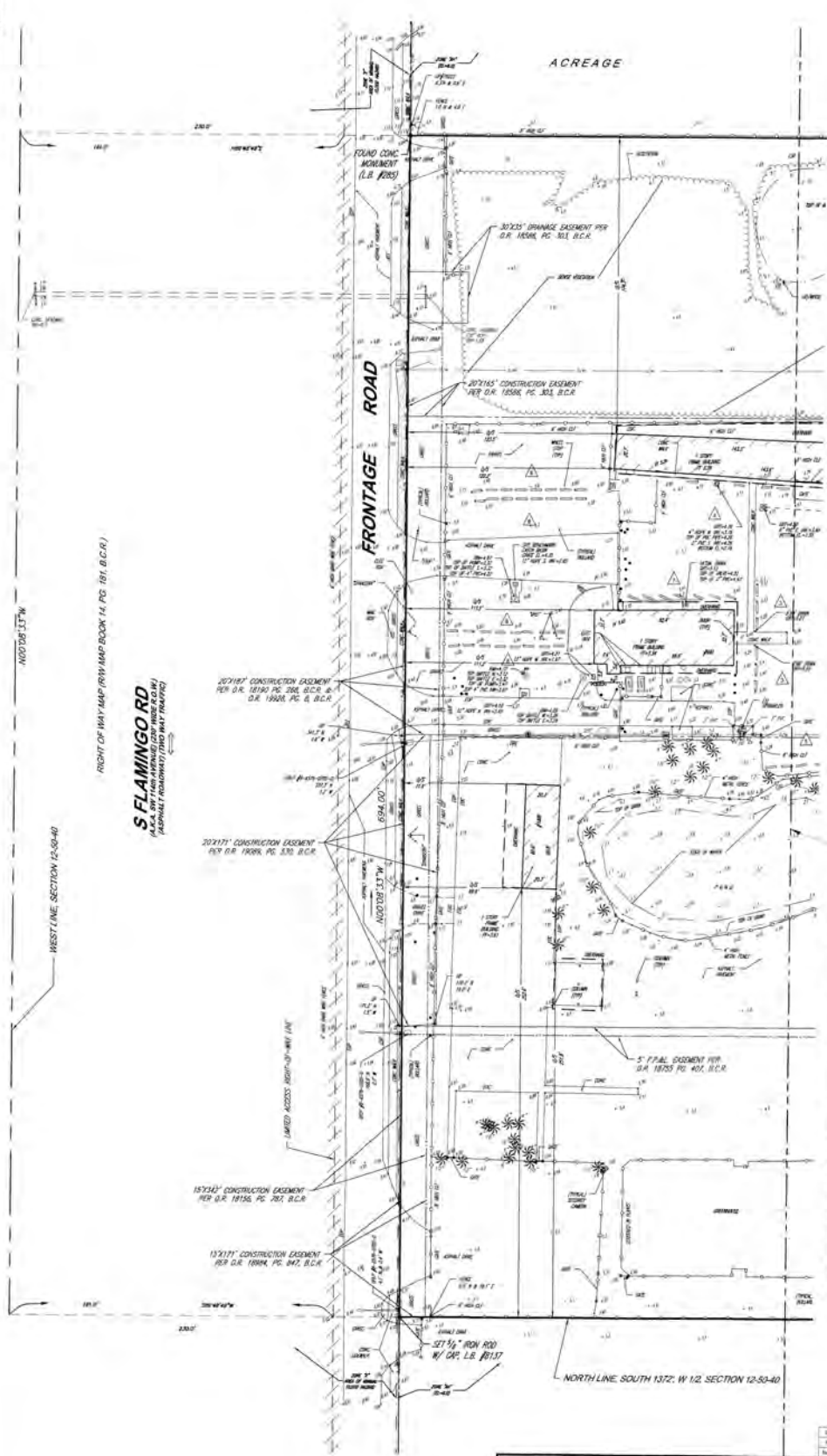
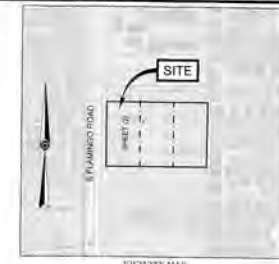


FLORIDA STATE BOARD OF SURVEYORS (FSBS)



SURVEY DESCRIPTION:

THE NORTH 181 FEET OF THE SOUTH 2346 FEET OF THE WEST 1/2 SECTION 12, TOWNSHIP 30 SOUTH RANGE 40 EAST, LESS AND EXCEPT THE WEST 232 FEET THEREOF;

TOGETHER WITH:

THE NORTH 181 FEET OF THE SOUTH 1/4 SECTION 12, TOWNSHIP 30 SOUTH RANGE 40 EAST, LESS AND EXCEPT THE WEST 232 FEET THEREOF;

TOGETHER WITH:

THE NORTH 171 FEET OF THE SOUTH 1/4 SECTION 12, TOWNSHIP 30 SOUTH RANGE 40 EAST, LESS AND EXCEPT THE WEST 133 FEET OF THE WEST 1/4 SECTION 12, TOWNSHIP 30 SOUTH RANGE 40 EAST OF FLORIDA TRUST LANDS COMPANY SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LOTS BEING SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA;

TOGETHER WITH:

THE NORTH 171 FEET OF THE SOUTH 1/4 SECTION 12, TOWNSHIP 30 SOUTH RANGE 40 EAST, LESS AND EXCEPT THE WEST 232 FEET THEREOF, FOR THE RIGHT-OF-WAY OF FLAMINGO ROAD (STATE ROAD NO. 132);

SAD LANDS SITUATE LYING AND BEING IN THE TOWN OF DAVEN, BROWARD COUNTY, FLORIDA AND CONTAINING 76,432 SQUARE FEET OF 17.64 ACRES, MORE OR LESS;

- NOTES:**
1. PROPERTY KNOWN AS A PORTION OF SECTION 12-40-40, BROWARD COUNTY, FLORIDA.
 2. AREA: 16,400 SQUARE FEET OF 1.16 ACRES, MORE OR LESS.
 3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE DEVELOPMENT, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGUN. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE SURVEYED BY THE PROPER UTILITY COMPANIES.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT A SURVEYOR EMPLOYED BY THE FIELD CONTROL POINT ASSOCIATES P.L.L.C. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SURVEY AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
 6. THIS PROPERTY LIES IN FLOOD ZONE "X" (ELEVATION 8.0 AND "Y" (ELEVATION 8.0) ANNUAL CHANCE OF FLOOD RISK AND AREA OF MANUAL BEACH HABITAT PER FLOOD INSURANCE RATE MAP NO. 12112C001E (LAND NO. 12112001E) DATED AUGUST 12, 2014, COMMUNITY PANEL NO. 12101E.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT BENCH MARK # 2114. ELEVATION 8.177 (ADJUSTED) REFLECTS THE WEST 1/4 OF SECTION 12-40-40 AS NOTED ON 3/17.
 9. BEARING AND DISTANCE HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). FLORIDA BARY ZONE (2011) STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR PROJECTION AND REFLECTS THE WEST 1/4 OF SECTION 12-40-40 AS NOTED ON 3/17.
 10. THIS SURVEY MAP AND/OR REPORT ON THE COPIES HEREOF ARE FOR USE WITHOUT THE NEEDED IMPRESSION OR SEAL OF A LICENSED SURVEYOR AND MAP PER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEYOR ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- REFERENCE:**
1. MAP FILED: FLORIDA TRUST LANDS COMPANY SUBDIVISION NO. 1, PLAT BOOK 2, PAGE 17, BROWARD COUNTY RECORDS.
 2. MAP FILED: NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP NO. 12112C001E (LAND NO. 12112001E) DATED AUGUST 12, 2014, COMMUNITY PANEL NO. 12101E.

- TITLE NOTES:**
1. THERE ARE NO OTHER EASEMENTS, RIGHTS, RESERVATIONS OR RIGHTS OF WAY OF RECORDS PER STEWART TITLE GUARANTY COMPANY, P.O. BOX 1000, 3000 N.W. 10TH AVENUE, MIAMI, FLORIDA 33109, TO WHICH THIS SURVEY IS SUBJECT.
 2. RIGHT OF WAY MAP IN RIGHT OF WAY MAP BOOK 14, PAGE 18, B.C.R. AFFECTS THIS PROPERTY.
 3. DRAINAGE EASEMENTS IN D.R. 1819, PAGE 181, B.C.R. OF 1984, PAGE 181, B.C.R. MAY OR MAY NOT AFFECT THIS PROPERTY AS SHOWN HEREON.
 4. DRAINAGE EASEMENT IN D.R. 1819, PAGE 204, B.C.R. AND D.R. 1888, PAGE 8, D.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 5. AGREEMENT IN D.R. 1843, PAGE 419, B.C.R. DOES NOT AFFECT THIS PROPERTY.
 6. AGREEMENT IN D.R. 1848, PAGE 761, B.C.R. DOES NOT AFFECT THIS PROPERTY.
 7. EASEMENT IN D.R. 1888, PAGE 353, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 8. P.L.C. EASEMENT IN D.R. 1875, PAGE 401, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.



MATCHED LINE SEE SHEET 3 OF 4

WHEREBY I CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS IN CONFORMANCE WITH THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.07, FLORIDA STATUTES.

GRAPHIC SCALE

1" = 40 FEET

NOT VALID WITHOUT RACED IMPRESSION OR PER SE DIGITAL SEAL.

JERAL A. MCLAUGHLIN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPMAKER LICENSE NO. 12112
 FLORIDA CERTIFICATE OF AUTHORIZATION 181917

20-3-2024 DATE

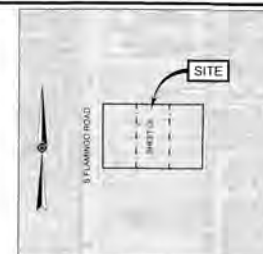
FILED	DATE	BY	SCALE	SHEET NO.	TOTAL SHEETS
04-27-2024	04-27-2024	JAM	1"=40'	2 OF 4	

BOUNDARY & TOPOGRAPHIC SURVEY
THE BEV CORPORATION
 100 S. FLAMINGO ROAD
 PORTION OF SECTION 12-50-40
 TOWN OF DAVEN, BROWARD COUNTY
 STATE OF FLORIDA

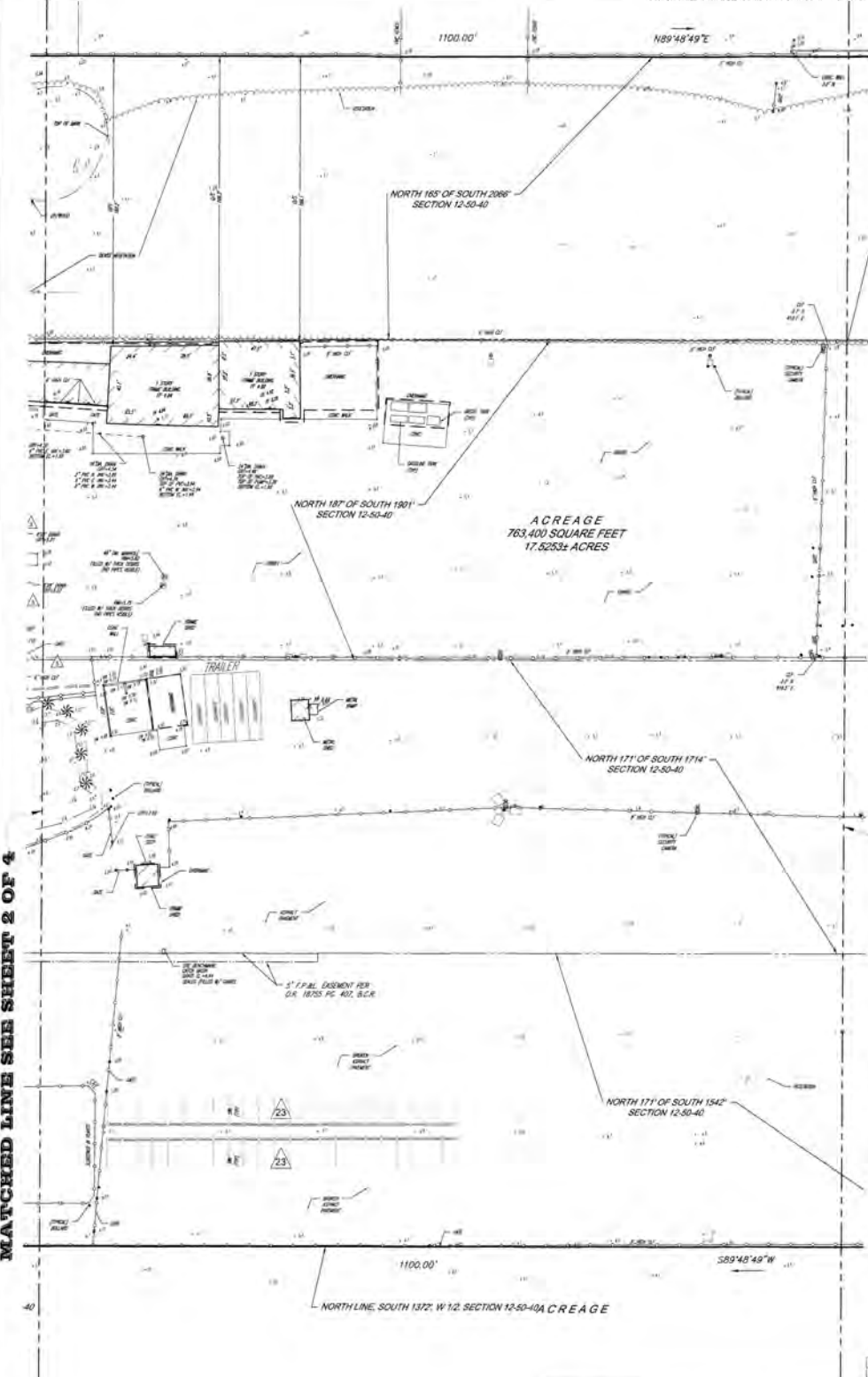
CONTROL POINT ASSOCIATES P.L.L.C.
 1301 NW 42ND STREET, SUITE 300
 FT. LAUDERDALE, FL 33309
 TEL: 754.885.1100
 FAX: 754.885.1101

PREPARED BY	DATE	SCALE	SHEET NO.	TOTAL SHEETS
JAM	04-27-2024	1"=40'	2 OF 4	

FLORIDA EAST WEST PLANE COORDINATE SYSTEM (FEWCS)



PARCEL "A", FARIDA PLAT (PLAT BOOK 176, PG. 182, B.C.R.)
 NORTH LINE, SOUTH 2086', W 1/2, SECTION 12-50-40



SURVEY DESCRIPTION:
 THE NORTH 155 FEET OF THE SOUTH 2086-00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 12, TOWNSHIP 12 SOUTH RANGE 40 EAST, LEAS AND EXCEPT THE WEST 250 FEET THEREOF.
 TOGETHER WITH
 THE NORTH 91 FEET OF THE SOUTH 1/4 FEET OF THE WEST 1/2 OF THE WEST 1/2 LEAS THE WEST 250 FEET FOR RIGHT OF WAY OF SECTION 12-50-40.
 TOGETHER WITH
 THE NORTH 111 FEET OF THE SOUTH 1/4 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 12, TOWNSHIP 12 SOUTH RANGE 40 EAST, OF FLORIDA FIRST LANDS COMPANY SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.
 TOGETHER WITH
 THE NORTH 171 FEET OF THE SOUTH 1/4 FEET OF THE WEST 1/2 OF SECTION 12, TOWNSHIP 12 SOUTH RANGE 40 EAST, CROSSING SOUTH OF THE WEST 1/2 OF THE WEST 1/2 OF FLORIDA ROAD (STATE ROAD NO. 307).
 SAID LANDS SITUATE LYING AND BEING IN THE TOWN OF DADE, BROWARD COUNTY, FLORIDA AND CONTAINING 763,400 SQUARE FEET OR 17.52535 ACRES.

- NOTES:**
- PROPERTY SHOWN AS A PORTION OF SECTION 12-50-40 BROWARD COUNTY, FLORIDA.
 - AREA = 763,400 SQUARE FEET OR 17.52535 ACRES, MORE OR LESS.
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN UNLESS ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION BY THE OWNER, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PERFORMED IN THE FIELD BY CONTROL POINT ASSOCIATES, P.L.L.C. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FIELD REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - THE PROPERTY HAS BEEN LOCATED USING NAVY ELEVATIONS AND TO ESTABLISH ANIMAL CHANCE OF FLOOD HAZARD ANALYSIS OF ANIMAL FLOOD INSURANCE PER FLOOD INSURANCE RATE MAP NO. 120110255-H AND NO. 120110255-H DATED AUGUST 14, 2014. COMMUNITY FLOOD NO. 02020.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, HAS NOT KNOWN BY THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT BENCH MARK # 254. ELEVATION = 8.727 (NGVD) CONVERSION: 101.127 (NAVD83).
 - BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD83). FLORIDA EAST WEST PLANE COORDINATE SYSTEM TRANSFORMER COORDINATE PROJECTION AND REFERENCE THE WEST LINE OF SECTION 12-50-40 AS A BENCHMARK.
 - THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAY BE INVALID ON DELIVERY TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES AND ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

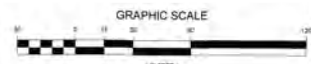
- REFERENCES:**
- MAP ENTITLED "FLORIDA FIRST LANDS COMPANY SUBDIVISION NO. 1", PLAT BOOK 2, PG. 17, BROWARD COUNTY, FLORIDA.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP NO. 120110255-H AND NO. 120110255-H DATED AUGUST 14, 2014. COMMUNITY FLOOD NO. 02020.

- TITLE NOTES:**
- THESE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS OF WAY OF RECORD FOR ANY PART OF THE SURVEYED PROPERTY. THE BENCH MARK DATED 06/20/2014 NUMBERED BELOW REFERS TO SCHEDULE B-11 THEREIN:
- RIGHT-OF-WAY MAP IN RIGHT OF WAY MAP BOOK 1A PAGE 181, B.C.R. AFFECTS THIS PROPERTY.
 - EASEMENT AGREEMENT IN D.E. 1876, PAGE 187, B.C.R. OR 1884, PAGE 187, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - EASEMENT AGREEMENT IN D.E. 1876, PAGE 187, B.C.R. AND D.E. 1884, PAGE 187, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - EASEMENT AGREEMENT IN D.E. 1876, PAGE 187, B.C.R. DOES NOT AFFECT THIS PROPERTY.
 - EASEMENT AGREEMENT IN D.E. 1884, PAGE 187, B.C.R. DOES NOT AFFECT THIS PROPERTY.
 - EASEMENT AGREEMENT IN D.E. 1884, PAGE 187, B.C.R. DOES NOT AFFECT THIS PROPERTY AS SHOWN HEREON.
 - EASEMENT AGREEMENT IN D.E. 1876, PAGE 187, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.



MATCHED LINE SEE SHEET 2 OF 4

MATCHED LINE SEE SHEET 4 OF 4



HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD AND/OR BY SUPERVISOR, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS IN CHAPTER 461.10, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.007, FLORIDA STATUTES.

CONTROL POINT ASSOCIATES, P.L.L.C.
 1375 NW 14TH STREET, SUITE 400
 FT. LAUDERDALE, FL 33304

JERALD A. McLAUGHLIN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPMAKER # 32328
 FLORIDA CERTIFICATE OF AUTHORIZATION LB 19121

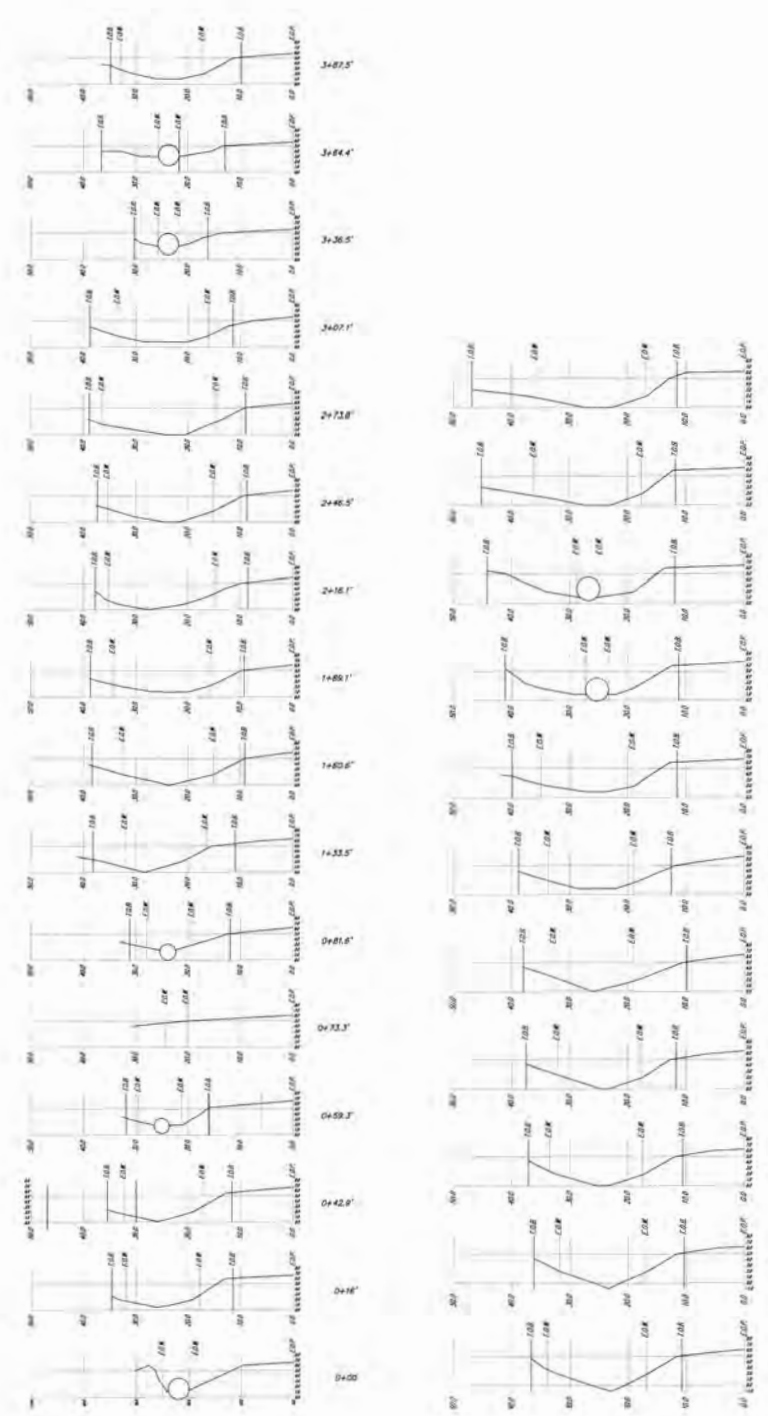
NO. 2	ISSUED	DATE	BY	CHKD.	DATE
1	REVISED	04-27-2024	JAM	ST	04-29-2024

BOUNDARY & TOPOGRAPHIC SURVEY
 THE BEV CORPORATION
 990 S. 1000 S. FLAMINGO ROAD
 PORTION OF SECTION 12-50-40
 TOWN OF DADE, BROWARD COUNTY
 STATE OF FLORIDA

PROJECT NO.	DATE	SCALE	PLAT NO.	DATE
4059	04-27-2024	1" = 30'	15-240153-00	03 OF 4

LEGEND

	OVERHEAD WIRE		AREA LIGHT		INVERT ELEVATION
	WATER VALVE		PARKING SPACE COUNT		REINFORCED CONCRETE PIPE
	ELECTRIC METER		CHAIN LINK FENCE		METAL GUARD RAIL
	CATCH BASIN		EDGE OF CONC		DECONVOLVE TRUCK & TRUCK SIZE
	CLEAN OUT		EDGE OF DRIVEWAY		COMPENSATE THIS & THRUOUT SIZE
	UTILITY POLE		EDGE OF PAVEMENT		
	UTILITY POLE/LIGHT POLE/SOLAR PANEL		SOLID WHITE LINE		
	STREET LIGHT		SOLID YELLOW LINE		
	SIGN		TYPICAL EVIDENCE FOUND		
	MAIL BOX		OFFSET		
	ROLLAND		SLABS		
	SECURITY CAMERA		CONCRETE		
	METAL GUARD RAIL		FINISHED FLOOR		
	UTILITY POLE				



SURVEY DESCRIPTION

THE NORTH 165 FEET OF THE SOUTH 2380 FEET OF THE WEST 133 FEET OF THE WEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 48 EAST, 18E AND 18W AND THE WEST 235 FEET THEREOF;

TOGETHER WITH

THE NORTH 161 FEET OF THE SOUTH 1361 FEET OF THE WEST 1330 FEET OF THE WEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 48 EAST, 18E AND 18W AND THE WEST 235 FEET THEREOF;

TOGETHER WITH

THE NORTH 114 FEET OF THE SOUTH 1114 FEET OF THE WEST 1330 FEET OF THE WEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 48 EAST, OF FLORIDA FULLY LANCED COMPANY SUBDIVISION NO. 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND LAND ACQUISITION HAS BEEN A BROWARD COUNTY, FLORIDA.

TOGETHER WITH

THE NORTH 111 FEET OF THE SOUTH 1451 FEET OF THE WEST 1330 FEET OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 48 EAST, 18E AND 18W AND THE WEST 133 FEET THEREOF FOR THE SOUTH 1/4 OF FLORIDA FULLY LANCED COMPANY SUBDIVISION NO. 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND LAND ACQUISITION HAS BEEN A BROWARD COUNTY, FLORIDA.

SAID LANDS BEING LYING AND BEING IN THE TOWN OF DAVID, BROWARD COUNTY, FLORIDA AND CONTAINING 763,462 SQUARE FEET OR 17.633 ACRES MORE OR LESS.

NOTES

1. PROPERTY SHOWN AS A PORTION OF SECTION 12 IS AS IS BROWARD COUNTY, FLORIDA.
2. AREA: 763,462 SQUARE FEET OR 17.633 ACRES MORE OR LESS.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY SOURCE. POINT MARKOUTS AND SITES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND UTILITIES AND SITES ARE BASED ON FIELD SURVEY. THE FIELD AND THE MARKS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BE MADE, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THEIR PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, LLC DOES NOT GUARANTEE THE UTILITIES SHOWN CORRESPOND ANY OF ALL UTILITIES IN THE AREA. THE SOURCE OF UNDERGROUND UTILITIES ARE BROWARD COUNTY QUALITY LEVEL SYSTEM.
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MARKING ON GROUND. NOT FIELD VIEWED.
- QUALITY LEVEL C - LOCATION OF UTILITY SURVEYS. FEATURES, SUPPLEMENTS REFERENCE MARKING, INCLUDING MARKOUT BY OTHERS.
- QUALITY LEVEL B - SURVEY LOCATION DATA IS COLLECTED THROUGH SURVEYING, USING TECHNOLOGY TO SUPPLEMENT SURVEY DATA. FEATURES AND REFERENCE MARKING, INCLUDING MARKOUT BY OTHERS, FROM ASSOCIATES, INC.
- COUNTY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING WIRELESS LOCATION OF UTILITIES. THE LOCATION OF OTHER UTILITIES TO EXPOSE THE QUALITY LEVEL LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED OR IN USE. FIELD AND LOCATED PRIOR TO FILING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, LLC. ANY OTHER REFERENCE MATERIAL AS LISTED HEREIN.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. THIS PROPERTY LIES IN FLOOD ZONE: 'A' - ELEVATION 8.5 AND 'X' - 1.7% ANNUAL CHANCE OF FLOOD HAZARD AND AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NO. 1201000101 AND NO. 1201000101 DATED AUGUST 18, 2014. COMMUNITY PANEL NO. 18035.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, HAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, WHICH, BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT BENCH MARK # 2114, ELEVATION = 8.17' INDICATED COMMENTED TO 1.2' INCHES.
9. REBARRED SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1988. INSTEAD, FLORIDA EAST ZONE (FZ) STATE PLANE COORDINATE SYSTEM TRANSVERSE MESSOR PROJECTION AND REFERENCES THE WEST LINE OF SECTION 12-30-48 AS INDICATED.
10. THIS SURVEY MAP AND/OR REPORT ON THE COVER HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL SURVEYOR AND MAP PER. ADDITIONS OR DELETIONS TO SURVEY MARKS OR REPORTS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REFERENCES

1. MAP ENTITLED "FLORIDA FULLY LANCED COMPANY SUBDIVISION NO. 17", PLAT BOOK 2, PG. 17 BROWARD COUNTY RECORDS.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP NO. 1201000101 AND NO. 1201000101 DATED AUGUST 18, 2014. COMMUNITY PANEL NO. 18035."

TITLE NOTES

THERE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS OF WAY OF RECORD. THE SIGNING TITLE GUARANTY COMPANY HAS REVIEWED THE RECORDS OF BROWARD COUNTY RECORDS AND REFERENCES TO SCHEDULE B-11 THEREIN.

1. RIGHT-OF-WAY MAP IN RIGHT-OF-WAY MAP BOOK 14, PAGE 18, B.C.R. AFFECTS THIS PROPERTY.
2. CHARGE EASEMENT IN O.R. 1816, PAGE 78, B.C.R. OR 1884, PAGE 84, B.C.R. AND O.R. 1808, PAGE 43, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
3. CHARGE EASEMENT IN O.R. 1816, PAGE 78, B.C.R. AND O.R. 1884, PAGE 84, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
4. AGREEMENT IN O.R. 1842, PAGE 47, B.C.R. DOES NOT AFFECT THIS PROPERTY.
5. AGREEMENT IN O.R. 1842, PAGE 76, B.C.R. DOES NOT AFFECT THIS PROPERTY.
6. EASEMENTS IN O.R. 1846, PAGE 35, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
7. EASEMENT IN O.R. 1476, PAGE 47, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.

CROSS-SECTION LEGEND

WEST SIDE OF ASPHALT

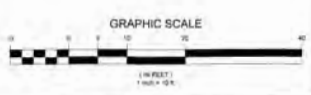
TOP OF BANK

EDGE OF WATER

CROSS-SECTIONS

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
1	BOUNDARY & TOPOGRAPHIC SURVEY	09-3-2024	JAM		

CONTROL POINT ASSOCIATES, LLC - ALL RIGHTS RESERVED.



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE REQUIREMENTS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 1417 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 403.02, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR FEE BY DIGITAL SEAL

JERALD A. MCLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPING ENGINEER
FLORIDA EXPIRES DATE OF AUTOREGISTRATION 11/8/2024

09-3-2024 DATE

BOUNDARY & TOPOGRAPHIC SURVEY
THE BEV SURVEY
960 & 1000 S FLAMINGO ROAD
PORTION OF SECTION 12-30-48
TOWN OF DAVID, BROWARD COUNTY
STATE OF FLORIDA

PROJECT NO: 407814
PROJECT ADDRESS: 4058

PREPARED BY: F.V.B.C.
DRAWN BY: JAM
CHECKED BY: JAM

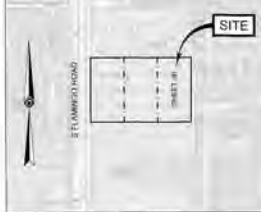
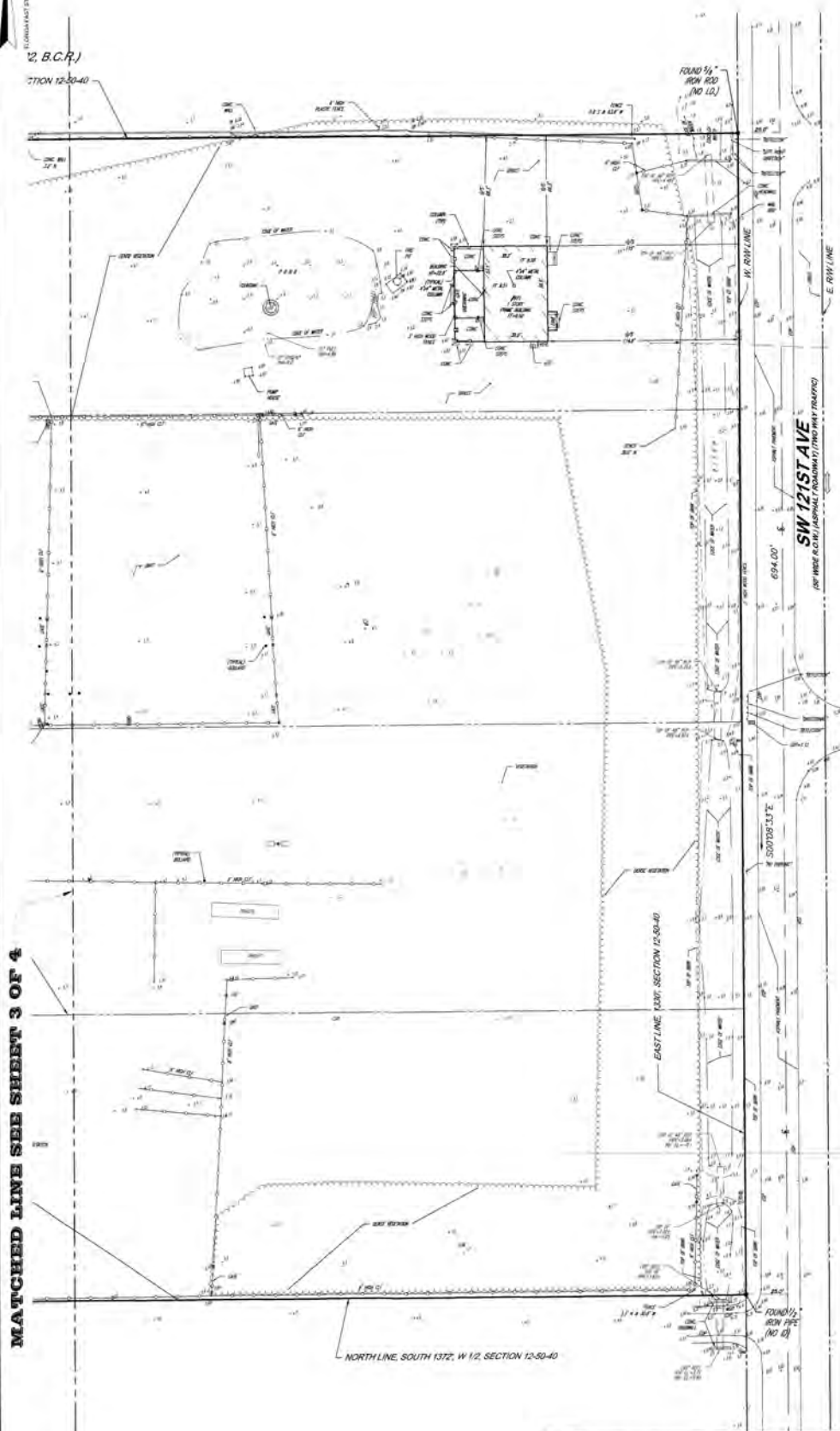
CONTROL POINT ASSOCIATES, INC. P.C.
1714 S. UNIVERSITY BLVD., SUITE 301
DADE COUNTY, FLORIDA 33134
TEL: 305-441-1111
WWW.CONTROLPOINTASSOCIATES.COM

DATE: 09-3-2024
SCALE: 1" = 40'
SHEET NO: 2 OF 2

2, B.C.R.J

SECTION 12-50-40

MATCHED LINE SEE SHEET 3 OF 4



SURVEY DESCRIPTION:

THE NORTH 165 FEET OF THE SOUTH 2385.00 FEET OF THE WEST 1.330 FEET OF THE WEST 1/2 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE WEST 230 FEET THEREOF, TOGETHER WITH

THE NORTH 147 FEET OF THE SOUTH 1361 FEET OF THE WEST 1.030 FEET OF THE WEST 1/2, LESS THE WEST 230 FEET FOR RIGHT-OF-WAY OF SECTION 12-50-40, TOGETHER WITH

THE NORTH 174 FEET OF THE SOUTH 1734 FEET OF THE WEST 1.330 FEET OF THE WEST ONE HALF PART, LESS THE WEST 230 FEET THEREOF, OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 42 EAST, OF FLORIDA FRUIT LANDS COMPANY SUBDIVISION 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAIL LANE, SAIL LANE, SAIL LANE, BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 111 FEET OF THE SOUTH 1617 FEET OF THE WEST 1.030 FEET OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE WEST 230 FEET THEREOF FOR THE RIGHT-OF-WAY OF FLAMINGO ROAD (STATE ROAD 42).

SAIL LANE, BEING IN BROWARD COUNTY, FLORIDA, AND BEING IN THE TOWN OF DAVIS, BROWARD COUNTY, FLORIDA, AND CONTAINING 163.433 SQUARE FEET OR 17.021 ACRES, MORE OR LESS.

- NOTES:**
1. PROPERTY KNOWNS AS A PORTION OF SECTION 12-50-40, BROWARD COUNTY, FLORIDA.
 2. AREA 16040 SQUARE FEET OR 17.021 ACRES, MORE OR LESS.
 3. UNDEVELOPED UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDEVELOPED UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED BY THE FIELD OF CONTROL POINT ASSOCIATES, P.A., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
 6. THIS PROPERTY LIES IN FLOOD ZONE 'AF' (ELEVATION 10.0) AND IS IN 2% ANNUAL CHANCE OF FLOOD (FLOOD AND AREA OF ANNUAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NO. 120102010 AND NO. 120102010H DATED AUGUST 18, 2014, COMMUNITY FIRM NO. 12005).
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS IF ANY, WERE NOT KNOWN AT THE TIME OF THIS SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT BRANCH BENCH MARK, ELEVATION 3.271 (NGVD83) CONVERTED TO 17.071 (NAVD83).
 9. BEARING SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD83). FLORIDA EAST ZONE 18N 18E PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION) AND REFERENCES THE WEST LINE OF SECTION 12-50-40 AS REFERENCE.
 10. THIS SURVEY MAP AND/OR REPORT OR THE CONTENTS HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR SIGNATURE OF A LICENSED SURVEYOR AND MAP SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- REFERENCES:**
1. MAP 181810, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, PLAT BOOK 2, PAGE 17, BROWARD COUNTY RECORDS.
 2. MAP 181810, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, PLAT BOOK 2, PAGE 17, BROWARD COUNTY RECORDS.

- TITLE NOTES:**
- THERE ARE NO OTHER EASEMENTS, RIGHT RESERVATIONS OR RIGHTS-OF-WAY OF RECORDS FOR STEWART TITLE GUARANTEE COMPANY, FILE NUMBER 24820002, DATED 04/26/2024, REFLECTED BELOW, REFERS TO POSSIBLE 18 1/2' EASEMENT ON SECTION 12-50-40:
- (1) RIGHT-OF-WAY MAP AS SHOWN ON MAP BOOK 14, PAGE 181, B.C.R. AFFECTS THIS PROPERTY.
 - (2) DRAINAGE EASEMENTS IN D.R. 1818, PAGE 18, B.C.R. OF 1884, PAGE 187, B.C.R. AND D.R. 1808, PAGE 8, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - (3) DRAINAGE EASEMENT IN D.R. 1818, PAGE 20, B.C.R. AND D.R. 1808, PAGE 8, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - (4) AGREEMENT IN D.R. 1842, PAGE 478, B.C.R. DOES NOT AFFECT THIS PROPERTY.
 - (5) AGREEMENT IN D.R. 1841, PAGE 790, B.C.R. DOES NOT AFFECT THIS PROPERTY.
 - (6) AGREEMENTS IN D.R. 1848, PAGE 363, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - (7) EASEMENT IN D.R. 1818, PAGE 18, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.
 - (8) EASEMENT IN D.R. 1818, PAGE 18, B.C.R. AFFECTS THIS PROPERTY AS SHOWN HEREON.



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED BY THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 11A-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.07, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR SIGNATURE OF SURVEYOR.

JERALD A. McLAUGHLIN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #8899
 FLORIDA CERTIFICATE OF AUTHORIZATION #8899

DATE: 05-3-2024

PROJECT:	BOUNDARY & TOPOGRAPHIC SURVEY
DATE:	04-27-2024
PROJECT NO.:	407214
FILE NO.:	4058
CLIENT:	THE BEV CORPORATION 900 & 1000 S FLAMINGO ROAD PORTION OF SECTION 12-50-40 TOWN OF DAVIS, BROWARD COUNTY STATE OF FLORIDA
DESIGNED BY:	JAM
DRAWN BY:	KT
CHECKED BY:	JAM
DATE:	05-3-2024
SCALE:	1" = 30'
PLAT NO.:	15-240153-00
SHEET NO.:	4 OF 4