

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.

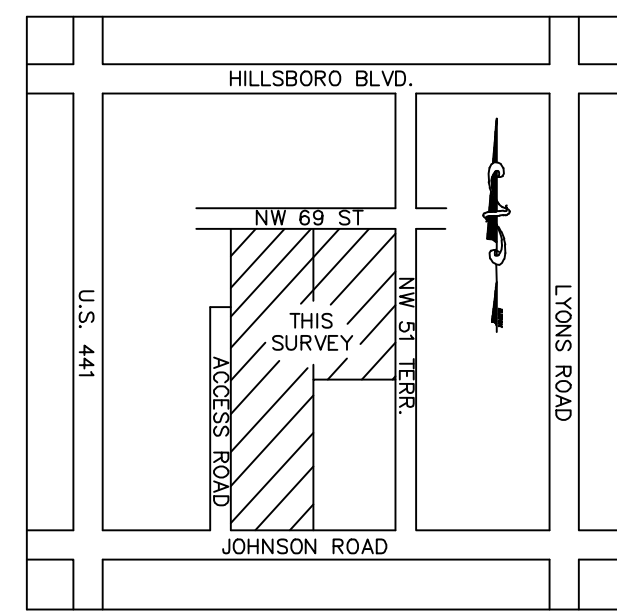
SURVEY NOTES:

- 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.

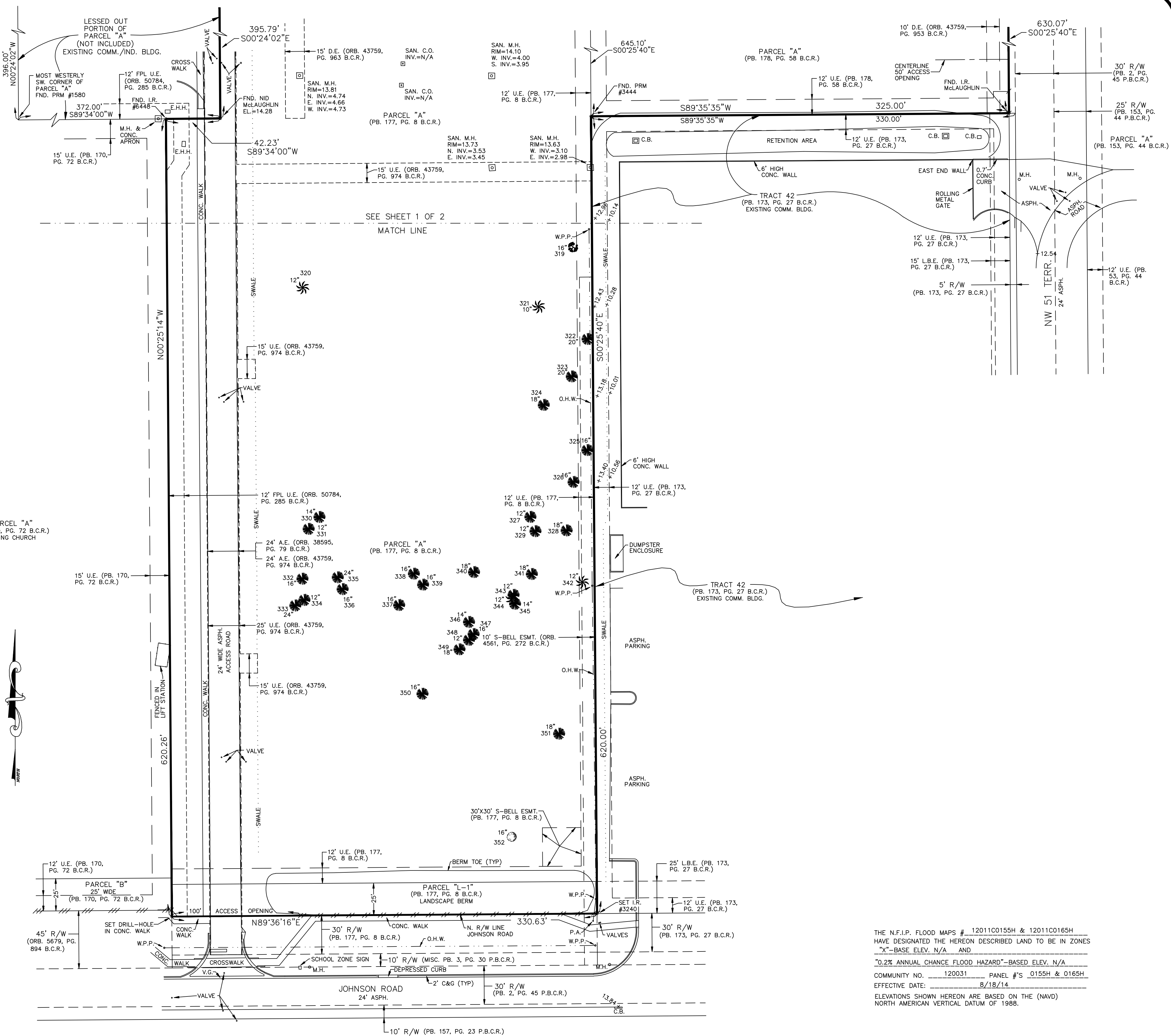
LEGEND:

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

NON-VEHICULAR ACCESS (PB. 170, PG. 72 B.C.R.)
NON-VEHICULAR ACCESS (PB. 177, PG. 8 B.C.R.)
NON-VEHICULAR ACCESS (PB. 178, PG. 58 B.C.R.)

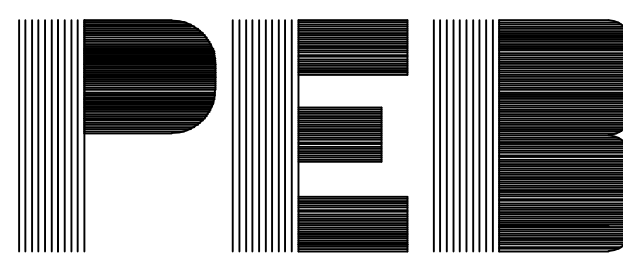


NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



THE N.F.I.P. FLOOD MAPS # 12011C0155H & 12011C0165H 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.

SHEET 2 OF 2



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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
PARCEL "A", JOHNSON ROAD COMMERCE CENTRE
(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

TREE NUMBERS

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