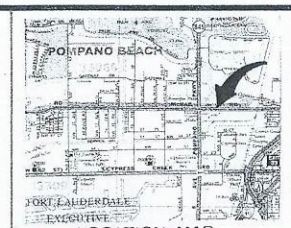
BOUNDARY SURVEY

ALTA/ACSM LAND TITLE SURVEY

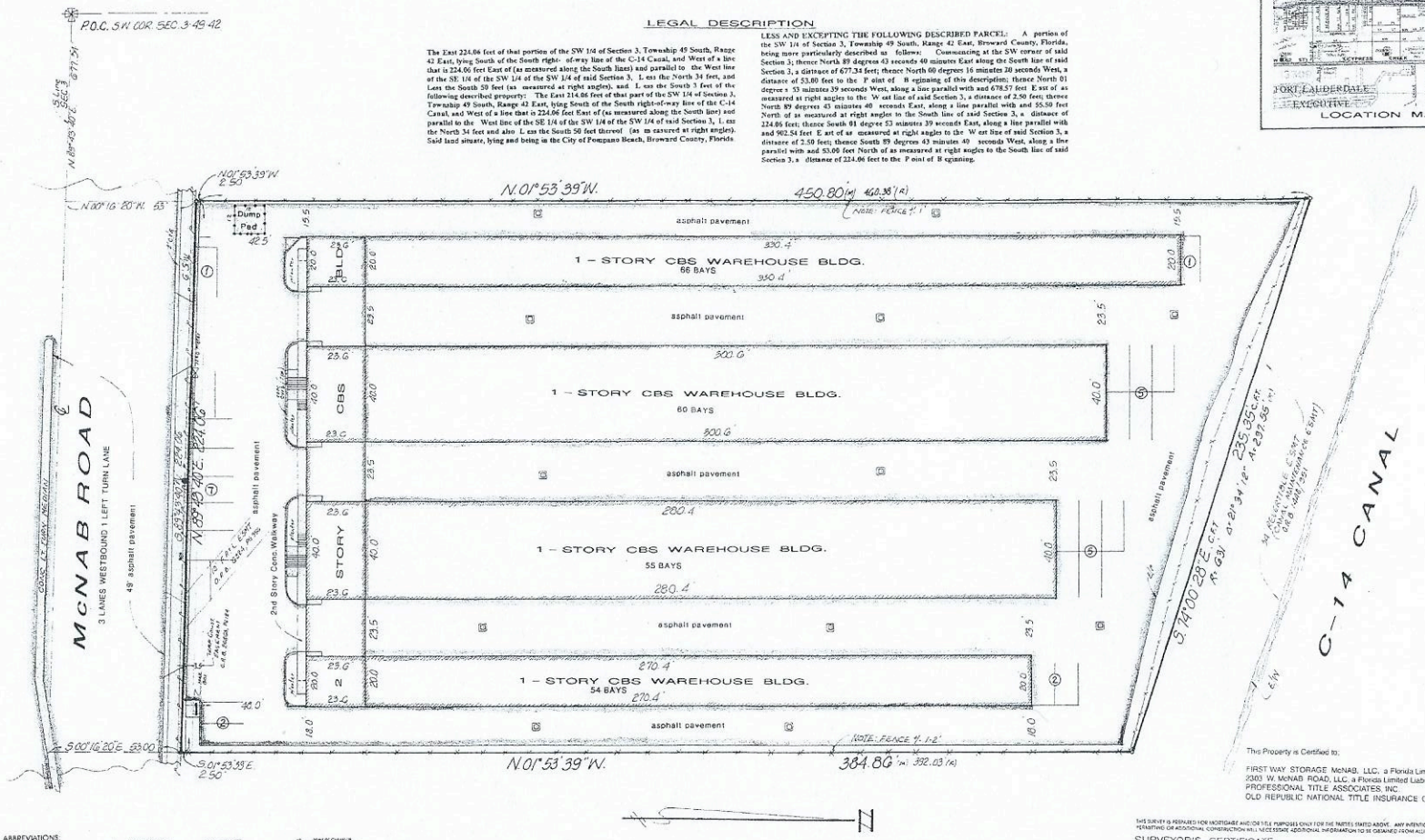
LEGAL DESCRIPTION

The East 224.06 feet of that portion of the SW 1/4 of Section 3, Township 49 South, Range 42 East, lying South of the South right- of-way line of the C-14 Canal, and West of a line that is 224.06 feet East of (as measured along the South lines) and parallel to the West line of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 3. L ess the North 34 feet, and Less the South 50 feet (as measured at right angles), and L ess the South 3 feet of the following described property: The East 214.06 feet of that part of the SW 1/4 of Section 3, Township 49 South, Range 42 East, lying South of the South right-of-way line of the C-14 Canal, and West of a line that is 224.06 feet East of (as measured along the South line) and parallel to the West line of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 3, L ess the North 34 feet and also L ess the South 50 feet thereof (as m easured at right angles). Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: A portion of the SW 1/4 of Section 3, Township 49 South, Range 42 East, Broward County, Florida, being more particularly described as follows: Commencing at the SW corner of said Section 3; thence North 89 degrees 43 seconds 40 minutes East along the South line of said Section 3, a distance of 677.34 feet; thence North 00 degrees 16 minutes 20 seconds West, a distance of 53.00 feet to the P oint of B eginning of this description; thence North 01 degree s 53 minutes 39 seconds West, along a line parallel with and 678.57 feet E ast of as measured at right angles to the W est line of said Section 3, a distance of 2.50 feet; thence North 89 degrees 43 minutes 40 seconds East, along a line parallel with and 55.50 feet North of as measured at right angles to the South line of said Section 3, a distance of 224.06 feet; thence South 01 degree 53 minutes 39 seconds East, along a line parallel with and 902.54 feet E ast of as measured at right angles to the W est line of said Section 3, a distance of 2.50 feet; thence South 89 degrees 43 minutes 40 seconds West, along a line parallel with and 53.00 feet North of as measured at right angles to the South line of said Section 3, a distance of 224.06 feet to the P oint of B eginning.



LOCATION MAP



This Property is Certified to:

FIRST WAY STORAGE McNAB, LLC, a Florida Limited Liability Company
2303 W. McNAB ROAD, LLC, a Florida Limited Liability Company
PROFESSIONAL TITLE ASSOCIATES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ABBREVIATIONS:

OWNERSHIP OF FENCES NOT DETERMINED.

NOTES: AT 7:00AM TO March 14, 2017 AT 8:00 A.M.

1. LINES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHTS-OF-WAY OF RECORD UNLESS STATED ABOVE WITH COMMITMENT NO.
2. ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.
3. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE LEGAL DESCRIPTION FURNISHED BY THE CLIENT. NO SEARCH OF THE PUBLIC RECORDS BY ALLISON ASSOC., INC. TO VERIFY OWNERSHIP.
4. BUILDING TIES ARE NOT OR RADIAL TO THE PROPERTY LINE
5. UNDERGROUND OR INTERIOR IMPROVEMENTS ARE NOT LOCATED EXCEPT AS NOTED.
6. BEARINGS BASED ON RECORD PLAT WHICH THIS DESCRIPTION.

NOTE: ○ Indicates Parking Spaces

LEGEND:

This is to certify that this survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes all items applicable of Table A thereof.

EASEMENTS ACCORDING TO THE PLAT
NONE.

EASEMENTS ACCORDING TO THE TITLE COMMITMENT:
FLORIDA POWER & LIGHT COMPANY - O.R. BOOK 6234, PAGE 956, B.C.R. (10')
TEMPORARY CONSTRUCTION EASEMENT- O.R. BOOK 20868, PAGE 164, B.C.R. (3.5')

ABOVE GROUND ENCROACHMENTS ACCORDING TO TITLE COMMITMENT:
PAVEMENT ENCROACHING ON F.P. & L. EASEMENT ALONG THE SOUTH LINE
MAIL BOX & PAVEMENT ENCROACHING ON 3.5' TEMPORARY CONST. EASEMENT ALONG THE SOUTH LINE

THIS SURVEY IS PREPARED FOR MORTGAGE AND/OR TITLE PURPOSES ONLY FOR THE PARTIES STATED ABOVE. ANY INTENTION TO USE THIS SURVEY FOR PERMITTING OR ADDITIONAL CONSTRUCTION WILL NECESSITATE ADDITIONAL INFORMATION TO BE OBTAINED FROM ALLISON ASSOCIATES, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED "SURVEY", AS RECENTLY SURVEYED UNDER MY DIRECTION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHER THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE BOARD OF LAND SURVEYORS (CHAPTER 5J- 17, FLORIDA ADMINISTRATIVE CODE.)

BY: _____

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

ROBERT L. ALLISON
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4278

DATE OF LAST FIELD WORK: 06/07/2017

REVISED

ALLISON ASSOCIATES, INC.
Professional Land Surveyors
4570 NORTHEAST 4th AVENUE
FORT LAUDERDALE, FLORIDA, 33334
TELEPHONE No. : (954) 771-2231

FOR: FIRST WAY STORAGE
2303 McNAB ROAD
POMPANO BEACH, FL.

SCALE: 1" = 20'
DATE: 6-7-17
DRAWN BY: RA
FIELD BOOK No: 138/(6)
CHECKED BY: R.L.A.
PARCEL SQ.FOOTAGE 83,381.48 +/- 2.15 AC.

JOB No. 17/067LD
SHEET No 1 OF 1