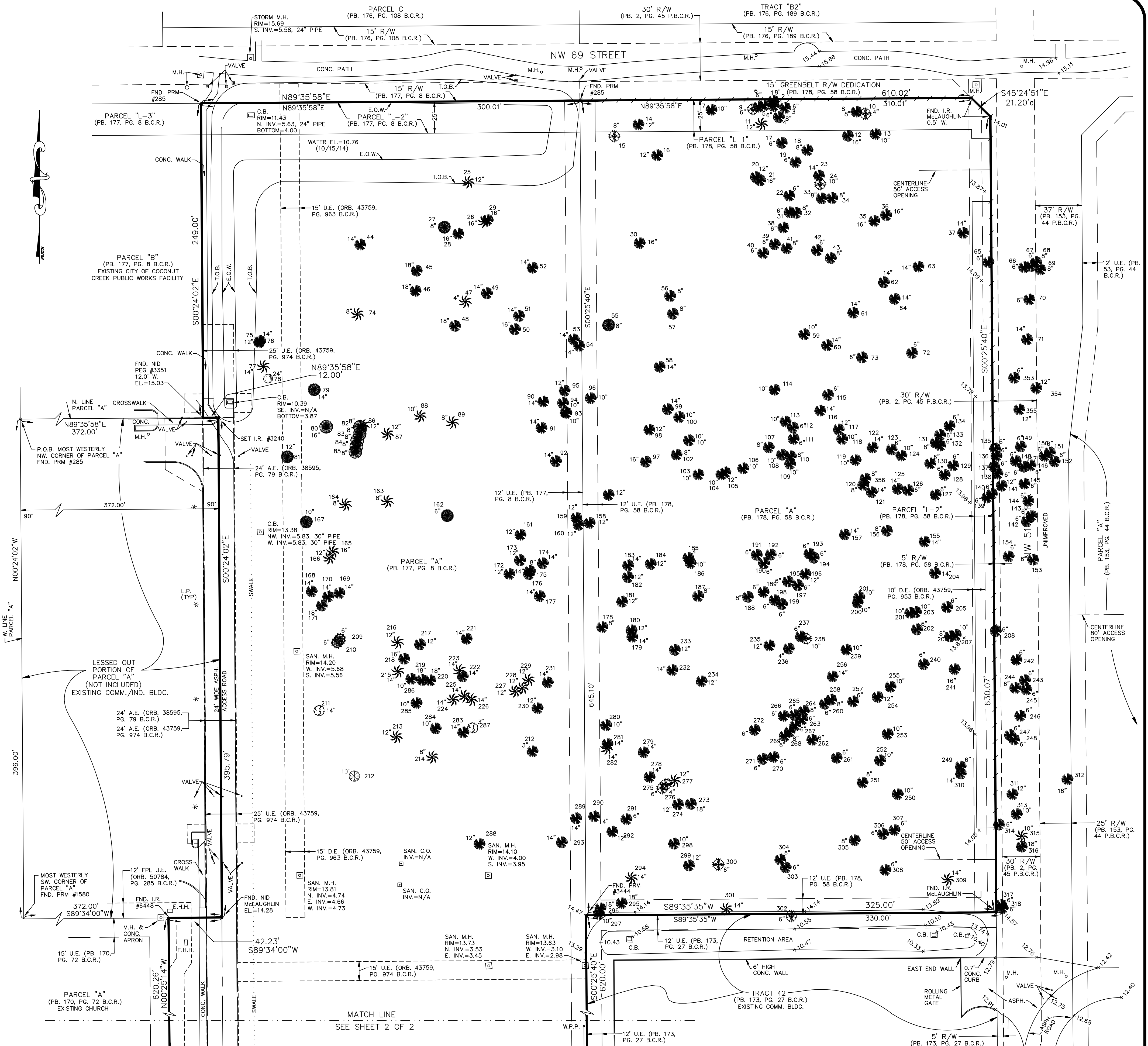
NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND:

A/C	AIR CONDITIONING	(N.R.)	NON-RADIAL
ASPH.	ASPHALT	NID	NAIL IN DISC
A.E.	ACCESS EASEMENT	NTI	NAIL IN TAB
APPROX.	APPROXIMATE	O.H.W.	OVERHEAD WIRES
BOC	BACK OF CURB	ORB.	OFFICIAL RECORD BOOK
BM	BENCHMARK	O/S	OFFSET
BOL	BOLLARD	P.O.B.	POINT OF BEGINNING
BLDG.	BUILDING	P.O.C.	POINT OF COMMENCEMENT
BFP	BACKFLOW PREVENTER	P.O.T.	POINT OF TERMINATION
BOW	BACK OF WALL	PLAT	PLAT
B.C.R.	BROWARD COUNTY RECORDS	P.C.P.	PERMANENT CONTROL POINT
COR.	CORNER	P.C.	POINT OF CURVATURE
COMM.	COMMERCIAL	P.C.F.	POINT OF REVERSE CURVATURE
CONC.	CONCRETE	P.C.C.	POINT OF COMPOUND CURVATURE
C&G	CURB AND GUTTER	P.R.M.	PERMANENT REFERENCE MONUMENT
CATV	CABLE TELEVISION	(P)	PLAT
C.B.	CATCH BASIN	P.W.T.	PAVEMENT
C.L.F.	CHAIN LINK FENCE	P.D.	PAGE
(C)	CALCULATED	P.A.	POLE ANCHOR
OVRD.	COVERED	PLTR.	PLANTER
COL.	COLUMN	PROP.	PROPOSED
C.P.	CONCRETE POWER POLE	P.V.C.	POLYVINYL CHLORIDE
C.O.	CLEANOUT	P.K.	PARKER KALON
(CFT)	CALCULATED FROM FIELD TRAVERSE	RET.	RETENTION
DESC.	DESCRIPTION	R	RADIUS
D	CENTRAL ANGLE	(RAD)	RADIAL
D.E.	DRAINAGE EASEMENT	RES.	RESIDENCE
DIA.	DIAMETER	REF.	REFERENCE
EL.	ELEVATION	R/W	RIGHT OF WAY
E.H.H.	ELECTRIC HANDHOLE	RNG.	RANGE
EXIST.	EXISTING	SEC.	SECTION
E.O.W.	EDGE OF WATER	SAN.	SANITARY
EDP.	EDGE OF PAVEMENT	STA.	STATION
ESMT.	EASEMENT	S-BELL	SOUTHERN BELL
EXT.	EXTENDED	STY.	STORY
ELEC.	ELECTRIC	SEW.	SEWER
FIN. FL.	FINISHED FLOOR	SERV.	SERVICE
F.C.	FENCE CORNER	S.F.	SQUARE FEET
F.H.	FIRE HYDRANT	TWP.	TOWNSHIP
FPL	FLORIDA POWER & LIGHT	(TYP)	TYPICAL
FT	FOOT	TAN.	TANGENT
FND.	FOUND	T.O.B.	TOP OF BANK
GAR.	GARAGE	U.E.	UTILITY EASEMENT
G.T.	GREASE TRAP	V.G.	VALLEY GUTTER
H.H.	HAND HOLE	W.F.	WOOD FENCE
INV.	INVERT	W.P.P.	WOOD POWER POLE
I.R.	IRON ROD	W.V.	WATER VALVE
IRRIG.	IRRIGATION	W.M.	WATER METER
I.E.	INGRESS/EGRESS	W.S.	WATER SERVICE
IND.	INDUSTRIAL	Y.D.	YARD DRAIN
I.D.	IDENTIFICATION	0.00	EXISTING ELEVATION
L	LIGHT POLE	0.00	PROPOSED ELEVATION
L.P.	LIQUID PROPANE	C	CENTERLINE
MON.	MONUMENT	* L.P.	LIQUID PROPANE
(M)	MEASURED	L.B.E.	LANDSCAPE BUFFER EASEMENT
M.H.	MANHOLE	P.B.C.R.	PALM BEACH COUNTY RECORDS
M.B.	METAL BOLLARD	+14.32	SPOT ELEVATION
M.W.	MONITORING WELL		
M.R.F.	METAL RAIL FENCE		
M.F.	METAL FENCE		
MISC.	MISCELLANEOUS		



NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



PARCELS "A", "L-1" & "L-2" ELITE PLAT
(PB. 178, PG. 58 B.C.R.)
TOGETHER WITH
PARCELS "L-1", "L-2" & A PORTION OF
(PB. 177, PG. 8 B.C.R.)

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH 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.

SCALE:

1" = 40'

ELECTRONIC & FB/PG: FILE

DRAWN BY: W.D.K.

CKD BY: A.F.F.

JOB NO: 14-87

REVISIONS

REVISIONS	DATE	BY	CKD	FB/PG
	8/14/15	C.E.T.	P.E.B.	N/A

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 50-17.050, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATE: 10/17/14

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240